OUTLINE SPECIFICATION

GENERALLY
All work is to be carried out in accordance with good trade practices & current British Standard Codes of Practice. Materials are to conform to the relevant provisions of an appropriate British Standard.
All work is to be carried out in compliance with the provisions of the Building Regulations 2004. Standards of Materials & workmanship are to comply with the requirements of Regulation 7.

FOUNDATIONS
Foundations to be taken down to suitable loadbearing strata all to the satisfaction of local Building Inspector.
Foundations to be trench fill footings in C28/35 concrete approx 600 x 750mm deep. Min depth of foundation to be min 1050mm to underside of foundation. Any soft spots to be excavated and taken down to suitable bearing in mass concrete to satisfaction of Building inspector. Concrete bridging lintels by Naylor or similar approved are to be provided in sub-structure brickwork where drainage pass through walls. Where existing adjacent foundations exist, foundations are to be exposed to confirm depth / construction and to be inspected by dbs / struct eng.

CONCRETE
Designated mix FND2 strength class C28/35. Min cement content 340kg/m3. Max w/c ratio 0.5, max aggregate size 20mm.

FLOORS
Floor construction to achieve U-value of not less than 0.22W/m²K.
Wet room floor to have vinyl finish laid to minimum 1:70 fall on minimum 75mm fibre reinforced sand cement bonded screed with steel float/ trowel finish, on 150mm (as shown) reinforced ground bearing concrete slab with A193 mesh top (25mm cover to top - to be supported with proprietary highchairs), on separating layer of polythene sheet 500 gauge, on 80mm Kingspan Kooltherm K3 floorboard, on Visqueen 2000gauge membrane, on 50mm sand blinding on min 225mm crushed limestone type 1 hardcore to table 8/2 rolled and compacted to table 8/1 of specification for highway works. Joints in dpm to be lapped minimum 150mm and fully tape sealed with Visqueen double sided tape and secured with Visqueen Girth jointing tape.

EXTERNAL WALLS
External wall to achieve 'u' value of not less than 0.28 W/m²K.
External cavity wall to be 102.5mm quality facing brick to match existing, size 215 x102.5 x 65mm. 100mm cavity with 50mm Kingspan Kooltherm K8 cavity board and 100mm blockwork inner leaf (Plasmor or similar approved). All blockwork to inner leaf of external walls to have minimum crushing strength of 7.0N/mm² unless shown otherwise on drawings.
Proposed extension to have continuous cavity with existing building. Mortar to be 1:1:6 cement:lime:sand above ground and 1:¼:3 below ground, colour to match existing.
Cavity wall ties to be provided at 450mm ctrs max vertically & 750mm ctrs horizontally & staggered, at every block course to reveals. Cavity ties to BS 1243 to be stainless steel type Ancon ref RT2 or similar, min 225mm long. Ties to be placed not more than 300mm apart vertically within 225mm of all openings.
Where new brickwork is formed perpendicular to existing external walls, Catnic stainless steel, BSEN 10088-2-1.4301 'Stronghold wall connectors' are to be used to provide lateral support. A pre-compressed sealing strip of polymer-based sealant applied behind the wall connector. The junction perpend should be sealed with a pre-compressed sealing strip or polymer-based sealant.
Internal face of the inner leaf is to be finished with 13mm lightweight gypsum plaster. Plaster work to comply with BS 1191: Part 1 applied in 2 coats in accordance with BS Code of Practice 5492-1977and to be high impact resistance standard.
A continuous high performance Visqueen dpc is to be provided and jointed to the dpm internal leaf and to be a minimum of 150mm above ground level. DPC to external leaf is to lap with Visqueen high performance cavity tray as per manufacturers instructions. Dpc's to new or adjusted openings in the external walls to be Anderson Xtra Load Elite System, fully sealed complete with stop ends.
Thermabate or similar insulated cavity closers are to be provided to jambs & cills of reveals to sill opening in cavity wall. Cavity closers to be installed at verge and eaves.
NOTE: continuous cavities required from existing walls to proposed walls.

LINTELS
Naylor R6 pre stressed conc lintels to new internal openings with minimum end bearing of 150mm. Catnic CG 90/100 over external openings as indicated with minimum end bearing of 150mm installed in accordance with manufacturers instructions.

ROOF
Cross ventilated cold pitched roof to achieve 'u' value of not less than 0.16 W/m²K.
Interlocking concrete tiles to BS472 & 550 part2: 1972 by Marley or equivalent to match existing, fixed to 38 x 25mm treated sw tile batterns, fixed through breathable sarking membrane such as 'Kingspan Nilvent' to softwood trusses at 600mm c/s to be designed by specialist company with supporting calculations submitted to Building Control for approval.
Note: Pitch of existing roof to be checked prior to ordering. 100mm Mineral wool insulation to be laid between trusses with a further 150mm cross laid to provide overall thickness of 250mm. To ensure continuous airflow and to provide equivalent continuous 10mm vent along eaves length install double row (600mm min) of 'roll type eaves vent' by Timloc or equivalent fixed to rafters.
Each truss to be secured with proprietry cleats to 100 x 50mm sw wallplates. Trusses to be tied at ceiling and rafter level to inner/ outer leaf of gable with 1000 x 32 x 5mm galv. m.s. straps built into inner leaf max 2000mm c/s include sw noggins between trusses on line of restraint straps. All wind bracing on underside of rafters laid at diagonal runs from corners of appex. Include 75 x 25mm sw runners along bottom chords and rafters. Eaves to detail.
Fascia and soffit of eaves to be white UPVC. To underside of fascia provide supply and fit continuous ventilating strip of 10mm minimum depth along full length of eaves by Timloc or equivalent.

BELOW GROUND
Foul drains to be 100mm dia vitrified clay pipes to BS 65 (Hepworth Supersleve, Naylors or similar) with flexible joints, laid to self cleansing gradients bedded & laid in accordance with the manufacturers recommendations.
All drains to be tested prior to backfilling. Drainage laid to manufactures recommendations and all to satisfaction of local Building Inspector. All pipes passing through ground slab to be wrapped with 25mm mineral wool compressed to 8mm to divorce the pipe from the slab and allow movement. Where pipes pass through DPM propriet ary sealing Visqueen top hat to be used in accordance with manufacturers instructions.
Concrete bridging lintels are to be provided in sub-structure brickwork where drainage pass through walls. Forming an opening to give at least 50mm clearance all round the pipe and the opening masked with rigid sheet material to prevent ingress of fill or vermin. It is important that the void is also filled with a compressible sealant to prevent ingress of gas.
Drains adjacent foundations or under buildings at a depth less than 1.2M, to be surrounded in 150mm concrete but maintaining flexible joints with 13mm compressible board movement joints in concrete surround.
Where existing or new drain passes under building take foundation down either side for 1.000 length both side below invert level, leaving a 600mm wide gap for the pipe to pass.
Trench fill in concrete to level of normal foundation. Pipes are to be sealed with collar compatible to visqueen dpm to prevent ingress or moisture/water.
Inspection chambers to be Hepworth, Naylors or similar universal inspection chambers, with 150mm minimum concrete surround to top of chamber to allow for bedding of frame.
Inspection chambers to be fitted Thomas Dudley or similar heavy or medium duty, screw down single seal covers.
Any coal exposed by building work should be blinded off to prevent spontaneous combustion.

ABOVE GROUND
All pipework fittings and accessories for above ground drainage - soil and vent pipes; branch and common wastes to be push fit waste from Polypipe Building Products to BS 5254 or similar approved and are to match .
Wash hand basins to be fitted with 32mm dia wastes.
All common wastes to be minimum 50mm dia.
All wastes to be fitted with 75mm deep seal bottle traps. Where wash hand basins or sinks don't connect to svp's or stub stacks, they are to be connected to trapped access gullies. No waste connection to svps within the 200mm zone below wc bra nches and 450mm above rest bends. Ventilating pipes open to outside air should finish at least 900mm above any opening into the building within 3m and should be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air.

Rainwater gutters to be 150mm Marley to match existing profile PVCu type to BS 4576 Part 1: 1989 & fittings, fixing with fascia brackets to fascias at 1000mm ctrs max, to discharge via 89mm dia rainwater pipes fixed at 1800mm ctrs max, to below ground drainage. Rainwater pipes to discharge via trapped Hepworth Square P gully or Naylors gully.

WINDOWS
Windows to achieve 'U' value of maximum 1.6 W/m²K.
All new windows to be PVC-U internally beaded with factory fitted double glazed units to BS 5713, outer pane of 6.4mm clear laminated glass 16mm cavity, 6mm Pilkington K glass.
Glazing to be in accordance with Part K of the current Building Regulations.
All habitable rooms to have opening lights in windows to provide rapid ventilation. Windows are to have opening lights to provide 1/20th floor area as ventilation, as well as mechanical ventilation where necessary in accordance with the Building Regulations. Background ventilation to habitable rooms to be a minimum of 8000mm²
The opening vents to be of a top hung pattern, to operate on stainless steel friction stays & fitted with silver anodised locking handles & trickle ventilators. Glazing to wet room to be obscured.

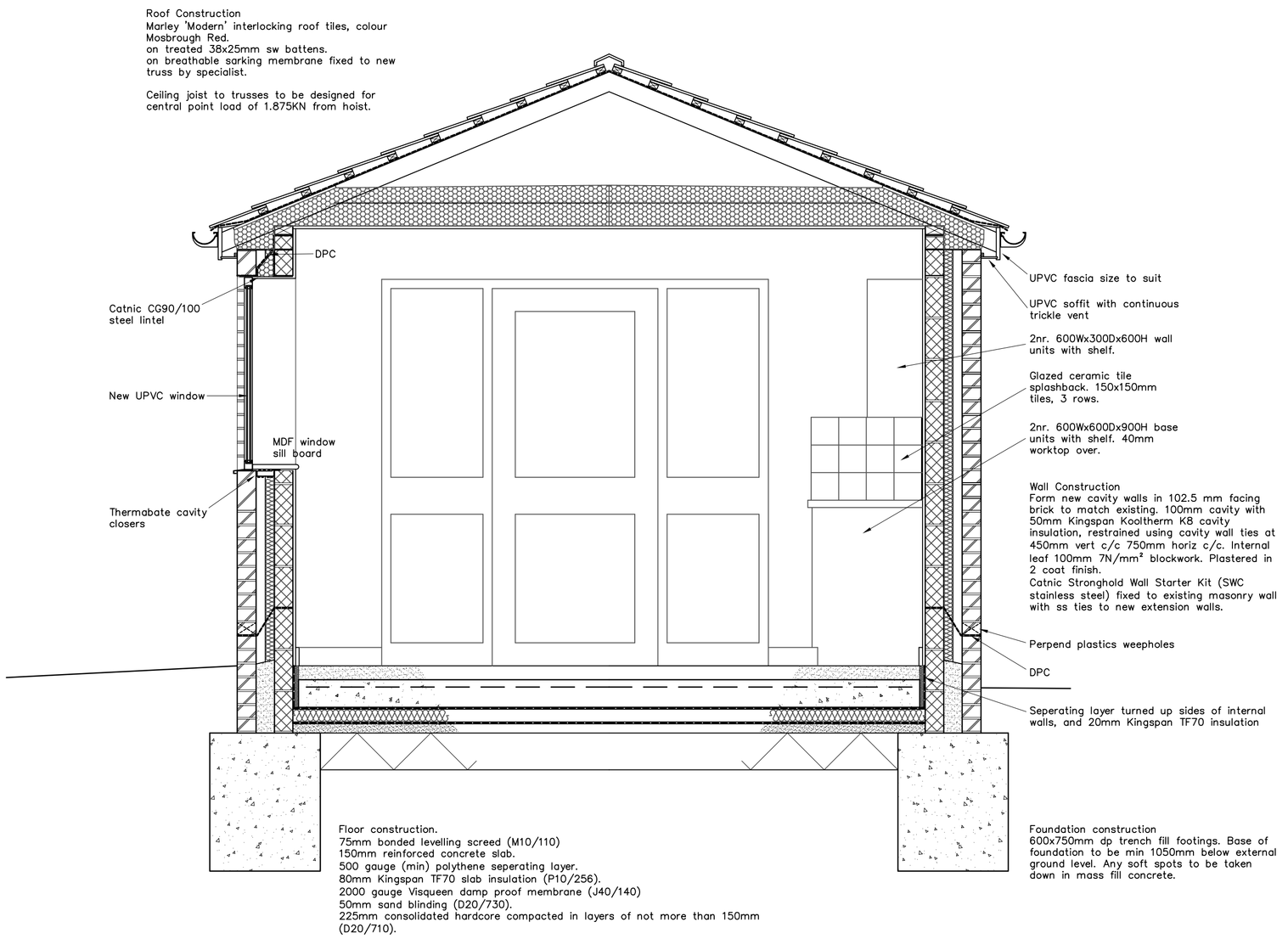
CEILINGS
Ceiling in extended area to be 12.5mm plasterboard fixed to underside of softwood ceiling joists/ truss and with 3mm skim finish.
Ceiling joists to trusses to be designed for a central point load of 1.875KN from hoist.
Timber grade C16 @ 600 c/c for hoist.

FINISHES
Walls & Ceilings;
Any new plaster to have 1 sealing coat and 2 coats of emulsion Dulux Endurance range (colour tbc). Proposed wet room to have floor screeded to falls to shower outlet to ensure good drainage and to have Polyflor Polysafe Hydro vinyl sheet floor covering (colour tbc). Bedroom area to have Polyflor Polysafe Astral vinyl sheet floor covering. Ceiling to be skimmed and sealed with 1 coat and to heve 2 coats of emulsion Dulux Endurance range (colour tbc). Walls to Wetroom have Altro Whiterock Wall Cladding.
Floors;
Sheet material finished floors to consist of vinyl sheeting. Where applied to new floors areas a liquid dpm is to be applied.
Architrave and skirting;
SW architrave, mould/ style and size to match existing. To be finished 1 coat primer and 2 coats gloss as per manufacturers instructions.
Window Boards;
Window boards to be 18mm MDF rounded edge, plugged and screwed to masonry, filled and made ready to recieve 2 coats gloss white paint.

ELECTRICAL & MECHANICAL
Electrical Installation shall be carried out by an electrical contractor who is a member of the NICEIC (National Inspection Council for electrical Installation Contracting). All materials and workmanship shall be in accordance with the requirements of 'best practice'. See M&E details.

VENTILATION
Wall mounted mechanical extract fan by Vent Axia or similar approved fitted in Wetroom and linked to light switch with extract rate min 15l/s, with over run facility.

HEATING & HOT WATER
New radiators to be supplied and installed to bedroom wall and Wetroom wall (exact location to be confirmed). New Shower, wc and sink to be connected to existing system.



REV	DATE	DESCRIPTION

The contractor is to comply in all respects with the current Building Regulations and is to check all site dimensions and levels.
Do not scale from the drawing, use written dimensions. To be read in conjunction with Pre-Tender Health & Safety Plan / Preliminaries Section (Section A34 etc.)
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nps group
NPS BARNSLEY LTD
PO BOX 634
BARNSLEY
SOUTH YORKSHIRE, S70 9GG
TEL: 01226 774605 FAX: 01226 774399
EMAIL: enquiries@nps-co-uk
Head Office:
Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, NR7 0HR. Tel: 01603 700500 Fax: 01603 700501
Other Office locations can be found on website : www.nps.co.uk

PROJECT EXTENSION TO 31 VERNON CLOSE WORSBROUGH COMMON HSG 4318	CLIENT Berneslai Homes
	CAD FILE REF / DATE: May 2013 / SCALE: 1:20
SUBJECT PROPOSED SECTION & GENERAL SPECIFICATION	REV / DRAWN: ab / CHECKED
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