SPECIFICATION (as at 26/06/2009)

65 Lambert Road, Barnsley

Roof Construction

Slates and ridge tiles to match the existing on 38 x 25 tanalised tile battens on Klober "Permo Light" or Kingspan "Nilvent" untearable roofing felt, on 175 X 50 mm Rafters @ 450mm c/s to BS 5268 Pt. 3 including diminishing rafters, and connection to existing. & new Hip Rafters (and existing. Purlin). New Hip rafters to be 225 x 38mm, complete with dragon ties at their feet. Rafters fixed to 200 x 32mm ridge board at the top and to 100 x 50mm SW wall plates at eaves – plates bolted to block inner leaf using 9mm rawlbolts at max. 600mm c/s.
Alternatively, utilise made up trusses to BS 5268.
Collar Ceiling ties also 200 X 50mm @ min. ½ way down span of rafters screwed into ditto. 125 X 25 mm diagonal bracing and runners (at node points) to BS 5268 Pt. 3 to both ceiling and rafters.
Ceiling finished with 12.5mm Plasterboard & skim. Insulation above ceiling and between rafters to be 125mm thick. Kingspan – Max. U-Value to be min. 0.16 W/sq.m K. Also, 150 mmF. Glass insul. To the roof avoid above the collar tie.
18 mm thick Plywood or softwood lay-boards to be laid on the exstg. Rafters to support the new valley.
Valley to be pre-formed proprietary PVC, or code 4 lead with associated soakers, lapped under the roofing felt and extending up underneath min. 300mm. Manufacturers details to be followed as appropriate.
Holding down straps (30 x 5 x 900mm long Galv. Mild Steel) to be fastened to rafter feet and screwed to blockwk - positioned at every rafter. Lateral Restraint straps (same section as before) to span 1st 3 rafters and ceiling joists running parallel to walls c/w noggins behind them – and built into the walls @ max. 1.2 m c/s (rather than 1.8m, to provide additional bracing)
Facia / soffit boards to be in timber or uPVC (continuous air gap not reqd. due to type of felt being specified, unless different used on site – if so min equivalence of 12mm air gap to be ensured).
110mm (to match existing) HR guttering to match colour and profile of the existing, discharging into the re-positioned existing rainwater pipe, plus new as shown.

Ridge tiles to match the existing, but inclg vent tiles with min. 12mm continuous vent strips to ensure thro' ventilation from 50mm air gap above the insulation.

No protrusion over the boundary without permission in writing from the adjoining neighbour.

Velux Windows 900mm square to be provided c/w all necessary trimmings and flashings – as per manufacturers instructions.
"Covered Patio Area" to be Clear Corrugated PVC sheeting supported on 125 X 50 mm joists @ 600 mm c/s. 150mm high Code 4 lead flashing at roof / wall abutment linked to tray dpc in new wall.
All new rainwater goods to be same size and profile to match the existing. Rainwater to discharge into saokaway Min. 4m from any building and min.
1.0 cu.m capacity, if no separate RW system available. (Percolation test to be carried out to provide calcs. of the size of s'away required.

Wall Construction

102mm thick brick outer leaf to match the existing, 100mm thick cavity filled with Dritherm cavity insulation batts, or equivalent, with 100mm Thermalite Shield or equivalent, blockwork to the inner leaf, finished with 2 coat lightweight plaster or 12.5 mm plasterboard on dabs – Max. U-Value to be 0.3 W/sq.m K. Ditto to new wall to Walk-in-Bay.
Min. 5 No. stainless steel wall ties per sq. m. with ties at Max. 750mm c/s horizontally, & 450mm c/c vertically, + at min. every block joint up reveals.
New walls to be properly and securely bonded into the existing by 'course' bonding-in, while maintaining the cavities.
All existing. Lintels to be checked for suitability prior to commencing any alterations within the existing house. 2000g tray DPC at 150mm above GL. Insulated 2000g DPC (Damcor, or Thermabate wall closers) to be incorporated at all reveals.
Generally, IG Lintels L1/S 80's (or equivalent) over window / door openings c/w insulation to voids. Lintels to have min. 150mm end bearing and tray DPC's over.
IG L1HD/80 Heavy Duty lintel to go over the large door opening @ GF level.
Openings to form internal door openings to have Naylor P100 or R6 RC lintels over (stepped as necessary).
Tray dpc to be incorporated in new walling above code 4 lead flashing at 'covered patio area' roof / wall abutment.
New Stud walls to be constructed from 75 X 50 mm timber studs @ max. 600 mm c/s, off a sole plate with top plate at ceiling level – out of 100 X 50 mm. Voids of stud walling to be filled with 75 mm thick Mineral Wool insulation for sound insulation with 13mm thick. To plasterboard & skim to both sides.

BWK Posts to the Covered Patio Area to be 450 mm X 450 mm supported on 300 mm thick. Concrete foundation at min 450 mm deep

(to top) but depending on ground. Conditions, (covered area is exempt Planning and Building Regs.)

Windows & Doors

UPVC frames and casements (doors & windows) to be used to match the existing, except max. U-value of windows & doors to be *1.8 W/ sq. m K.* (c/w K-glass internally). Frames to be reinforced with hollow section steel as required – to manufacturers details.
Min. & Max. heights from floor to window bottom to be 800 & 1100 mm respectively. French Doors and new 'Quad-fold' doors to have safety glass incorporated to BS 6206, ditto any other locations regarded as "critical" in Part N of the Building Regulations.
Existing Rear window (now to Bathroom) to be repositioned & replaced with window containing obscure glass externally, but with max. U-Value of 2.0 W/sq.m K. Re-position existing DG window to Bed 3 and Shower Room as shown.
Opening lights (areas) of windows & doors to equal min. 1/20th of the associated floor areas. (See Thermal Calcs. If this not the case)
Background ventilation of min. 8000 sq. mm to be provided to all casements.
Opening areas of the new windows to also be at least 0.33 sq.m with min. dimensions of 450 mm horiz. and 750 mm vert. for means of escape purposes.
All internal doors to have min. 16mm gap to be bottom for ventilation.

Floors

First Floor:
20mm T & G Floor Boards on min. 175 X 50 mm (200 x 50 if necessary to match the existing). Floor Joists @ 450mm c/s. 100 mm thick. Mineral wool Sound insulation between floor joists, (supported on plastic meshing if reqd). Herringbone patterned strutting positioned @ 1/2 floor width (50 x 50mm in section). Lateral restraint straps spanning 1st 3 floor joists with noggins behind and built into walls as described for the roof.
Ground Floor ceiling to be 12.5mm thick Gypsum Plasterboard and Skim.
Generally, Joists to be doubled-up under stud walls.

Ground Floor:

100mm thick. Trowelled Conc. on 1200g DPM on 125mm Kingspan insulation, on sand blinded well compacted (150mm thick) limestone hardcore. Insulation also continued up edges of conc. floor to be min. 15mm thick. Existing. Underfloor ventilation maintained if reqd. by ducting using 110mm u/ground plastic drain pipes under the new

conc. floor, from the existing air grates and resurfacing on the side elevations via telescopic air-grates – c/w tray dpc over.

Foundations

Final depth of and overall Found. Details to be agreed with the L.A. Building Control Surveyor on site.
Generally, new founds. to be at a min 900mm depth from the finished GL., but to be **as deep as the existing. and taken below any drains / sewer within 1.0m. Where stepping founds. down, to go below drains, ensure max. depth and overlap of founds. Steps are 300mm.**
**Check to be made with YWA re: precautions regarding the existing. 150mm dia. Sewer and any comments made to be strictly adhered to on site.

Any drains passing thro' found. Walls to be conc. lintelled over. Found. Conc. to be min. 300mm thick.

750mm square conc. Pads to be used for the 2 bwk pillars to the *"covered patio area", min. 300mm thick and at same depth as found* to main extension.

Drainage / Plumbing

New Bathroom to be formed adj. new corridor leading to new Bedroom 2.
New Bathroom suite to be fitted including all necessary water supplies, drainage and plumbing.
100 mm outlet from W/C pan to discharge into a 100 mm branch pipe extending from and connecting into the existing SVP (at min. 1 in 40 falls). On bend from W/C, rodding access point to be provided.
32 mm dia. and 38 mm dia. waste pipes from the WH Basin, Bath and Shower respectively to discharge into the branch pipe or directly into the S&VP, via min. 75 mm anti-vac traps, and rodding access points on any waste runs having changes in direction.
New drains to be 110mm Dia with min. 1 in 40 falls to the existing. Sewer and inclg all necessary IC / rodding access, as agreed with the LA BCO on site.
New Soil & Vent Pipe to the Kitchen side to be positioned on to the new wall of the extension and extended up above any opening windows min. 900mm and within 3.0m and capped with a wire cage.
Existing. w/c, etc., in the G. Floor Shower room to discharge into the existing drain branch, but to have an air admittance valve fitted internally, with rodding access provided on the bend where the soil pipe protrudes from the external wall.

Electrical / Heating

Existing Central Heating System to be extended into the Extension as required. Any new pipework to be insulated as required in Reg. L1A. (Insulation thickness to be equal to min. pipe dia.). New radiators to have thermostatic radiator valves fitted.
Any new Electrical work must comply with Part P of the Building Regulations – any relevant work must be designed, installed and tested by a person competent to do so, and the same person must provide both the owner and the L.A. Building Control Section a BS 7671 Certificate to show compliance with Part P and identifying him / her as a Registered Electrician.
New Bathroom to have Extract fan with discharge rate of 15 litres per sec. – ducted via the roof void to an extract grille at eaves.
Smoke Detectors to be added above the foot of the stairs, at 1st Floor Corridor level. These would have to be wired / fused independently of other wiring to the mains, but interconnected to act together.

General

All dimensions to be checked on site, and not assumed to be correct from the plan.

1 of 4 new light fittings, or 1 per 25 sq.m floor area, which ever the greater, to be energy efficient fittings having a luminous efficacy greater than 40 lumens per circuit-watt.

300 mm step down from Extn. tgo tiled Patio area to be divided in 2 by adding conc. step of 300 X 150 mm

See Thermal Calcs. – Window area exceeds 25% Floor area. Result of Calc.s is to increase the cavity of the extension wall to 100mm wide and fill with 100mm thick Dritherm Insulation. Plus, add an additional 100 – 150mm of FG Insulation quilt to the top of the existing 100mm thickness in the existing roof = %'age of new glazed / door area now acceptable.