

SPECIFICATION FOR EXTENSION

92 MARTIN CROFT, SILKSTONE, BARNSELEY

TO BE READ IN CONJUNCTION WITH DRAWING No. 1765/15/01

Foundations

To be 600mm wide by 225mm thick C35 grade concrete, to be taken down to existing foundation level min 750mm to underside. All foundation trenches to be inspected by district building surveyor.

External Walls

To comprise 100mm outer leaf random coursed natural stone to match existing dwelling with 100mm cavity filled with 100mm Crown Dritherm insulation, with 100mm Plasmor stranalite block to inner leaf, internal face to be 13mm wallboard and skim on plaster dabs.

Foundation walls to comprise 300mm wide 7N/mm trenchblock to BS5628 cavity to be filled to within 75mm of ground level.

Horizontal damp proof course to be provided min 150mm above ground level
Air bricks to be provided at 1.0m intervals to walls to vent air space below ground floor, all airways to main dwelling to be maintained.

Damcor or similar insulating dpc to be provided to all reveals and cills and heads around openings.

Cavities to be closed at eaves.

Lintols above openings to be Catnic CG90/100 standard duty

Stainless steel vertical twist type wall ties to be provided at 450mm centres vertically, 750mm centres horizontally, and at every block course at reveals.

Wall plate to be 75 x 100mm bedded to wall anchored by 30x5mm galvanised mild steel straps 900mm long

Roof Construction

Concrete roof tiles to match existing dwelling, but also compatible with 22.5 degree roof pitch, on softwood treated battens 25x38mm on Tyvec breathable untearable underslating on 150x47mm C16 grade softwood rafters at 600mm centres, supported by 275x63mm C16 grade purlin supported by 100x75mm support posts at every alternate rafter. Rafters to be trimmed around Velux roof light opening as appropriate. Ceiling joists to be 170x47mm at 600mm centres, ceiling rafters to be doubled up under purlins. Insulation to be provided to ceiling, comprising 150mm thick mineral wool quilt laid between joists, with 100mm thick mineral wool laid over joists.

13mm plasterboard to be provided with skim finish.

New 18mm thick valley boards to be provided with proprietary grp preformed valley gutters to be used, valley to be sealed with mortar finish

Eaves vent system to be installed and maintained, with clear airway to be maintained for

Anchor straps 30x5mm to be provided to span 3 rafters where they run parallel to wall at 1.00m centres

Rooflights

Velux GGL C02 rooflight to be installed as indicated on drawings and used in conjunction with proprietary flashings.

Windows and Doors

All windows to have opening casements as indicated and fitted with sealed double glazed units manufactured to BS 6262 windows to be fitted with trickle ventilators to give min 800mm² area

Floor Construction

22mm t & g floorboards on 45x195mm grade C16 timber joists at 450mm centres, with mid centre noggings, supported by galvanised joist hangers, 175mm mineral wool insulation batts to be laid between joists, minimum 150mm ventilated airspace to oversite concrete on well compacted hardcore.

Drainage

Existing internal gully to be removed and replaced with internal manhole fitted with double seal cover.

New sealed internal gully to be provided below sink and to connect into new manhole as indicated on drawing, all new drainage to be 100mm flexible jointed pipework on and surrounded by 150mm pea gravel and laid to appropriate falls. New 100mm stub soil pipe to be installed to terminate in roof space and fitted with air admittance valve. New wc to connect to stack, shower to have 38mm dia waste, wash basin to have 32mm waste all wastes to be fitted with deep seal traps and to connect to new stack 200mm above or below wc connection. Sink waste to be 38mm fitted with deep seal trap

100mm square section gutter to connect to 63mm square section upvc rainwater pipe to connect to existing rainwater gully and existing drainage system.

All new drainage to be tested and must be approved by district building surveyor.

Electrical

All electrical work will be carried out by a competent electrical contractor. The installation, i.e the design, construction inspection and testing will be completed in strict accordance with BS7671:2008 (2011) IEE Wiring Regulations, 17th edition incorporating all amendments and in compliance with other Building Regulations. The contractor will provide the relevant certification at the completion of this part of the work.

All sockets shall be installed minimum 350mm from internal corners and be 450mm above the floor level, for low level sockets and 150mm above worktop for high level sockets. Switches to be installed 1200mm above floor level.