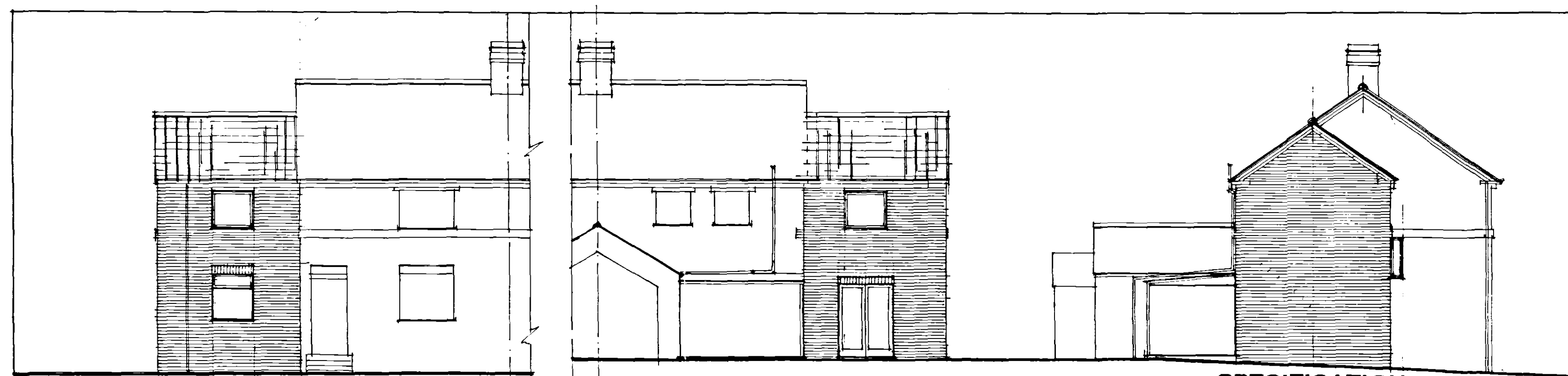




North
PROPOSED ELEVATIONS

South

East

SPECIFICATION

1. EXTERNAL FINISHES

A. To be built in buff facing brickwork to match as near as possible the existing building.

B. Roof is to be covered in brown concrete interlocking tiles to match as near as possible the existing roof.

2. FOUNDATIONS

Provide concrete strip footings where shown dotted on the drawing in ST4 mix 610mm wide x 225mm thick. All foundations are to be taken down to a suitable load bearing strata minimum 550mm deep increased to a minimum of 1.00m deep if shrinkable sub-soil is encountered. Provide & fix a Denspro-Scott roof barrier by Peter Scott Tree Care Ltd or similar approved in accordance with the manufacturers instructions to protect the foundations from damage by the adjoining neighbouring tree & hedge.

3. WALLS

The 280mm cavity external walls forming the ground & first floor extensions are to comprise 115mm brick outer skin, 65mm cavity with 65mm 'Dritherm' insulation baps to the full height of the wall commencing 150mm below the floor insulation to the two storey extension & carried through & linked with the roof insulation, 100mm lightweight insulation block inner skin in 'Thermatec' Turbo blocks or blocks having an equivalent 'U' value, 13mm dense or lightweight plaster finish internally to give 0.32W/m²K. Build in as the work proceeds twisted stainless steel wall ties to BS1243 spaced 900mm horizontally & 450mm vertically (max) with additional ties to all formed openings & vertical expansion joints. Provide mechanical fixings at the abutments of all new walls to the existing fixed strictly in accordance with the manufacturers instructions. Close cavities to external openings & reveals & at every cavity closure provide vertical & horizontal D.P.C.'s & cavity trays as appropriate. Build in as the work proceeds 'Carnic' or similar approved insulated combined lintels to all the external openings & standard 100mm corrugated lintels to the internal openings sized & fixed strictly in accordance with the manufacturers recommendations. Close cavities around all external openings with 'Thermabate' or similar approved insulated cavity closers. Provide pitch-polymer or bit-lead D.P.C.s to any new walls at ground floor level. The first floor wall between the bathroom & the landing is to be formed with 100mmx50mm studing at 600mm centres with noggins at 800mm centres covered both sides with 13mm wellboard supported to all edges which may involve additional noggins as necessary. The walls are to be finished with a 5mm skim coat of plaster and you are to incorporate a 25mm Gypglass sound absorption blanket within the wall.

4. SOLID FLOORS

The solid floor to the extension is to comprise of mechanically compacted hardcore laid & compacted in not more than 150mm thick layers with 50mm compacted sand levelling over covered with 1200mm polythene membrane brought up the side of the site slab & tucked into the DPC 50mm. 100mm oversite concrete laid on 100mm Polyfoam Plus Floorboard 220 with a 65mm cement and sand screed over to give 0.22W/m²K.

5. SUSPENDED FLOOR

Form the suspended floor to the area of the first floor extension out of 170x63mm C16 Grade joists to be at not more than 400mm centres & include all necessary herringbone struts & beam straps as required under the Building Regulations & cover with 19mm floor-grade T&G jointed decking. Include in the floor 100mm of Gypglass 1000 sound absorption blanket & cover the underside with plasterboard which is to be fully supported to all edges and have a 5mm skim coat finish.

6. ROOF

The roof covering is to comprise of concrete interlocking tiles to match as near as possible those on the existing roof & fixed strictly in accordance with the manufacturers instructions laid on treated battens complying with BS4471 on 'Tyvek' Supro-Plus breather underlay laid with 150mm laps & to be fully supported at eaves level. The roof is to be fabricated with 'Fink' type prefabricated gable roof trusses by a specialist manufacturer complying fully with BS5268 pt3, 1985 & fixed strictly in accordance with the manufacturers instructions at 600mm centres (max). Additional strengthening timbers are to be incorporated in the roof structure in accordance with TRDA tech bulletin No1 comprising 2No 100x25mm ceiling binders, 100x25mm ridge binder, 100x25mm bracing on internal members and diagonal ceiling ties. 100x50mm continuous wall plate bedded in cement sand mortar (1:3) with 5mm MS anchor straps at not more than 1.800m centres. Provide and fix 5mm gable straps to the spars & ceiling joists in accordance with the Building Regulations. If water storage tanks are to be positioned in the roof then additional supporting timbers are to be provided in accordance with BS5268 pt3. Provide and fix 5mm MS gable straps as appropriate at not more than 2.00m centres to span 3 trusses and provide & fix packing between the wall & the first truss. All structural timbers are to be SC3 grade timber and any timbers which are to be concealed or built in are to be pressure treated with an approved preservative. The roof space is to be insulated throughout with 100mm Crown Wool insulation laid between the ceiling joists.

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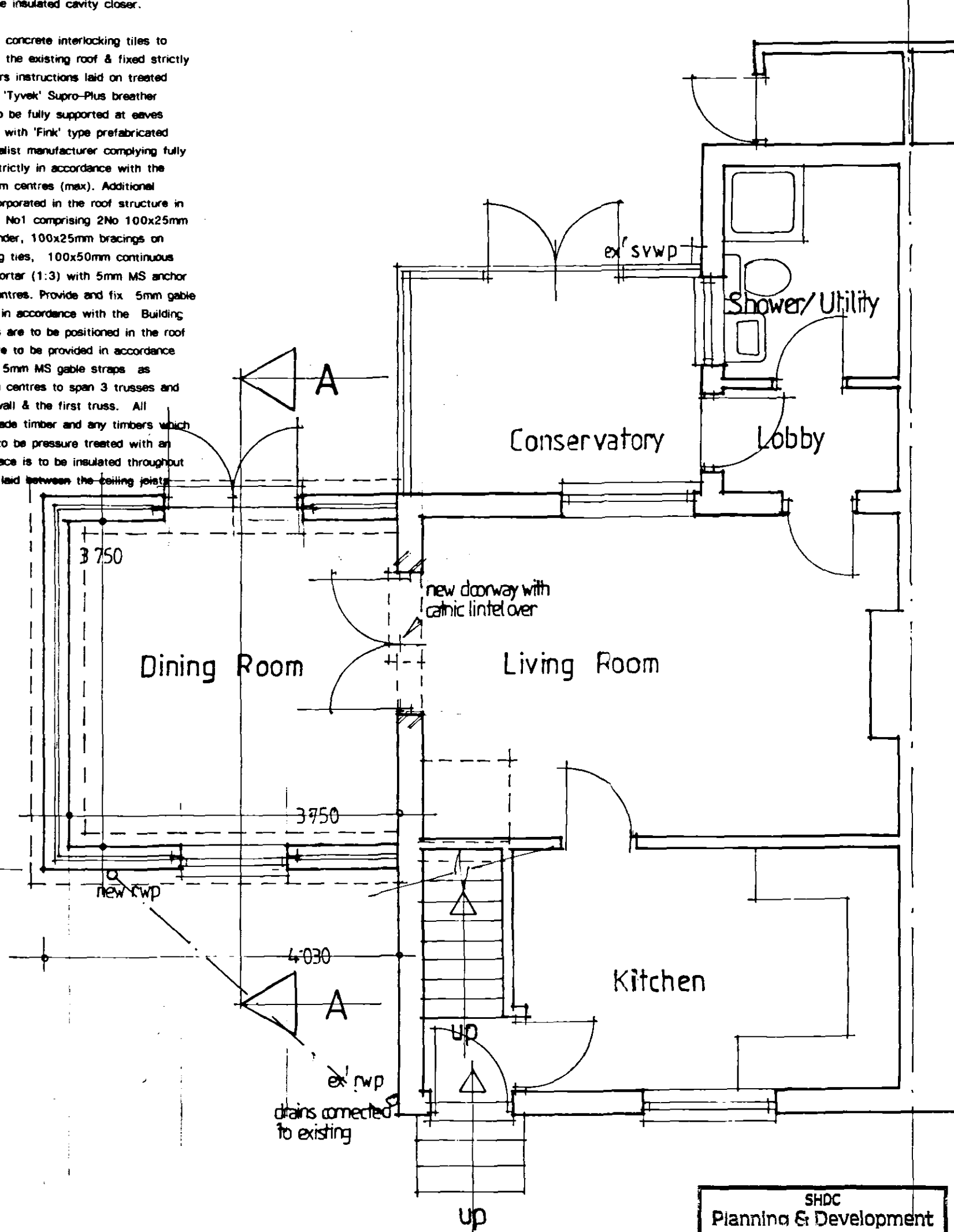
5. WINDOW FRAMES

The window frames to the extension are to be PVCu units by an approved specialist manufacturer. All windows are to be double glazed with 24mm units with low 'E' glass to the inner skin of the DG units to give 2.0W/m²K. Safety glass complying with BS6206 is to be used in any doors, any glazing within 300mm of door edges & any glazing within 800mm of floor level. All windows to incorporate controllable trickle ventilators giving 8000mm² free air space for habitable rooms & 4000mm² for non-habitable rooms & each to have fitted fly screens & in addition the window frames are to have operable areas equivalent to 1/20th of the floor area of the room they serve & the bedroom window is to be provided with an escape opening light as defined in the Building Regulations. The window frames are to be recessed in the openings to ensure a minimum of 30mm overlap of the frame with the insulated cavity closer.

6. ROOF

The roof covering is to comprise of concrete interlocking tiles to match as near as possible those on the existing roof & fixed strictly in accordance with the manufacturers instructions laid on treated battens complying with BS4471 on 'Tyvek' Supro-Plus breather underlay laid with 150mm laps & to be fully supported at eaves level. The roof is to be fabricated with 'Fink' type prefabricated gable roof trusses by a specialist manufacturer complying fully with BS5268 pt3, 1985 & fixed strictly in accordance with the manufacturers instructions at 600mm centres (max). Additional strengthening timbers are to be incorporated in the roof structure in accordance with TRDA tech bulletin No1 comprising 2No 100x25mm ceiling binders, 100x25mm ridge binder, 100x25mm bracing on internal members and diagonal ceiling ties. 100x50mm continuous wall plate bedded in cement sand mortar (1:3) with 5mm MS anchor straps at not more than 1.800m centres. Provide and fix 5mm gable straps to the spars & ceiling joists in accordance with the Building Regulations. If water storage tanks are to be positioned in the roof then additional supporting timbers are to be provided in accordance with BS5268 pt3. Provide and fix 5mm MS gable straps as appropriate at not more than 2.00m centres to span 3 trusses and provide & fix packing between the wall & the first truss. All structural timbers are to be SC3 grade timber and any timbers which are to be concealed or built in are to be pressure treated with an approved preservative. The roof space is to be insulated throughout with 100mm Crown Wool insulation laid between the ceiling joists.

PROPOSED FIRST FLOOR PLAN



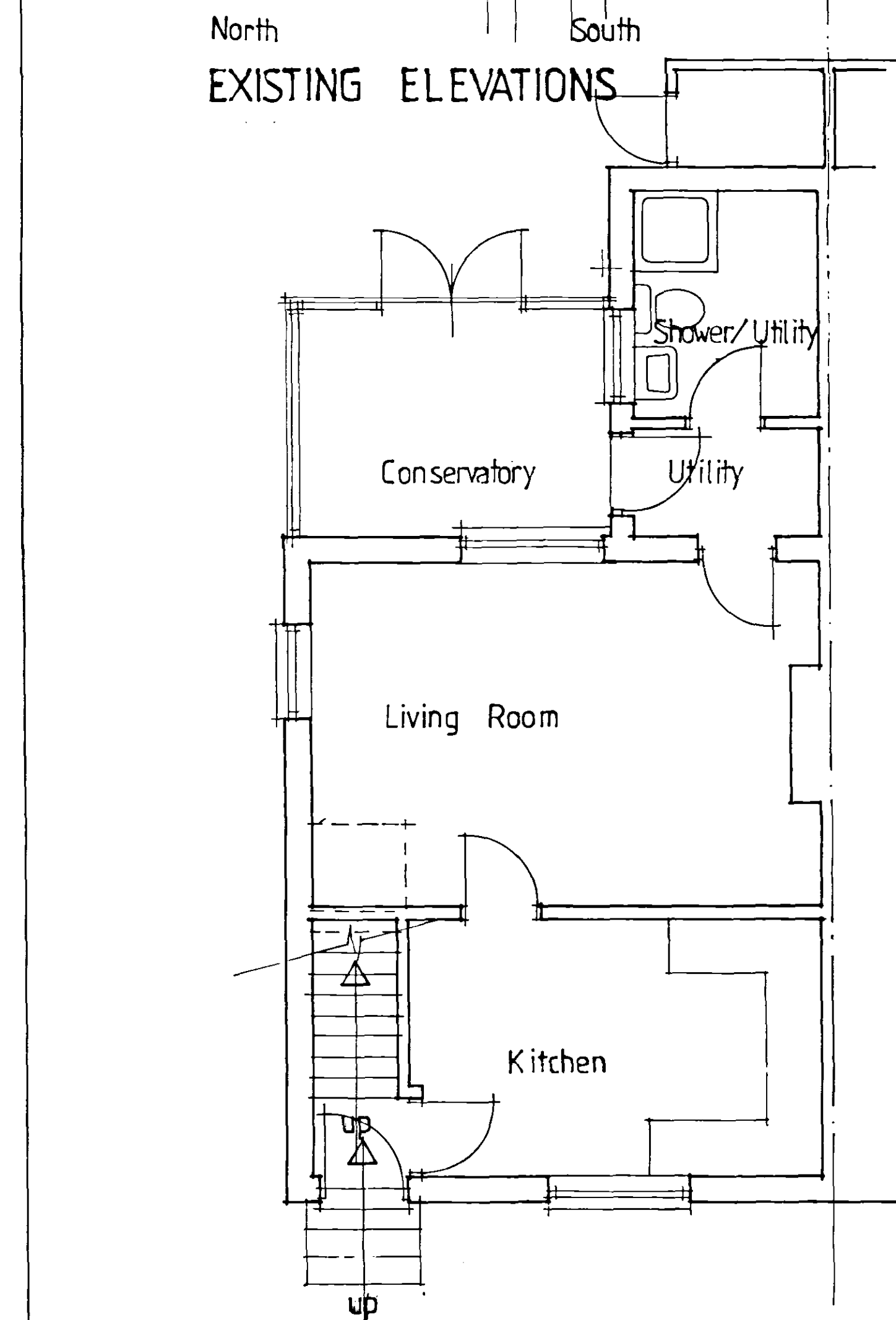
SHDC
Planning & Development
14 OCT 2005
Ref: 1405/05



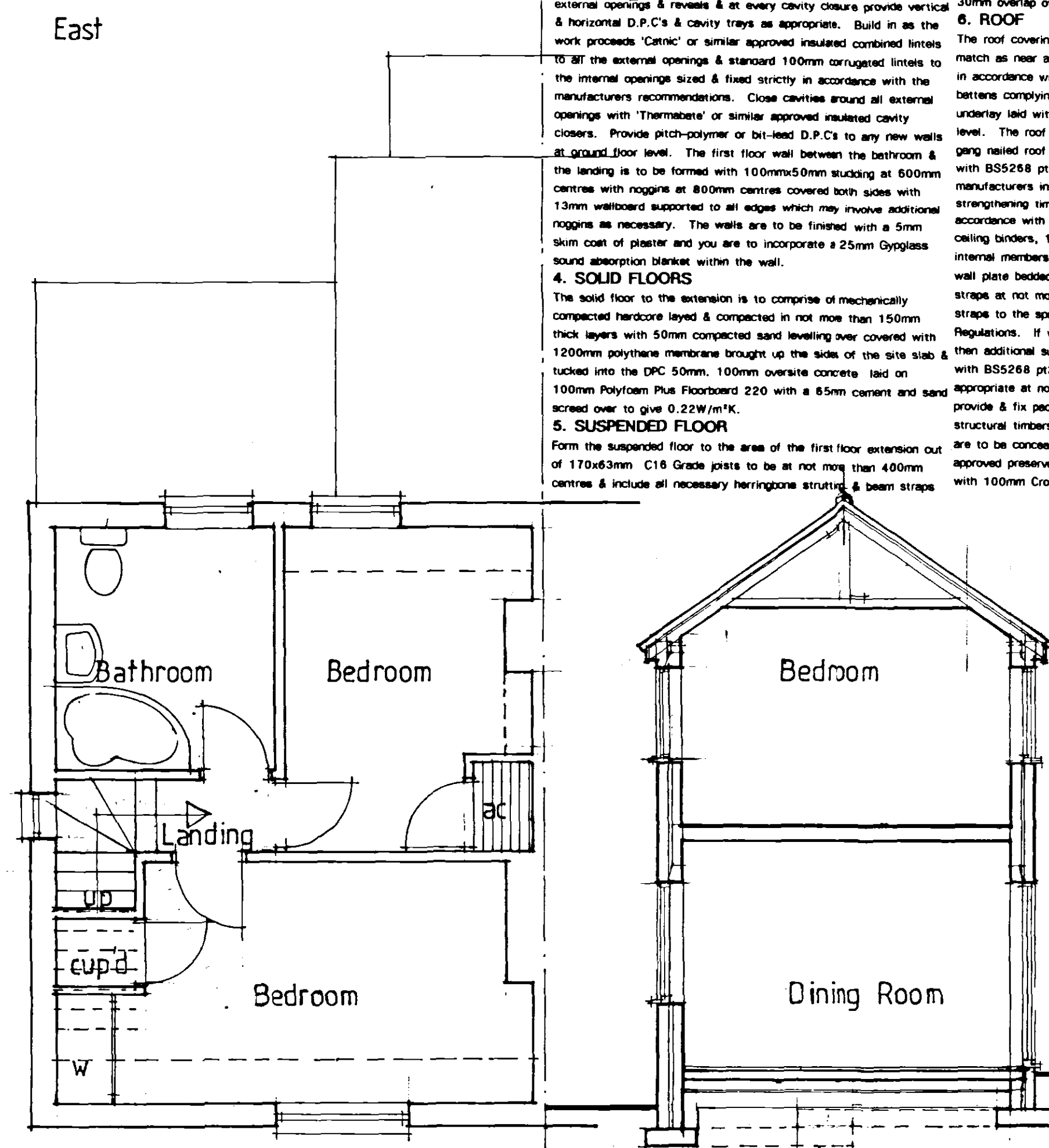
North
EXISTING ELEVATIONS

South

East



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SECTION A - A

PROPOSED GROUND FLOOR PLAN

SPECIFICATION cont'

with 150mm Crown wool insulation laid over in the opposite direction to give 0.16W/m²K. The insulation is to be well tucked in at the eaves to give continuity with the wall insulation. Provide 25mm deal fascias & exterior quality ply soffit boards all to match those on the existing roof & provide & fix PVC gutters and downpipes in the positions indicated to match those on the existing roof and connect to the existing drain runs. The first floor ceiling to the extension is to be formed with 13mm foil backed plasterboard which is to be fixed and supported on all edges with additional noggins as appropriate and finished with a 5mm plaster skim coat. An insulated access hatch is to be incorporated into the new roof space in the bedroom and to be fully weatherstripped as per the Building Regulations.

7. FIRE DETECTION

Provide mains operated smoke detector to the landing & entrance lobby (if not already fitted) with their own dedicated electrical supply. The units are to be interconnected and comply fully with BS5446.

8. VENTILATION

Provide mechanical extraction to the bathroom to give 15 litres per sec³ extraction rate (min) to discharge externally

9. DRAINS

All drain fittings are to be in UPVC were complying fully with & installed in accordance with approved Document H (2002) edition of the Building Regulations 2000. All sanitary fittings are to have 32mm int' dia. wastes (mm) & 75mm deep seal traps & all pipe runs are to have rodding access points at each change of direction. All above ground drains are to comply with BS5572. The re-positioned bath is to be connected to the existing SVWP where shown. The new RWP's are to be connected into the existing SW drains.

10. CENTRAL HEATING & WATER HEATING

The heating for the extension is to be from the existing boiler & connected into the existing radiator. The additional rooms are to be heated by radiators, each having individual thermostatic controls. The hot water supply to the re-positioned sanitary fittings is to be fed from the existing HW system & the pipework is to be insulated where passing through concealed or unheated areas & up to 1.000m from the cylinder. Pipe insulation is to have a thermal rating of 0.45W/m²K and a thickness equal to the outside diameter of the pipe up to a maximum thickness of 40mm.

11. STRUCTURAL CALCULATIONS

Manufacturers calculations for the roof trusses are to be submitted to and approved by the Local Authorities prior to any works relating to these items is put in hand.

12. FLASHINGS

Flashings, soakers and secret gutters as appropriate are to be provided at all intersections in code 4 lead in accordance with the BS code of practice. Provide & fix pre-formed cavity trays above the window/door openings as appropriate with weep holes spaced in accordance with the manufacturers instructions.

13. DISABLED REQUIREMENTS

A firm level approach approximately 1.00m wide is to be provided from the highway to the rear entrance door & the doorway is to be fitted with a low rise threshold. All switches, power points, door bells & entry phones are to be positioned between 450mm & 1.200m above floor level.

14. ENERGY CONSERVATION

Approved low energy light units are to be fitted to the bathroom & altered landing & to any switched external lighting. The central heating system is to be fully time controlled.

15. ELECTRICAL INSTALLATIONS

All new electrical work is to comply with part P of the building regulations (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council shall be satisfied that part P has been fully complied with and this will require an appropriate BS7671 electrical installation certificate for the works & be issued by a person competent to do so.

16. STAIRCASE

Provide a run of balustrading at the top of the stairs/new landing 900mm high (min) with continuous guarding where no store greater than 100mm can pass through.

DETERMINED
PLAN

MR & MRS J COOK
128 STATION STREET
DONINGTON SPALDING
LINCOLNSHIRE PE11 4UJ

PROPOSED EXTENSION

Note:- The Contractor is to be responsible for checking all dimensions on site prior to works being put in hand and will also be responsible for setting out the works and determining levels.

WORKING DRAWING

DRAWING NO 05:37:01
DATE AUG / 2005
SCALES 1:50 & 1:100
AMENDMENTS

BARNHAY DESIGN SERVICES
ARCHITECTURAL TECHNOLOGISTS
THE LIMES' COWBRIDGE BOSTON
LINCOLNSHIRE PE 22 7AY
TELEPHONE / FAX 01205 : 367185