

143 Hinckley Road, Earl Shilton, Leicestershire.

Foundations:

Foundations to be suitable for site ground conditions and to be to the satisfaction of the Local Authority Building Control Officer. Foundations generally to be 1.0 below the finished ground level unless otherwise advised. Concrete to be 1:3:6 (20mm aggr) mix or 20N/20mm, grade C20 mix to BS 5328. Foundations to be a minimum 600 wide to cavity walls,

Cavity Wall Construction:

External walls to be 352.5 cavity construction – 102.5 wide external skin of facing brickwork to match existing (samples to be approved by Local Authority). 150 mm cavity to be provided filled with Dri Therm Insulation batts built in as the work progresses and taken down to marry up with underside of floor insulation. An internal skin of 100mm 'Fenlite' concrete block work skimmed neat Gypsum plaster. All walling to be constructed to in accordance with BS 5628 Part 3:1985 and to be properly toothed and bonded into existing structure unless 'Firfix' profiles are specified. Cavity to extend at least 225 below dpc level. Common, Semi-engineering brickwork or dense aggregate concrete block work to be used in substructure wall construction. Cavities to be closed at reveals, eaves, and verges and both skins of walls to be tied with stainless steel/wire wall ties to wall ties to BS EN 845-1 or DD 140-2 – 450 mm vertical and 750 mm horizontal. Additional wall ties to be installed at reveals of openings. The 'U' value of cavity walls not to exceed 0.18 W/m²K. Window and door reveals in cavity wall construction to be closed with 'Thermabate' or similar approved insulated cavity closure.

Damp Proof Courses:

Damp Proof Courses to be 'Ruberoid' Astos type 'C' or similar approved to BS 747. DPCs to be installed in the base of cavity walls and internal masonry partitions where indicated. DPCs to be installed at a minimum height of 150mm above finished ground level. Vertical DPCs to be installed at all reveals. All DPCs to be of adequate width for their intended application and be properly lapped at all joints. Cavity trays to be installed where Roofs and Gables etc abut exposed cavity walls so as to prevent water migrating to internal wall surfaces and at such a height to discharge such water to the outside of the structure.

Lintels:

Lintels to be generally manufactured by 'Catnic' and all to BS 5977 and to be installed in accordance with the manufacturers instructions with minimum bearing of 150mm. Cavity Tray DPC to be installed over galvanised steel lintels spanning openings in cavity walls.

Insulated Concrete Floor:

Minimum 65 mm thickness sand/cement floor screed 1:3 trowelled flat and level on minimum of 100 concrete oversite formed with 1:2:4 (20mm aggr) 20N/20mm, grade C20 mix BS 5328 on 1200 gauge Visqueen DPM on 100 mm Kingspan Insulation laid true and level and turned up at sides with wall 25 mm thick laid on 1200 Visqueen Barrier on sand blinded 150 clean packed hardcore to give 0.18 W/m²K. The DPM to marry with DPC.

Roof Timbers:

Roof Joists 47x195 C24 tmbs @ 400mm c/c. Joists doubled up each side of Roof Lanterns and also trimmed. Suitable furring timbers fixed over joists with minimum fall of 1 in 60. Row of 47x145 Solid Noggins at midpoint of Roof Joists leaving minimum 50mm air gap above. 18mm WPB Plywood deck over. 3 Layers Mineral Felt Over.

Roof Lanterns:

Bespoke Roof Lanterns 1.2m x 1.8m from specialist Manufacturer fitted to manufacturers specifications.

Studwork Partitions:

Stud partitions to be generally 50 x 100 vertical studs at max 400 c/c with 50 x 100 horizontal noggings at 600 c/c. Sole & head plates to be 50 x 100. 100 Insulation quilt to be stapled between studs. 12.5 Gypsum Plasterboard 10 kg/m² both sides fixed galv clout nails at 150 c/c Plasterboard linings to be finished with minimum 3mm thickness 'Thistle' finishing plaster. Tape fill and scrim all joints before applying finishing plaster.

Plasterwork:

12.5 mm Plasterboard dot and dabbed with 3mm skim over.

Roof Insulation:

100mm PIR Insulation between Roof Joists with further 60mm PIR Insulation fixed below Joists. Vapor Control Membrane under. 12.5mm Plasterboard fixed under. U value 0.15 W/m²K. Minimum air gap over 50mm.

Lateral and Vertical Restraint Straps:

30 x 5 galvanised mild steel lateral & vertical restraint straps to be fixed across roof trusses, joists, ceiling joists and built/fixed into adjacent walls or partitions at max 1500 c/c Solid soft wood packing pieces to be installed between joists and rafters at strapping points. 3 x 50 Wall Plate anchor straps at max 1500 c/c. Gable end straps to be taken across min 3 rafters.

Rainwater goods:

Rainwater goods to be 100 1/2 round 'Osma' PVC guttering and 68Φ RWP colour to match on plastic brackets galvanised screw fixed to fascia boards. RWP to be fixed to brick walls via plastic brackets to suit. Install in accordance with manufacturers instructions and allow for thermal movement.

Surface Water Drains:

All drainage work to be in accordance with BS 8301/CP 30L. New surface water drains to be constructed to 110 dia 'Osma' UPVC underground drain pipes and fittings. Drains to be laid to fall not less than 1:60 and to either pick up existing drainage system or to discharge to new rubble filled soakaways nlt 5.0m from any part of dwelling. Exact position of soakaways to be decided on site. Drains to be bedded and surrounded in pea shingle or other approved granular material. Where drains pass through walls bridge over with RC Lintels and maintain 50 air gap around and plug with insulating quilt. Exact position of drains to be determined on site prior to commencement of work

Foul Drainage:

Foul drainage work to be in accordance with BS 8301/CP 30L. Drains to be constructed to 110 dia 'Osma' uPVC underground pipes and polypropylene fittings. Drains to be laid to fall not less than 1:60 and not more than 1:40 and to pick up existing drainage system via new 'Osma' inspection chamber. Drains to be bedded and surrounded in pea shingle or other approved granular material. Where drains pass through walls bridge over with RC Lintels and maintain 50 air gap around and plug with insulating quilt. Exact position of drains to be determined on site prior to commencement of work. WC 100 dia and 100 water seal. Shower 38 dia and 75 water seal. Sink Unit 38 dia and 75 water seal. Wash hand Basin 32 dia and 75 water seal.

Windows:

All new habitable windows to have not less than 1/20th floor plan area openable vents and fitted with 8000 mm² trickle vents. Non Habitable rooms to have 4000 mm² trickle vents. New Windows to be fitted with 'easy clean' hinges and have unobstructed openings nlt 0.33m² and at least 450mm high x 450mm wide. Bottom of opening min 800mm above finished floor. Windows on 1st Floor in habitable rooms and also any inner rooms for escape purpose shall have unobstructed openable area of 0.33m² and at least 450mm high and 450mm wide e.g. 750mm high and 450mm wide. The bottom of the openable area shall be not less than 800mm and not more than 1100mm above the floor.

Glazing:

Glass in critical areas shall be safety glass to Class C of BS 6206. All glass to be double glazed units in safety glass to give nlt 1.6 W/m²K. PVC Windows to be 20mm Air Gap, Pilkington K glass. If windows are to be Thermal Break Aluminium then 16mm Air gap, Argon gas filled, St Gobian Planitherm Soft Coat. Glazing in excess of 1 m.sq on the boundary shall be 'Pyro' Fire Resistant Glass.