

SPECIFICATION

200123

EXISTING FOUNDATIONS

The existing foundations are to be checked prior to work starting and found to be suitable to accept the additional loading incurred-

WALL CONSTRUCTION

To be generally 360mm thick with outer leaf of 100mm dense blockwork with render finish. 125mm wide cavity partially filled with 75mm Celotex Double R CW2000 rigid batts, fixed to external face of inner leaf with insulation retaining clips fixed to stainless steel double triangle wall ties @ 750mm horizontal / 450mm vertical centres. Increase wall tie centres to 225mm vertically at structural openings. Internal leaf of wall to be 100mm dense concrete blockwork.

150mm G.L. Damcor insulated d.p.c. to be provided vertically to close all openings in cavity walls.

Lintels to be provided over openings with a minimum 150mm end bearing. Catnic, I.G. or precast concrete type.

Provide flexible tray d.p.c. over lintels. Cavity wall to be sealed at top with 225 x 9.5mm non-asbestos sheet.

Walls finished internally with 13mm thick sand / cement render basecoat and 3mm thick gypsum plaster.

Install Furfix or similar stainless steel vertical wall plate system bolted to existing walls to bond. Form 13mm wide vertical movement joint filled with Flexcell joint filler and seal with 19mm deep polysulphide cement sealant.

Lean mix concrete fill to cavity below ground walls to within 150mm of DPC.

ROOFING

Covering to match existing, laid on 38 x 25 s.w. treated battens, secured through Tyvek reinforced membrane into new rafters with 60mm hot dipped galvanised nails. Prefabricated roof trusses at 400mm crs to manufacturers specification, including diagonal bracing, struts, galvanised steel clips etc. Fascia 200 x 25mm, Barge boards 200 x 25mm, Soffit 200 x 25mm. Roofing felt to have min. 150 laps horizontally and vertically. Wall plate (100 x 50 treated s.w.) strapped to walls with 1000mm long galvanised mild steel straps @ 1800 max. centres. 300mm thick roof insulation, Rockwool or similar, cross-lapped.

SUSPENDED TIMBER FLOOR

18mm thick moisture resistant tongued and grooved Weyroc or similar boarding, screwed to 145 x 50mm C24 grade floor joists at 400 centres. Joists strapped to cavity walls with galvanised steel straps at 1800mm maximum centres.

Provide joist struts at 1/3 span. Double up floor joists beneath parallel partition walls and under new baths.

Ceilings under to be 12.5mm plasterboards with gypsum plaster skim finish.

WINDOWS

Windows to match existing, double glazed units 16mm air gap and a soft low E coating, fitted with controllable vents not less than 8000mm sq., double glazed, lockable sashes, tilt and turn type to first floor. Fitted with opening restrictors if less than 850mm from floor to cill level. All sides sealed with mastic and securely fixed to reveals.

Openable ventilation not less than 1/20th of floor area of room. Bedroom escape windows to have a min. openable area of 0.33m² with a min. width and height of at least 450mm. Bottom of openable area not more than 1100mm above floor level.

All new glazing to comply with BS 6206 requirement N1 Safety Glazing. Provide Velux roof light for ventilation and light for rear bedroom conversion to bathroom.

STRUCTURAL

Provide steel beams over new opening on first floor to be designed by a Structural Engineer

RAINWATER FITTINGS

Adapt existing drainage to suit. Osma or other approved UPVc 112mm gutter with stop ends, angles, outlets etc., including 65mm down-pipes with all fittings secured to walls, all as manufacturers specification.

PLUMBING

W.H.B, bath and shower to have 40mm dia. waste pipes, with 75mm deep seat trap and rodding access, complete with all fittings and fixed to manufacturers instructions. Mechanical fan in kitchen 60L/sec., w/c and en-suite 15L/sec. sanitary ware all to client's requirements.

CENTRAL HEATING

Adapt existing Central Heating to suit. Designed by a Gas Safe or other qualified engineer to fully comply with all current regulations and clients' requirements. Provide a Gas Safe certificate upon completion.

JOINERY

Softwood door linings with planted stops and architraves. Skirting's 100 x 18mm moulded softwood. Doors fitted with mortice latches and butt hinges.

ELECTRICAL INSTALLATION

All works to comply with I.I.E. current regulations and clients requirements. Provide a smoke alarm in the circulation space on the ground and first floor to be interconnected wired to the mains electric and have a battery backup. Provide an Electrical installation and test certificate upon completion.

GENERAL

All works to comply with current Building Regulations and any associated legislation. No works to be undertaken which affects adjoining property without the consent of the owner. The Party Wall Act etc., 1996 effective from the 1st July 1997, requires that you must inform all affected if building on the boundary line. Balcony by specialist design.

'U' values: wall construction – 0.21 w/m²k., roof – 0.15 w/m²k., floor – 0.18 w/m²k., windows – 1.6 w/m²k.