

New building construction to consist of:

Foundations

New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used

Solid Ground Floor -

Insulation over slab
To meet min U value required of 0.13 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 125mm PIR insulation Kingspan Kooltherm K3. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement and incorporate wet source underfloor heating (allow for radiator to bathroom).
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

Walls

External walls to be brickwork/ blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork inner leaf (k value 0.11), 100mm Kingspan TW50 cavity wall insulation, 50mm cavity and 103mm external leaf brick all to achieve a u-value of 0.18W/m²K, include for stone lintels and sills

Internal Walls

Internal walls to be 125mm overall medium density blockwork with 12.5mm plaster to each face and skim finish

Glazing

All glazing to be to be 2No 6mm leafs low 'E' glass, 12mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Canopy

Front open ended canopy to be roof to match that on the house supported on 150mm x 150mm oak frame with corner posts and 525mm height dwarf brickwork wall to each side to match the house

For full specification of all items please see Building Specification Document

Heating and hot water to be supplied via a new AAA+ rated wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with wet source underfloor heating and 1 No radiator to the bathroom. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

All electric works to be carried out by a member of an appropriate competent persons scheme

Ventilation - all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room, all windows to be operable to achieve purge ventilation to each room

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Lintels - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

Wall and Ceiling Finishes - finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Acoustics - All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dBRw all to comply with Part E of the Building Regulations

Internal Doors

Internal doors to be 838 x 1981mm SW timber panel doors

External Doors

External doors to be UPVC double glazed doors, glazing to be 2x 6mm, 12mm cavity, low 'E' Argon filled double glazing to achieve a u-value of 1.4W/m²K

Type D01 - 1022.5mm x 2100mm 4 Panel ½ Glazed UPVC composite front door

Type D02 - 3027.5mm x 2100mm 3 No leaf folding sliding door

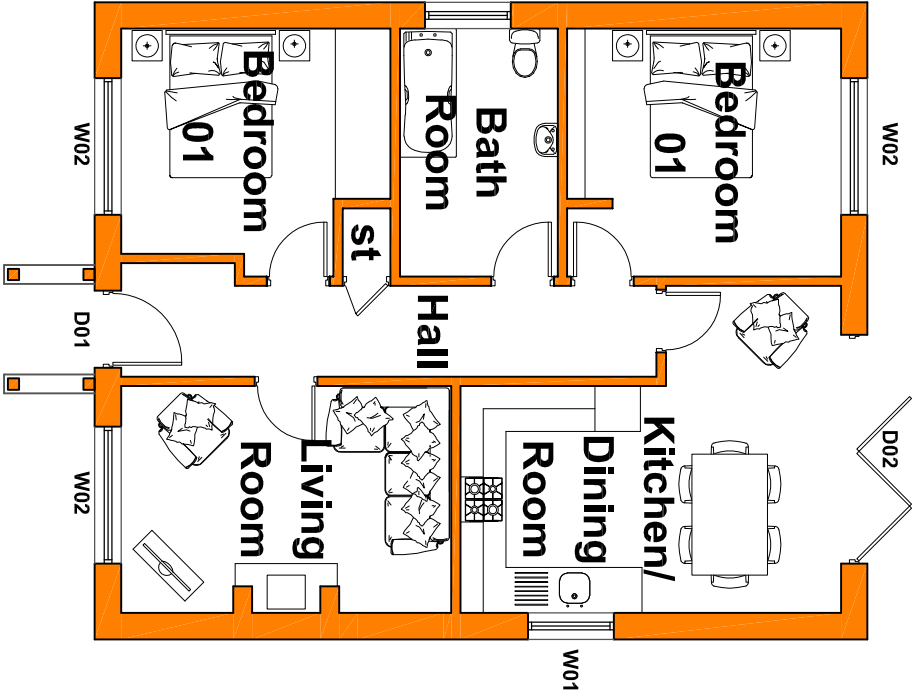
Windows

Windows to be White double glazed operable casement windows, glazing to be 2x 6mm, 12mm cavity, low 'E' Argon filled double glazing to achieve a u-value of 1.4W/m²K

Type W01 - 1135mm x 1275mm
Type W02 - 1810mm x 1275mm

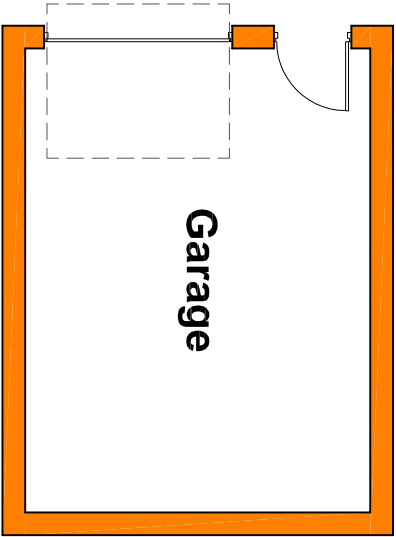
New Kitchen units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall.

All bathroom suites to be supplied and installed by the client and to include baths, showers, WC's, basins and domestic style 15l/s Bathroom mechanical extract vent to the outside through the external wall with 15min overrun and connected to the light switch



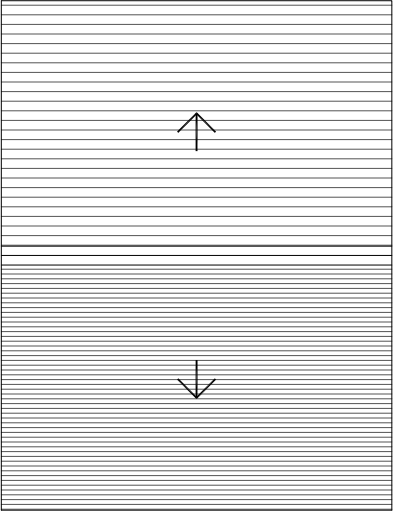
Ground Floor Plan (House) As Proposed

Scale 1:100@A3



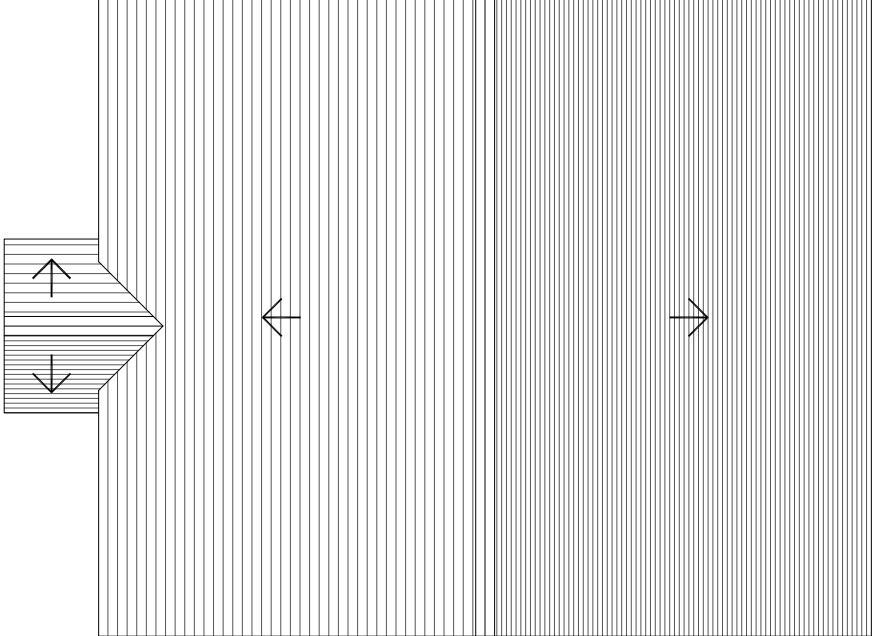
Ground Floor Plan (Garage) As Proposed

Scale 1:100@A3



Roof Plan (Garage) As Proposed

Scale 1:100@A3



Roof Plan (House) As Proposed

Scale 1:100@A3

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT						
PROJECT	M/R ASHLEY ARMITAGE				1:100@A3	JUL Y 2020
LAND ON	CLIFTON AVENUE, BARNESLEY	DRAWN				
DRAWING TITLE			MH	CHECKED		
GROUND FLOOR	PLAN AS PROPOSED					
			2033			202

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