SPECIFICATIONS (SPEC REF: 001/13) REVISION 00

11 Holgate, Wombwell

FOUNDATIONS

1. Excavation to be taken down to solid strata and below any close by drain inverts. Foundations taken down 750mm minimum from ground level to top of foundations. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
2. Foundation formed from 1-2-4 concrete mix, 225mm deep x 600mm wide with a minimum dig of 900mm in clay. Reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.
3. It is assumed the existing foundations are traditional strip if the builder identifies alternate design then the designer to be notified immediately so he can modify documents and inform Building Control

PARTY WALL ACT

4. The basis of the act is to notify your neighbours of any work associated with the party wall or proposed development. Work that may affect your neighbours boundaries or buildings when the proposed is within 3 to 6 metres of their property i.e. where excavations may be deeper than the neighbours property foundations. You must inform adjoining owner or owners by serving a notice. Please refer to the Party Wall Act for detailed explanation. If the proposed development is within predetermine distances indicated above and will affect the full length of the neighbour's property then the builder must determine the neighbour's foundation depth to ensure the proposed foundations level will not undermine and may cause collapse of the neighbour's property. If a strip foundation has been identified this will have to be carried in small sectional stages inaccordance with Building Control or a raft foundation to be employed with extended toe at the wall perimeter this alternate structure to be approved by Building Control prior to any work commencing.
5. The Party Wall Act 1996 will apply if you intend to carry out building work which involves: work on an existing wall shared with another property, Building on the boundary with a neighbouring property, Excavation near a neighbouring building. If the proposed work falls within the scope of the Act you must serve the statutory notice on the adjoining owner. At least 2 months' notice must be given for works to an existing party wall: and 1 month's notice for a planned new wall or for excavation within the specified distance. For most works you should be able to reach an agreement with the adjoining owners and they may give their consent to service a counter notice on you within 14 days. I this is not done a dispute is regarded as having arisen. Further information and guidance on the Act is available from: http://www.communities.gov.uk/publications/planningandbuilding/partywall.

WALL CONSTRUCTION

6. Brickwork to foundations to be 100mm second engineering bricks, weak concrete fill to cavity below ground level, cavity filled to be finished 225mm minimum below DPC.
7. 300mm cavity wall comprising of 100mm brick outer skin to match existing, 100mm cavity filled with Dritherm Insulation, 100mm medium dense block to inner skin. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
8. Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
9. Provide expansion joints to brickwork or blockwork where long runs are constructed as follows: At 12 metres intervals within brickwork and 6 metre intervals for blockwork.
10. External corner returns should be a minimum of 400mm measured internally.
11. All piers to be a minimum of 450mm wide inaccordance with diagram 15 of approved document A. If less then structural calculations to be provided.
12. Wall ties to be stainless steel in accordance with BS 1243, D 140 or BS EN 845-1 and to be fixed at: 750mm crs horizontally, 450mm vertically, every course of blockwork at reveals.
13. D.P.C 150mm minimum above ground level and to lapped onto existing d.p.c. D.P.C to internal walls to be linked to DPM in floor constructions.
14. D.P.M to reveals and cills.
15. Airgrates to be 225mm x 150mm @ 900mm crs, 450mm from corners sealed through cavity with a DPC tray over. Any existing airgrates within proposed to be knocked out to increase air flow.
16. Proposed wall construction to be bonded to existing, brickwork toothed every alternate course. Blockwork bonded 1in / 1out. Cavity to be made continuous. Or the Builder may use proprietary profiles if approved by Building Control.
17. Lintels to small window and door openings us Catnic or IG lintels to manufactures specifications with insulation between metal void and an end bearing of 150mm minimum.

ROOF CONSTRUCTION

18. Wallplate 100mm×50mm.
19. Roof construction as section A – A and B – B.
20. Anchor ties to be 30mm x 5mm x 1000mm, to trusses/rafters at 1200mm crs fixed parallel and at right angles spanning 3 no trusses/rafters. Ties at right angles to have noggins to full constructional depth. Anchor ties to be fitted up verge at 1200mm crs.
21. Roof membrane to be Tyvek Supro installed inaccordance with manufacturers instructions. Tyvek should be allowed to drape slightly for drainage beneath tile battens, where insulation is fitted tight under roof membrane then counter battens to be installed inaccordance manufacturers instructions.
22. Fascia board and soffit to match existing design and profile. Fascia to be 19mm external plywood or white UPVC (or colour to match).
23. Tile battens at 38mm × 25mm.
24. Roof tiles and pitch as section.

FLOOR CONSTRUCTION

25. Floor construction as section A – A and B – B.
26. Tension straps to be provided at first floor level and held tight against masonry wall and fixed across 3 No floor joists with noggins between joists at a maximum of 2 metre centres.
27. Oversite concrete to be 100mm thick and not to be below ground level. Oversite concrete to have 2000 gauge polythene DPM laid onto 50mm sand blinding. Ventilation of 150mm minimum void between top of concrete and underside of floor joist.
28. Long span floor joists should incorporate strutting at third points.
29. Provide strutting between ends of roof or floor joists where bearing onto Catnics, joist hangers etc, to prevent lateral movements.
30. Tongue and groove boarding to floor or floor grade chipboard. To clients requirements.
31. Skirting to match existing. Concrete floor to section B – B to be 125mm thick with 125mm floor Rockwool Rockflor insulation turn up at perimeter to avoid cold bridging. Limestone hardcore under floors in 300mm layers then consolidate, 50mm blinding to top of hardcore, lay 2000 gauge polythene as DPM to act as Radon Barrier. Polythene to link across cavity and to have a DPC tray above. All joints must be double taped.

DRAINAGE

32. If proposed to be built over a public sewer then a CCTV survey is required inaccordance with the Water Authority guidelines to show the sewer is in good condition to withstand the building works or alternatively you may wish to replace the line of public sewer, if the sewer is to be replaced a method statement and risk assessment must be provided from the elected contractor and given to the Water authority for approval.
33. The proposed foundations must be a minimum of 150mm away from any public sewer.
34. New drainage to be 100mm flexible type bedded and surrounded in pea gravel. Drainage to be laid 1 in 40 minimum falls.
35. Soil & vent pipe to terminate 900mm above any open light and should be fitted with a basket. Alternate method is to provide an AAV to be discussed and approved with Building Control on site. Provide rodding access to any new soil and vent pipe.
36. S&VP and other wastes to be box in with 30mm Maxiboard for sound insulation.
37. Any existing drainage under proposed construction should be exposed and renewed. Bedded and surrounded in 150mm pea gravel.
38. Surface water to be taken to existing surface water drainage or to a soakaway. Soakaway to be 1 cubic metre filled with self-draining materials and to be 5 metres from any building. Soakaway to be below any drain inverts. Percolation test to be carried out and approved by Building Control.
39. 100mm PVC gutter to match existing to discharge into 75mm downpipe. Downpipe to discharge into a trapped gulley.
40. Any drainage less than 600mm below ground level to have concrete over.
41. Drainage pipe runs to be protected through walls by lintel offset 50mm minimum from pipe edge. Compressible filler to be installed into gaps to prevent ingress of vermin.
42. Waste to shower 38mm waste to wash hand basin 32mm.ll traps to be deep sealed.

HEATING & VENTILATION

43. Existing heating system to be extended into proposed. Contractor to check extra demands and advises client if an uprated boiler is required.
44. New heating pipework to be insulated to part L.
45. All new radiators to be fitted with T.R. V's.
46. Mechanical extract to shower to give 30 litres per second with 15 minutes overrun.

FINISHES

47. Internal wall finishes: 2 coat Carlite Browning, 1 coat Carlite Finish.
48. Angle bead to external corners.
49. Ceiling finishes 12.5mm plasterboard scrimmed and skimmed.

JOINERY

50. Windows to a U-value of 1.6 W/m2K or WER Band C.
51. All bedrooms and habitable room windows should have an unobstructed openable area of at least 0.33 metre square and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 800mm to 1100mm above finished floor level for the purpose of means of escape in case of fire.
52. Provide trickle ventilation to all windows giving 10,000 mm square minimum with all vents fitted with anti vermin mesh.
53. Joinery work, ironmongery, type of windows, type of doors, colours, finishes, etc to clients specification.
54. Stud partitions to be built off double joists. Construction 100mm × 50mm soft wood head, soleplate, vertical stud at 450mm crs, and horizontal noggins at 600mm crs both sides finish with 12.5mm plasterboard scrimmed and skimmed. Stud walls to be filled with Mineral Fibre for sound insulation.
55. Moisture resistant chipboard and plasterboard to be used in bathroom, shower or ensuite
56. Any glazing below 800mm in windows and upto 1500mm in doors and side panels to have safety glazing to BS6206.

ELECTRICAL INSTALLATION

57. All electrical work to current IEE regulations and inaccordance with the client's requirements. . All fixed electrical installations should be suitably design, installed, inspected, tested and certified by an approved Electrical Contractor. Certificate to be handed to Building Control for their approval and records inaccordance with part P of the Building Regulation. An electrical installation certificate under a competent person scheme or an electrical installation certificate signed by a person competent to do so.
58. Energy efficient lighting to be used throughout proposed development using low energy fittings and tubes.

STRUCTURAL

59. All steel beams to have 19mm thick plasterboard with1.22mm (18swg) wire binding at 100mm pitch, 300mm crs and finish with 16mm plaster.
60. No part of proposed development to encroach over boundary.

HEALTH & SAFETY

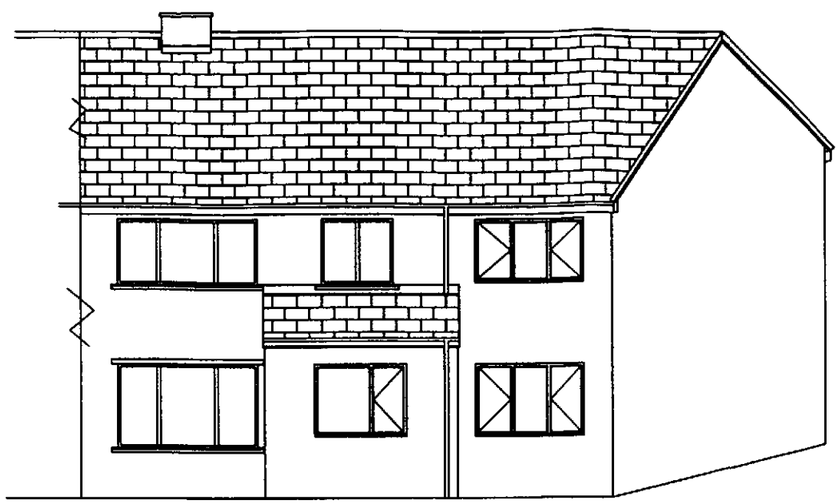
61. Health and safety issues must be assessed prior to commencement on site. Risk assessment and method statements to be laid down to provide safe systems of work.
62. Contractor to assess any Asbestos base products and carry out risk assessments so that safe systems of work are in place to provide management plans/action plans so that employees, subcontractors and any other person are risk free.

FIRE PRECAUTION

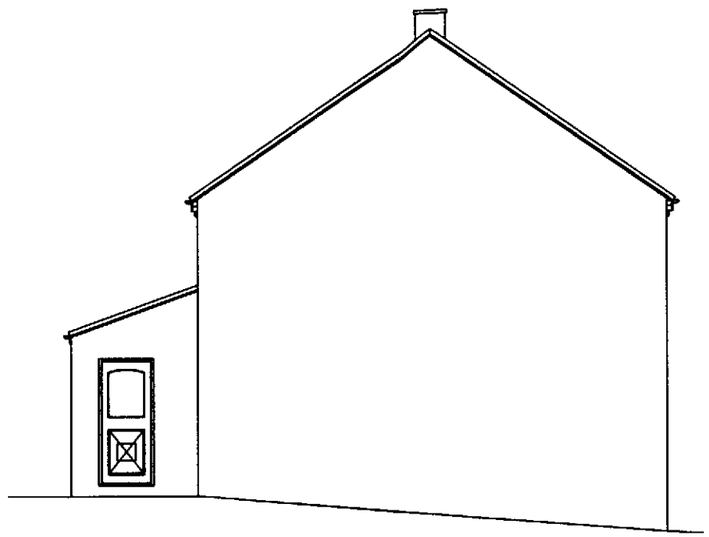
63. All service penetrations thorough garage ceiling to have proprietary intumescent collars to maintain 30 minute Compartmentation to floor. Also perimeter of garage ceiling to be sealed at wall abutment with intumescent.
64. A permanent wired smoke detection system to BS 5446 to be installed in the proposed development wired direct from the distribution board. Check with the client if any existing rooms require covering.

GENERAL

65. All site measurements must be verified on site. Drawings should not be scaled and drawing dimensions are approximate guidelines. Any quiries please seek advice from the client or their agent.
66. The Building Contractor to take particular care to ensure the building is airtight. All walls to be sealed and correctly pointed, any element passing through the wall to be sealed around with a flexible fire proof gap filler, windows to be correctly fitted and fully mastic sealed, all windows to have a rubber draught gasket to resist air flow, timber ground floors to have Tyvek vapour barrier control continuous covering prior to board finish.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

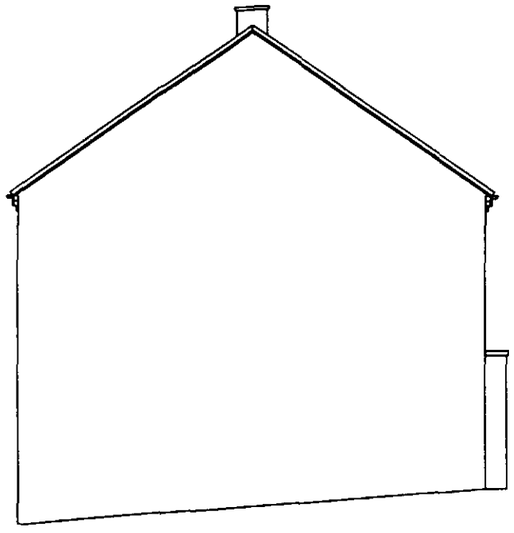
PROPOSED REAR ELEVATION

Scale 1-100
Dwg 001-13

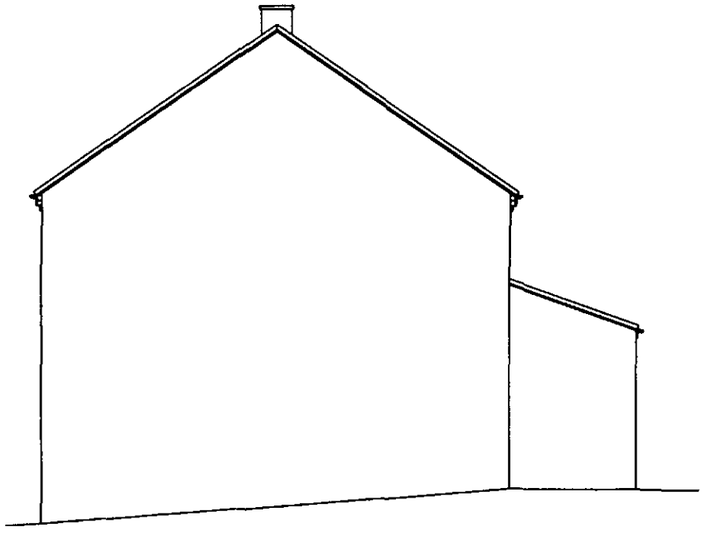
EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

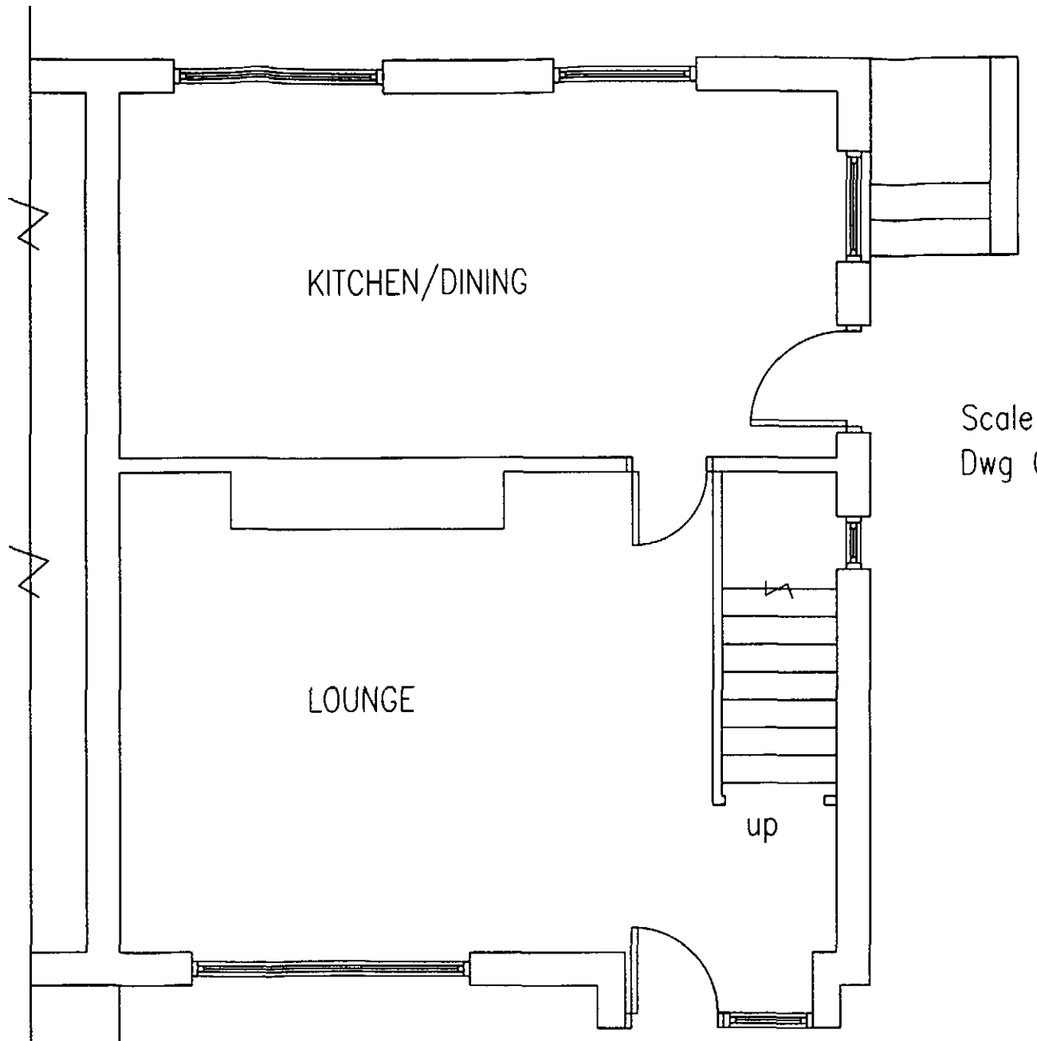


EXISTING SIDE ELEVATION
(NEIGHBOUR'S VIEW)



PROPOSED SIDE ELEVATION
(NEIGHBOUR'S VIEW)

Scale 1-100
Dwg 002-13

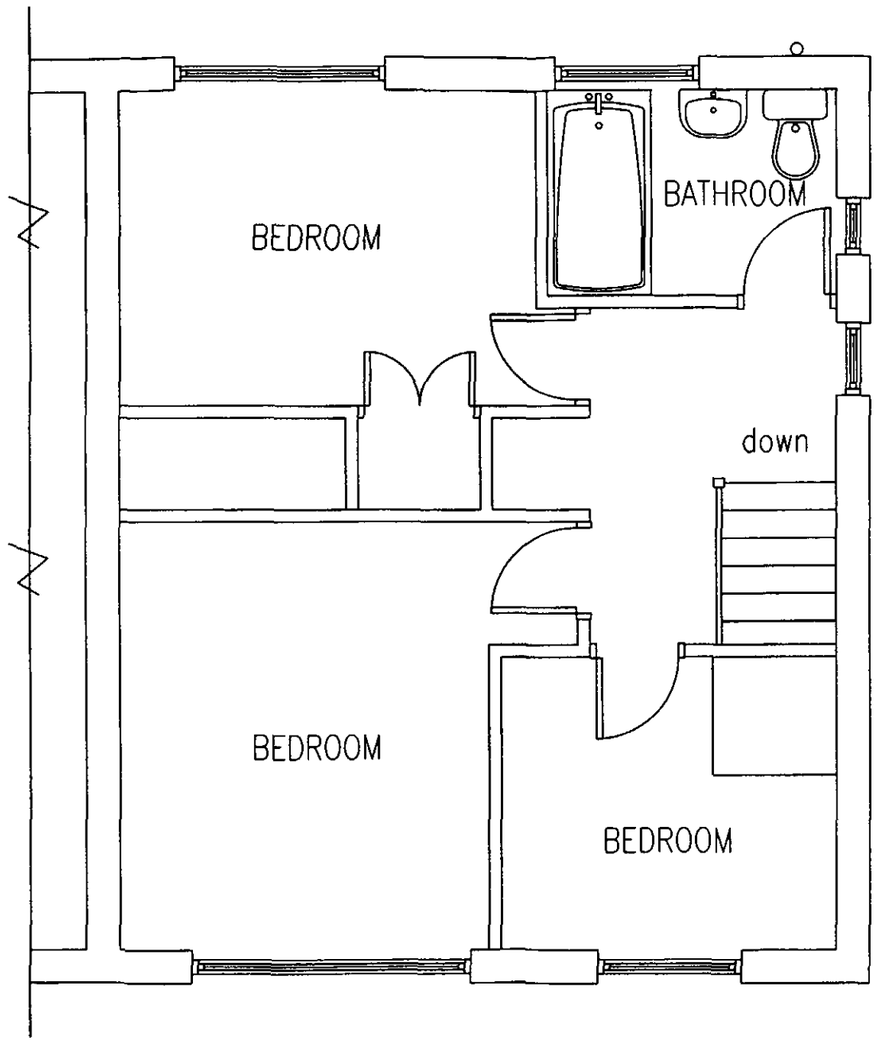


Scale 1–50
Dwg 003/13

EXISTING GROUND FLOOR PLAN

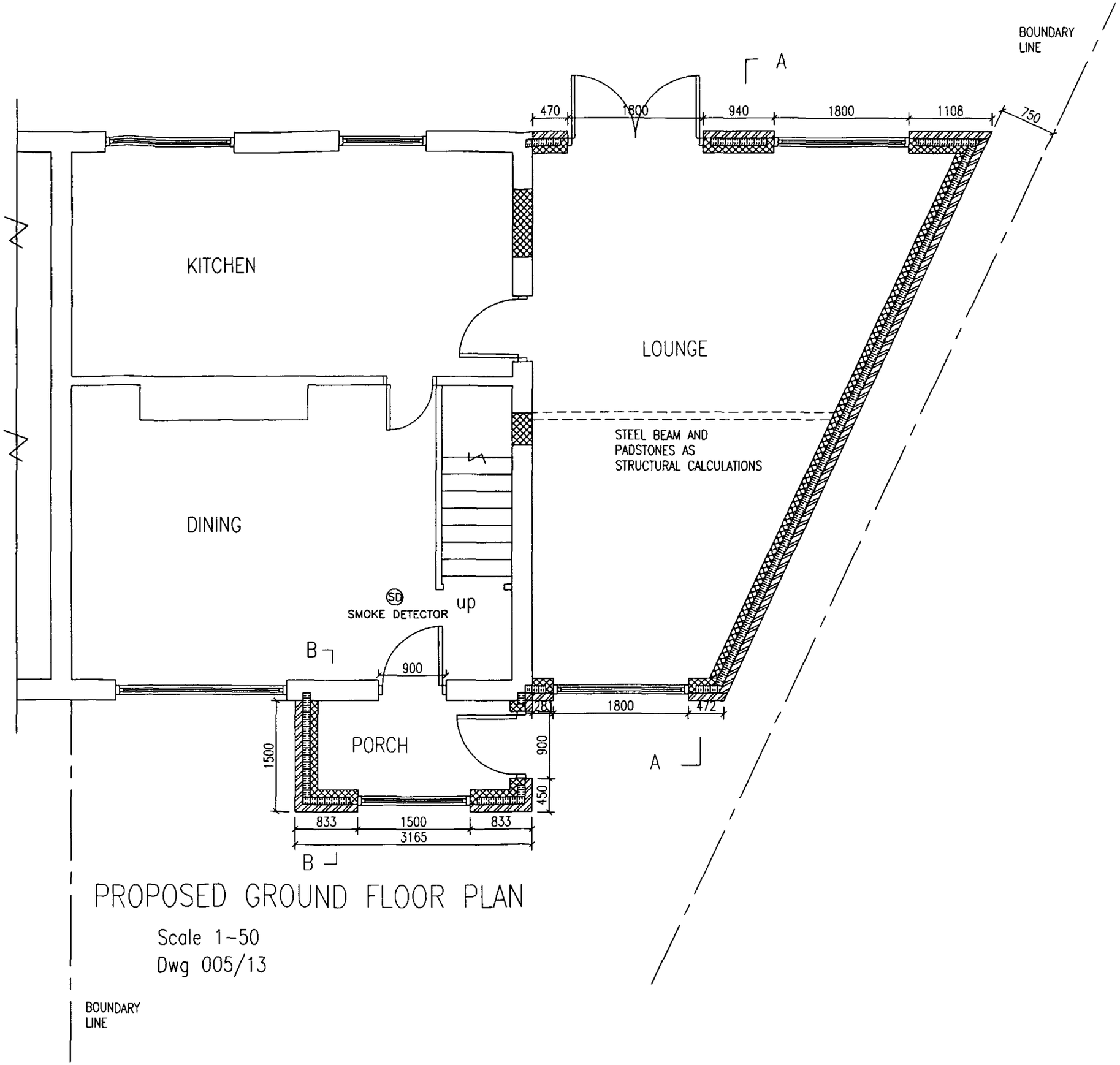
BOUNDARY
LINE

BOUNDARY
LINE



Scale 1-50
Dwg 004/13

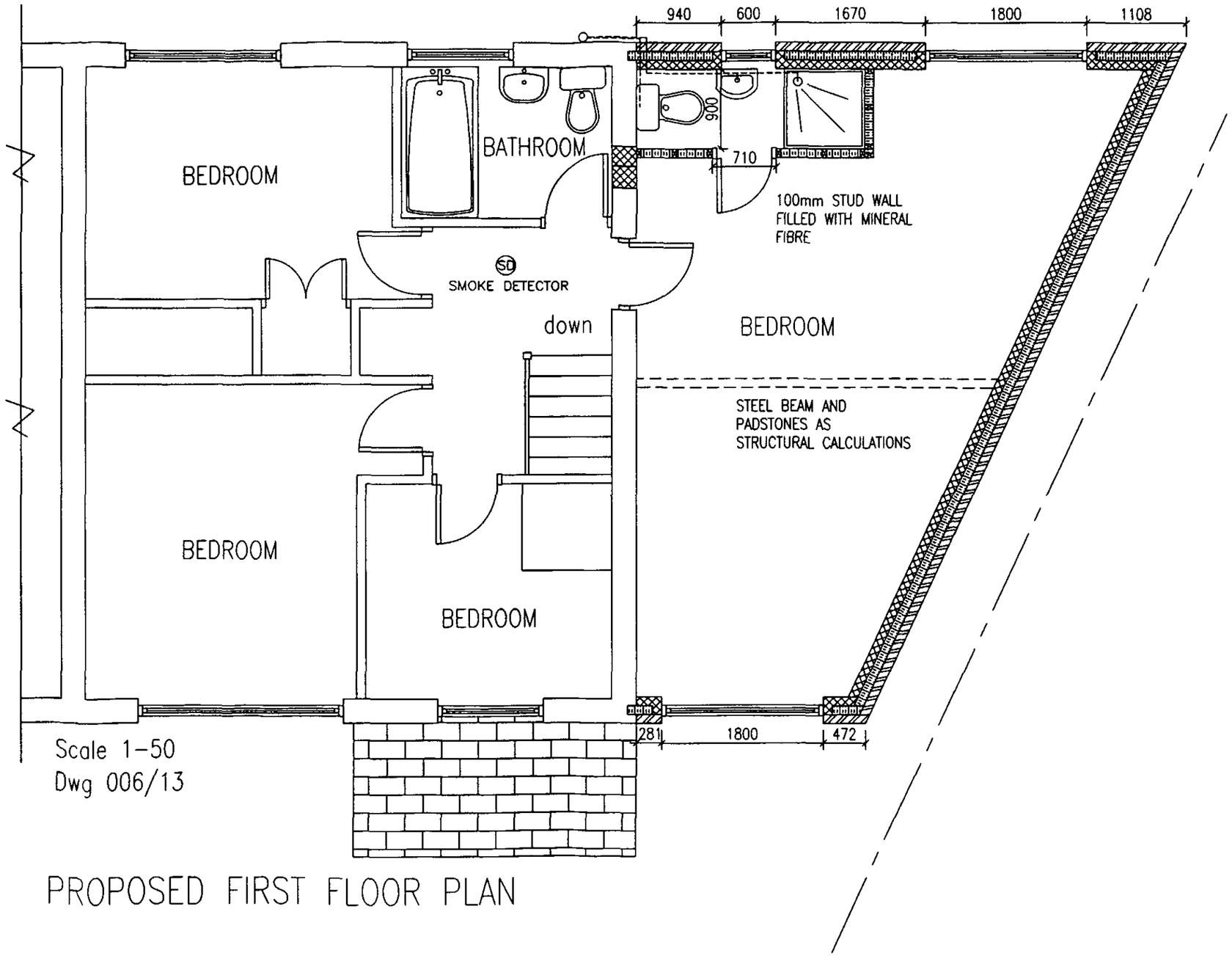
EXISTING FIRST FLOOR PLAN



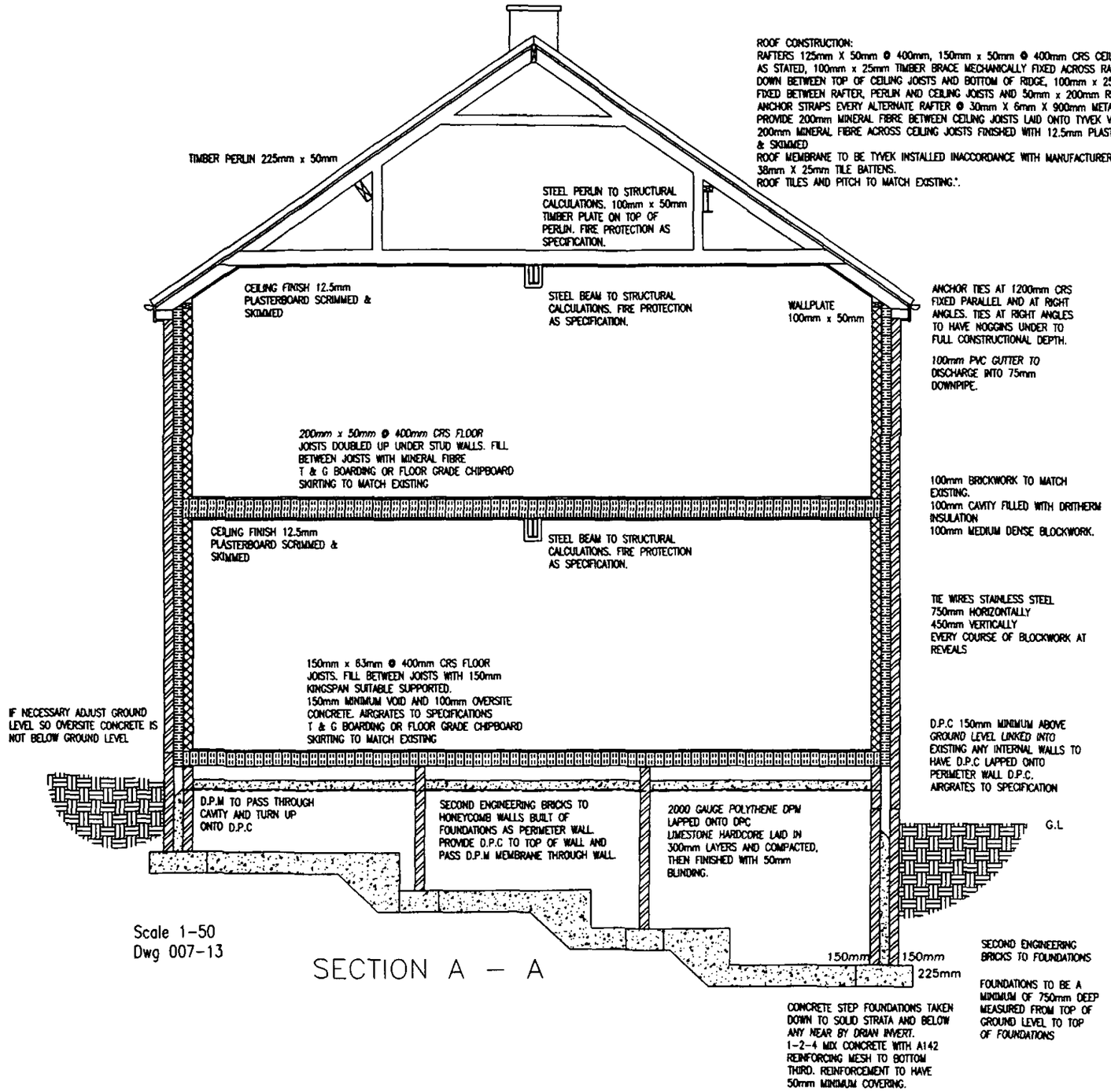
PROPOSED GROUND FLOOR PLAN

Scale 1-50

Dwg 005/13



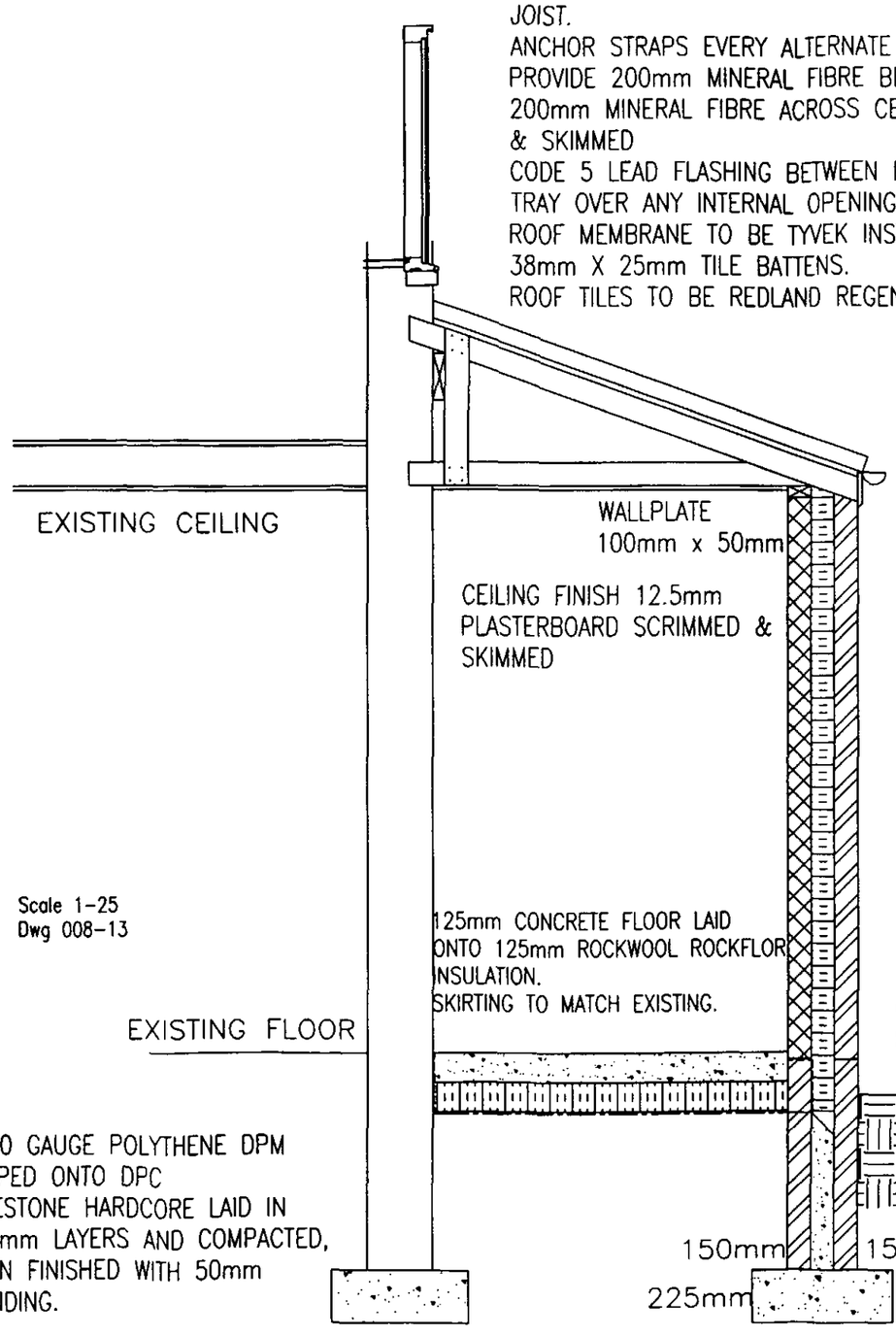
PROPOSED FIRST FLOOR PLAN



Scale 1-50
Dwg 007-13

SECTION A – A

ROOF CONSTRUCTION:
RAFTERS 100mm X 50mm @ 400mm BUILT INTO EXISTING BRICKWORK, 100mm x 50mm @ 400mm CRS CEILING JOISTS, 200mm x 50mm TIMBER BEARER BOLTED TO EXISTING BRICKWORK AND 100mm x 25mm TIMBER TIE EVERY ALTERNATE RAFTER FIXED BETWEEN RAFTER AND CEILING JOIST.
ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 900mm METAL ANCHORS.
PROVIDE 200mm MINERAL FIBRE BETWEEN CEILING JOISTS LAID ONTO TYVEK VAPOUR BARRIER AND 200mm MINERAL FIBRE ACROSS CEILING JOISTS FINISHED WITH 12.5mm PLASTERBOARD SCRIMMED & SKIMMED
CODE 5 LEAD FLASHING BETWEEN PROPOSED ROOF AND EXISTING BRICKWORK INCLUDE CAVITY DPC TRAY OVER ANY INTERNAL OPENING LAPPED ONTO LEAD FLASHING.
ROOF MEMBRANE TO BE TYVEK INSTALLED INACCORDANCE WITH MANUFACTURER LITERATURE.
38mm X 25mm TILE BATTENS.
ROOF TILES TO BE REDLAND REGENT THROUGH COLOUR OR SIMILAR WITH ROOF PITCH OF 18°.



ANCHOR TIES AT 1200mm CRS FIXED PARALLEL AND AT RIGHT ANGLES. TIES AT RIGHT ANGLES TO HAVE NOGGINS UNDER TO FULL CONSTRUCTIONAL DEPTH.

100mm PVC GUTTER TO DISCHARGE INTO 75mm DOWNPIPE.

100mm BRICKWORK TO MATCH EXISTING.
100mm CAVITY FILLED WITH DRITHERM INSULATION.
100mm MEDIUM DENSE BLOCKWORK.

TIE WIRES STAINLESS STEEL
750mm HORIZONTALLY
450mm VERTICALLY
EVERY COURSE OF BLOCKWORK AT REVEALS

D.P.C 150mm MINIMUM ABOVE GROUND LEVEL LINKED INTO EXISTING.

SECOND ENGINEERING BRICKS TO FOUNDATIONS

FOUNDATIONS TO BE A MINIMUM OF 750mm DEEP MEASURED FROM TOP OF GROUND LEVEL TO TOP OF FOUNDATIONS

CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID STRATA AND BELOW ANY NEAR BY DRIAN INVERT. 1-2-4 MIX CONCRETE WITH A142 REINFORCING MESH TO BOTTOM THIRD. REINFORCEMENT TO HAVE 50mm MINIMUM COVERING.

Scale 1-25
Dwg 008-13

SECTION B — B

EXISTING LOCATION PLAN Scale 1–1250

EXISTING SITE PLAN

Scale 1-500

438601

PROPOSED SITE PLAN

Scale 1-500