Specification Details

Foundations
Building area to be stripped of vegetation and scraped to -465mm below FFL.
Trench width to be 600mm to level -925 below FFL and crumbed out.
Footing concrete mix RC35 at 250mm thick with single layer of A393 mesh at mid depth.
Wall below DPC to be constructed of trench blocks and concrete blocks with 2 courses of brickwork on external wall.

Floor Slab
100mm of GEN3 mix concrete, left to cure for a minimum of 2 days and 7 days before loading on.

Floor Insulation
150mm of rigid polyurethane insulation board butted tightly together with strip of insulation floor up-stand.

Floor Screed
65-75mm fairly dry sand and cement floor screed to insulation floor up-stand.

External Wall Construction
External wall to achieve minimum value of 0.27/m2K comprised of Ibstock Shire Autumn Russett (tbc) facing brick and Thermalite Shield insulating block or similar, with 100mm cavity filled with Crown DriTherm Cavity Slab 32 Ultimate or sii ensuring that the insulation is continuous with the slab insulation.
Stainless steel cavity wall ties to BS1243:1978 spaced at 750mm centres horizontally/450mm vertically and 300mm stagg around all openings.
Cavities to be closed with 25mm insulated cavity closers fitted tightly to the lintels and overlapping the sill closers.
All windows and doors to be fitted with cavity trays with stop ends and weep holes as appropriate.

Lintels
IG lintels with 150mm bearing.

Windows and doors
All windows and doors to be uPVC with trickle vents to a window energy rating of B and C or above to achieve overall U v of 1.6 W/m2K. Habitable rooms to have a minimum clear opening of 450mm high and 450 wide, with an openable area 0.33msq and maximum cill height of 1100mm to the bottom of the opening.

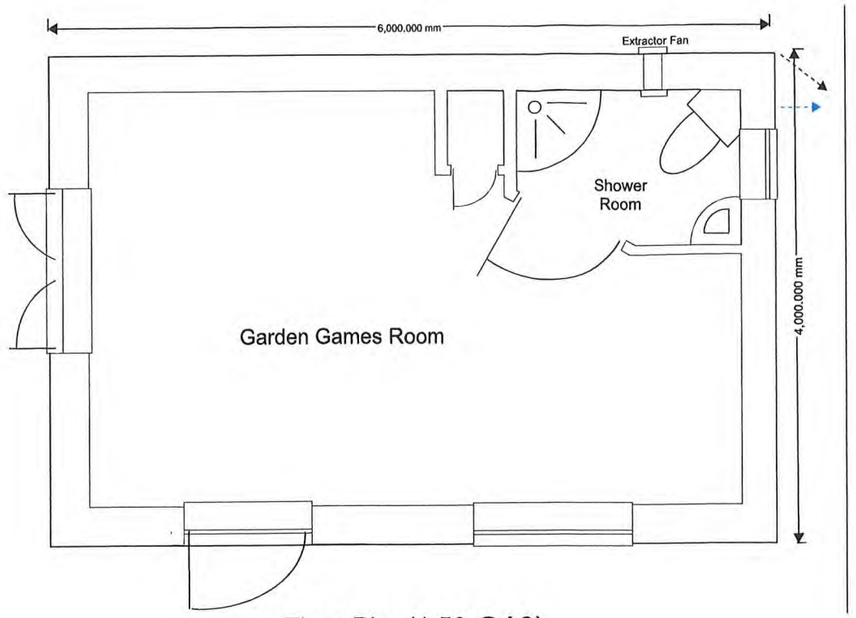
Plate
100mm x 50mm SC3 grade wall plate bedded on wall and fixed with lateral restraint straps at 2m centres.

Rainwater Drainage
uPVC guttering and downpipe via 110mm underground pipe to soakaway.

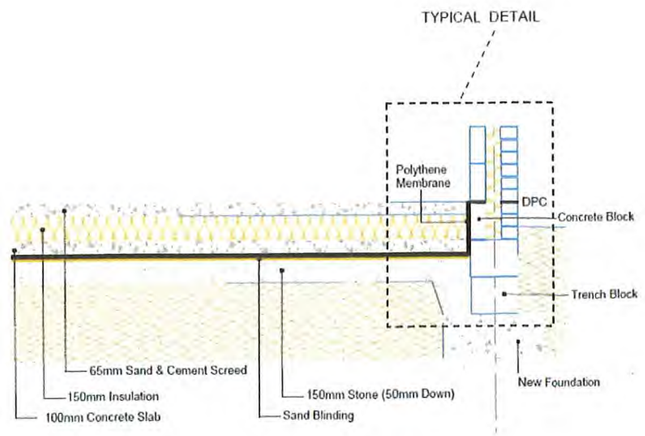
Soakaway
Soakaway to be a minimum of 1 cubic metre, filled with rubble to 450mm below ground level and covered with polythene membrane.

Foul Drainage
Foul drainage to be 110mm underground pipe bedded on pea gravel with manholes at each turn.
Gradient to be between 1 in 40 and 1 in 80 and connected to existing main sewer.

Roof Construction
Flat roof joists (in accordance with TRADA Span tables.).
EPDM rubber roof in accordance with manufacturers guidance



Floor Plan(1:50 @A3)



Section Through

L Bates

16 Stennett Avenue, Spalding
New Garden Games Room

Drawing No 02

Specification & Floor Plan

March 2025

Rev A - SHDC comments added (letter dated 02/04/25)	08/04/25)