

FOUNDATIONS: Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 600mm wide x 300mm deep under cavity walls and 450mm wide x 300mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 1200mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete 374 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHC Practice note 3 and any subsequent amendment. FOUNDATIONS REINFORCED WITH 3" TIE BARS AT MID THICKNESS OF CONCRETE. CONCRETE GRADE 30N/100' (USE STRENGTH WITH 300 Kg/m³ OPC.

CAVITY WALL CONSTRUCTION: 265mm cavity walling to consist: 100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for calcium silicate bricks. 65mm cavity: Built into cavity Rockwool cavity wall insulation Boarding in accord. 100mm internal cavity skin of tarmac hemelite insulation blockwork. Insulation on site Building Control Inspector. Foundation concrete 374 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHC Practice note 3 and any subsequent amendment. FOUNDATIONS REINFORCED WITH 3" TIE BARS AT MID THICKNESS OF CONCRETE. CONCRETE GRADE 30N/100' (USE STRENGTH WITH 300 Kg/m³ OPC.

SUB STRUCTURE WALLING: Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) in 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C. level. Internal 100mm walls below D.P.C. in Class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall. D.P.C. installed a minimum 150mm above ground level to both sides of cavity walls and all internal walls.

GROUND FLOOR CONSTRUCTION: 70mm sand/cement screed on 500 gauge p.v.c. d.p.m. on 25mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²/K) laid in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welded joints and lapped into wall d.p.c.'s 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carstone hardcore base. NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45 battens or alternatively provide a strip A252 mesh reinforcement centrally in oversite under walls 1 metre wide.

FLUE CONSTRUCTION: 225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min 600mm above ridge line and terminate in corbelled out brickwork: weak mix. Conc. infill around flue as work proceeds: trim roof around flue no timber within 40mm of flue. At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

OPEN FIRE: To be capable of burning smokeless fuel. Hearth to be constructed of non-combustible material and be min 125mm thick and project from wall face by 500mm and passed sides by min 150mm. In accordance with approved document part J (part C 1-25). Appliance to be in accordance with building regulations. Provide lowered permanent vent in external wall to give min 50% of the appliance throat opening area positioned 150mm above floor level. Provide pre-stressed concrete lintel over chimney opening.

DAMP PROOF COURSE: To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leaf of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.c. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutment flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

ROOF INSULATION: Provide 100mm fibreglass insulation quilt in between ceiling ties of trusses and 100mm fibreglass insulation quilt over ceiling ties (total thickness 200mm). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

GLAZING: All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L. and 800mm high in windows and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. Obscure glass to bathroom/en-suite and doors where req'd.

ROOF COFFING: Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1/2 untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, anticipated wind velocities and roof pitch.

ROOF CONSTRUCTION: Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at Max 1.5M % One rafter fully bledmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed. Together with min. 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1946 (and any subsequent amendment). Trusses spaced at maximum 600mm centres and pitched at 22.5° Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 2.0M, fixed with 4N 50mm B gauge CSK screws or SN 3.5 x 50mm galv. round wire nails to 2N trusses/ceiling joints minimum 4solid blocking blocking support and edge packing. All structural timbers to be kept 40mm clear of chimneys, flues etc.

ROOFSACE VENTILATION AND INSULATION: Provide eave to eave ventilation equivalent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or sim approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

SMOKE DETECTORS: To be mains operated and self contained to conform to B.S.5446 Part 1 with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a separately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min 300mm away from any light fitting. Central positions preferred, rechargeable for maintenance purposes. Away also from extreme temperatures and any condensated areas or cooking area. Sited within 7m of doors which open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz. Corridors should have more than one alarm if length exceeds 10m.

