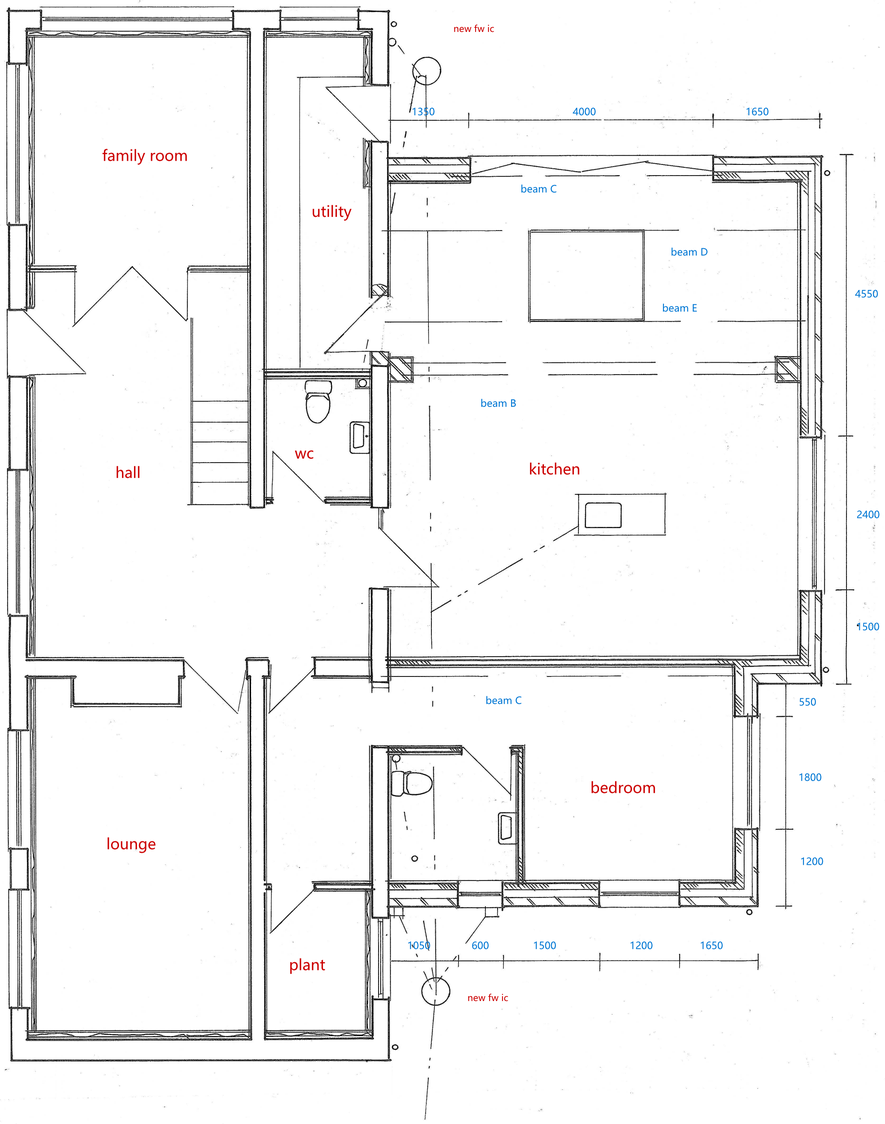
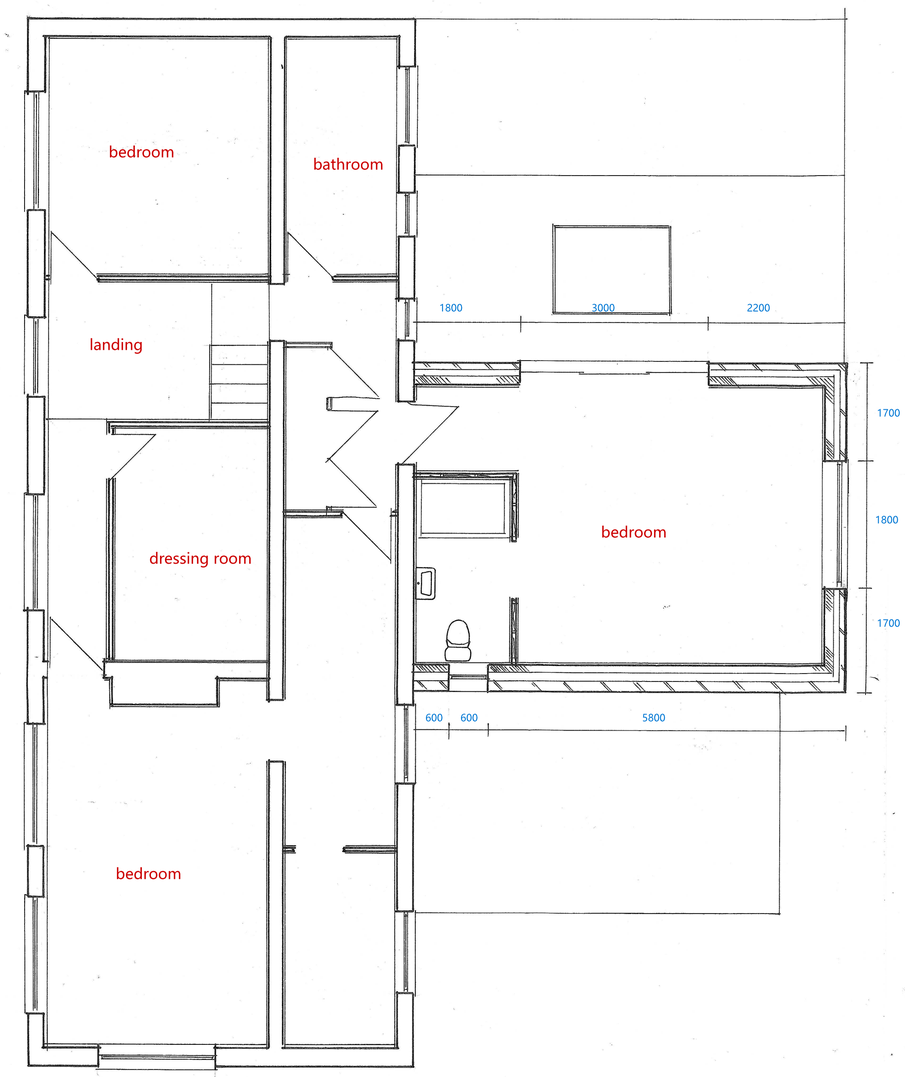
Ground Floor Plan



First Floor Plan



BUILDING SPECIFICATION

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE THE CURRENT BUILDING REGULATIONS AND TO BE TO THE SATISFACTION OF THE INSPECTING AUTHORITY.

FOUNDATIONS: STRIP FOUNDATIONS TO BE USED AND TO BE A 600MM WIDE X450MM DEEP UNLESS OTHERWISE SPECIFIED CONCRETE TO BE RC35P STRENGTH AND TAKEN DOWN TO A VIRGIN AND LOAD BEARING STRATA MINIMUM 1000MM DEEP OR TO THE DEPTH OF ANY ADJACENT DRAINS WHICHEVER IS THE GREATER. STEPS IN FOUNDATIONS TO BE IN ACCORDANCE WITH DIAGRAM 22 APPENDIX A.

RADON PROTECTION: BASIC RADON PROTECTION TO BE PROVIDED VIA THE 1200GAUGE FLOOR DAMP PROOF MEMBRANE LINKED WITH A SUITABLE CAVITY TRAY WITH WEEP HOLES AT 400MM CENTRES. ALL SERVICES PENETRATING AND JOINTS TO THE 1200G D.P.M. TO BE SUITABLY TAPED AND SEALED.

GROUND FLOOR: 100MM CONCRETE FLOOR ON 1200G DAMP PROOF MEMBRANE ON 150MM CELOTEX INSULATION 1200G D.P.M. ON 25MM SAND BLINDING ON 100MM COMPACTED HARDCORE D.P.M. LINKED TO D.P.C OF INTRNAL CAVITY WALL WITH 25MM CELOTEX PERIMETER EDGE INSULATION. EXISTING TIMBER FLOOR TO HOUSE TO HAVE 100MM DIAMETER UPVC DUCTS LAID UNDERNEATH NEW CONCRETE FLOOR AND TAKEN TO 225X75MM UPVC AIRBRICKS.

EXTERNAL WALLS: TO BE 300MM THICK CAVITY WALLS COMPRISING OF RENDER FINISH ON OUTER SKIN OF 100MM FIBROLITE BLOCKS, 100MM CAVITY FILLED WITH 100MM EXTRATHERM CAVITY THERM AND INNER SKIN OF 100MM CELCON SOLAR LIGHTWEIGHT BLOCKS WITH 12.5MM PLASTERBOARD AND SKIM WALL TO ACHIEVE A U VALUE NOT GREATER THAN 0.18 W/M2K. ALTERNATIVLY USE 150MM CAVITY DRYTHERM 32 INSULATION BATTS BOTH SKINS TIED TOGETHER USING 225MM LONG STAINLESS STEEL VERTICAL TWIST TYPE WALL TIES AT 750MM HORIZONTAL CENTRES AND 450MM VERTICAL CENTRES, MAXIMUM 225MM CENTRES AT REVEALS. BOTH SKINS TO HAVE A RUBATHENE POLYTHENE D.P.C 150MM MINIMUM ABOVE GROUND LEVEL. A CLEAR CAVITY OF 225MM IS TO BE MAINTAINED BELOW THE LOWEST D.P.C. LEVEL, CAVITY BELOW THIS IS TO BE FILLED WITH A LEAN-MIX CONCRETE IF APPLICABLE. CONCRETE COMMONS OR PROPRIETARY TRENCH BLOCKS ARE TO BE USED BELOW. INSULATED CAVITY CLOSURES TO BE USED IN REVEALS.

DOORS AND WINDOWS: U.P.V.C. DOUBLE GLAZED WINDOWS UNITS TO HAVE A MINIMUM 16MM AIRSPACE WITH A SOFT LOW E COATING(EN1026) ARGON GAS FILLED TO ACHIEVE A U VALUE NOT GREATER THAN 1.4W/M2K. ALL OPENINGS TO HAVE A SUITABLE GATNIC LINTEL ABOVE WITH 150MM MINIMUM END BEARING. ALL LINTELS TO BE FINISHED WITH 12.5MM PLASTERBOARD AND 5MM SKIM PLASTER. ANY GLAZING IN DOORS OR IN WINDOWS ADJACENT TO DOORS AND ANY GLAZING IN WINDOWS WITH A SILL HEIGHT OF LESS THAN 800MM FROM FINISHED FLOOR LEVEL TO BE SAFETY GLASS IN ACCORDANCE WITH BS6206 AND STAMPED ACCORDINGLY. ALL BEDROOM WINDOWS TO BE SUITABLE FOR MEANS OF ESCAPE PURPOSES I.E. 450MMX750MM HIGH CLEAR OPENINGS WITH BOTTOM OF THE OPENING BEING BETWEEN 800MM AND 1100MM FROM FINISHED FLOOR LEVEL.

PURGE/BACKGROUND VENTILATION: WINDOWS IN HABITABLE ROOMS TO HAVE AN EFFECTIVE OPENING AREA OF NOT LESS THAN 1/20TH THE FLOOR AREA OF THAT ROOM FOR A WINDOW THAT OPENS 30 DEGREES OR MORE AND NOT LESS THAN 1/10TH THE FLOOR AREA OF THAT ROOM FOR A WINDOW THAT OPENS 30 DEGREES OR LESS. OPENING WINDOWS TO BE PROVIDED ELSEWHERE. TRICKLE VENTS TO BE FITTED TO WINDOW HEADS 8000MM2 MINIMUM IN HABITABLE ROOMS AND 4000MM2 MINIMUM ELSEWHERE. WHERE TRICKLE VENTS AND MECHANICAL EXTRACT FANS ARE FITTED IN THE SAME ROOM, THEY SHOULD BE 300MM MINIMUM APART. ALLOW FOR A 10MM AIR GAP TO BE MAINTAINED BELOW ALL INTERNAL DOORS ABOVE THE FLOOR FINISH TO ALLOW CROSS VENTILATION.

MECHANICAL VENTILATION: BATHROOM/EN-SUITE TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF 15LITRES/SECOND.

FINISHES: ALL WALLS TO BE FINISHED USING 12.5MM PLASTERBOARD ON DABS WITH A 5MM SKIM FINISH. ALL PLASTERBOARD IN KITCHENS, BATHROOMS AND EN-SUITE TO BE MOISTURE RESISTANT. CEILINGS TO BE UNDERLINED USING 12.5MM THICK PLASTERBOARD AND 5MM SKIM FINISH.

HEATING: THE EXISTING BOILER SYSTEM IS TO BE ASSESSED AND ITS ADEQUACY CHECKED TO ALLOW THE ADDITION OF NEW RADIATORS TO THE EXTENSION. RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES WITH A SUITABLE THERMOSTATIC CONTROL TO THE GROUND FLOOR. ALL WORK TO BE CARRIED OUT BY A REGISTERED GAS SAFE PERSON AND CERTIFIED ON COMPLETION. ALL PIPEWORK OUTSIDE THE BUILDING FABRIC INSULATION LAYERS TO BE WRAPPED IN AN INSULATION MATERIAL HAVING A THERMAL CONDUCTIVITY AT 40 DEGREES NOT EXCEEDING 0.035W/MK. THICKNESS TO BE EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE.

LIGHTING: ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO 75% OF ALL FIXED LIGHTING FITTINGS. THIS SHOULD BE ACHIEVED BY FIXED LIGHTING THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT WATT. EXTERNAL LAMP CAPACITY NOT TO EXCEED 150 WATTS PER LIGHT FITTING AND TO AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

ELECTRICAL: ALL ELECTRICAL WORKS TO COMPLY WITH THE CURRENT ADDITION OF THE INSTITUTE OF ELECTRICAL ENGINEERS REGULATIONS AND COMPLETE WITH SUITABLE EARTH BONDING TO ALL PIPES AND FITTINGS. ALL ELECTRICAL CABLES TO BE SUITABLY RECESSED IN A PLASTER CHASE TO WALLS AND COVERED IN A SUITABLE CONDUIT. ON COMPLETION OF THE WORK A SUITABLE PART P CERTIFICATE SHOULD BE ISSUED TO THE BUILDING OWNER AND INSPECTING AUTHORITY.

DRAINAGE: DRAINS TO BE 100MM U.P.V.C. UNDERGROUND DRAINAGE LAID TO A FALL OF 1:40 WITH 150MM THICK PEA GRAVEL SURROUND. NEW U.P.V.C. INSPECTION CHAMBERS AS SHOWN ON PLANS TO BE BEDDED ON PEA GRAVEL. ALL WASH HAND BASINS TO HAVE 32MM WASTE PIPES, 38MM TO SINKS, BATHS AND SHOWERS ALL FITTED WITH 75MM DEEP SEAL TRAPS CONNECTED TO 100MM SOIL PIPES ENCASED IN 12.5MM PLASTERBOARD AND SKIM WITH 100MM FIBREGLASS SOUND INSULATION. SOIL PIPE TO EXTEND 1000MM ABOVE HIGHEST WINDOW LEVEL. WHERE LENGTH OF BRANCH PIPE EXCEEDS 3000MM THE DIAMETER IS TO BE INCREASED TO 80MM. NO BRANCH CONNECTION TO BE WITHIN 200MM OF THE W.C. CONNECTION INTO THE EXISTING SOIL AND VENT PIPE. INSTALLATIONS TO COMPLY WITH LOCAL AUTHORITY WATER BY LAWS AS APPLICABLE.110MM U.P.V.C. GUTTERS 75MM RAINWATER PIPES. ALL GUTTERS TO BE TAKEN TO A SUITABLE SOAKAWAY POSITIONED 3000MM FROM ANY BUILDING/BOUNDARY AND SUBJECT TO A PERCOLATION TEST. SOAKAWAY TO BE DESIGNED IN ACCORDANCE WITH BRE DIGEST 365 OR TO A COMBINED DRAIN IF APPLICABLE. CONCRETE LINTELS TO BE USED WHERE DRAINS PASS THROUGH THE FOUNDATION BRICKWORK.

LATERAL RESTRAINT: TO BE PROVIDED TO EXTERNAL WALLS VIA 30X5X1200MM LONG GALVANIZED MILD STEEL AT 1800MM CENTRES. STRAPS TO BE FASTENED TO FLOOR JOISTS WHICH RUN PARALLEL AND AT RAFTER AND CEILING JOINT LEVEL. ALL STRAPS TO BE FULLY NOGGED OUT USING 38X100MM S.W. TIMBER NOGGINS.

SMOKE DETECTION: MAINS OPERATED INTERLINKED SMOKE DETECTOR AND HEAT DETECTOR TO KITCHEN WITH BATTERY BACK UP AS SHOWN ON PLANS.

STUD WALLS: 100X47MM TIMBERS TO HEAD AND SOLEPLATES WITH VERTICAL STUDS AT 600MM CENTRES WITH 100MM FIBREGLASS BETWEEN AND 12.5MM PLASTERBOARD AND SKIM FINISH.

ANY FOUL DRAIN WITHIN 3 METRES OF THE EXTENSION SERVING OTHER PROPERTIES IS CLASSED AS A PUBLIC SEWER AND WILL REQUIRE A BUILDING CLOSE TO APPLICATION WITH SEVERN TRENT WATER PLC LTD.

FLAT ROOF: SARNIFILL SINGLE PLY MEMBRANE ON VAPOUR BARRIER ON 150MM CELOTEX INSULATION ON 22MM OSB ON FIRRINGS TO FALL 1:60 ON 150X47MM C24 FLAT ROOF JOISTS AT 600MM CENTRES TRIPLED UP AROUND 1.8X1.M LANTERN LIGHT WITH DOUBLE GLAZED UNITS ARGON GAS FILLED LOW E AND TOUGHENED GLASS WITH 12.5MM PLASTERBOARD AND SKIM CEILING. 150MM HIGH FLASHING AT WALL ABUTMENT.

PITCHED ROOF: CONCRETE TILES TO MATCH EXISTING ON 38X50MM TILE BATTENS ON TYVEK SUPRO BRATHER FELT ON 150X47MM RAFTERS AT 600MM CENTRES FIXED TO 200X47MM POLEPLATE RAWL BOLTED TO WALL AT 400MM CENTRES AND 100X47MM WALLPLATE WITH 100MM CELOTEX BETWEEN AND ADDITIONAL 80MM CELOTEX TO THE UNDERSIDE RAFTERS DOUBLED UP AROUND ROOFLIGHTS 12.5MM PLASTERBOARD AND SKIM . WALLPLATE STRAPPED TO BLOCKWORK AT 1800MM CENTRES WITH 30X5MM STAINLESS STEEL STRAPS 1200MM LONG.CODE 4 LEAD FLASHINGS AT ROOF TO WALL ABUTMENTS.

FIRST FLOOR: 22 MM MOISTURE RESISTANT CHIPBOARD GLUED AND SCREWED ONTO TIMBER ENGINEERED JOISTS AT 600MM CENTRES WITH 100MM MINERAL WOOL SOUND DEADENING INSULATION BETWEEN AND 12.5MM FIRELINE PLASTERBOARD AND SKIM

PROPOSED FLOOR PLANS AT

126 LINKMEL ROAD

EASTWOOD

SCALE 1:50