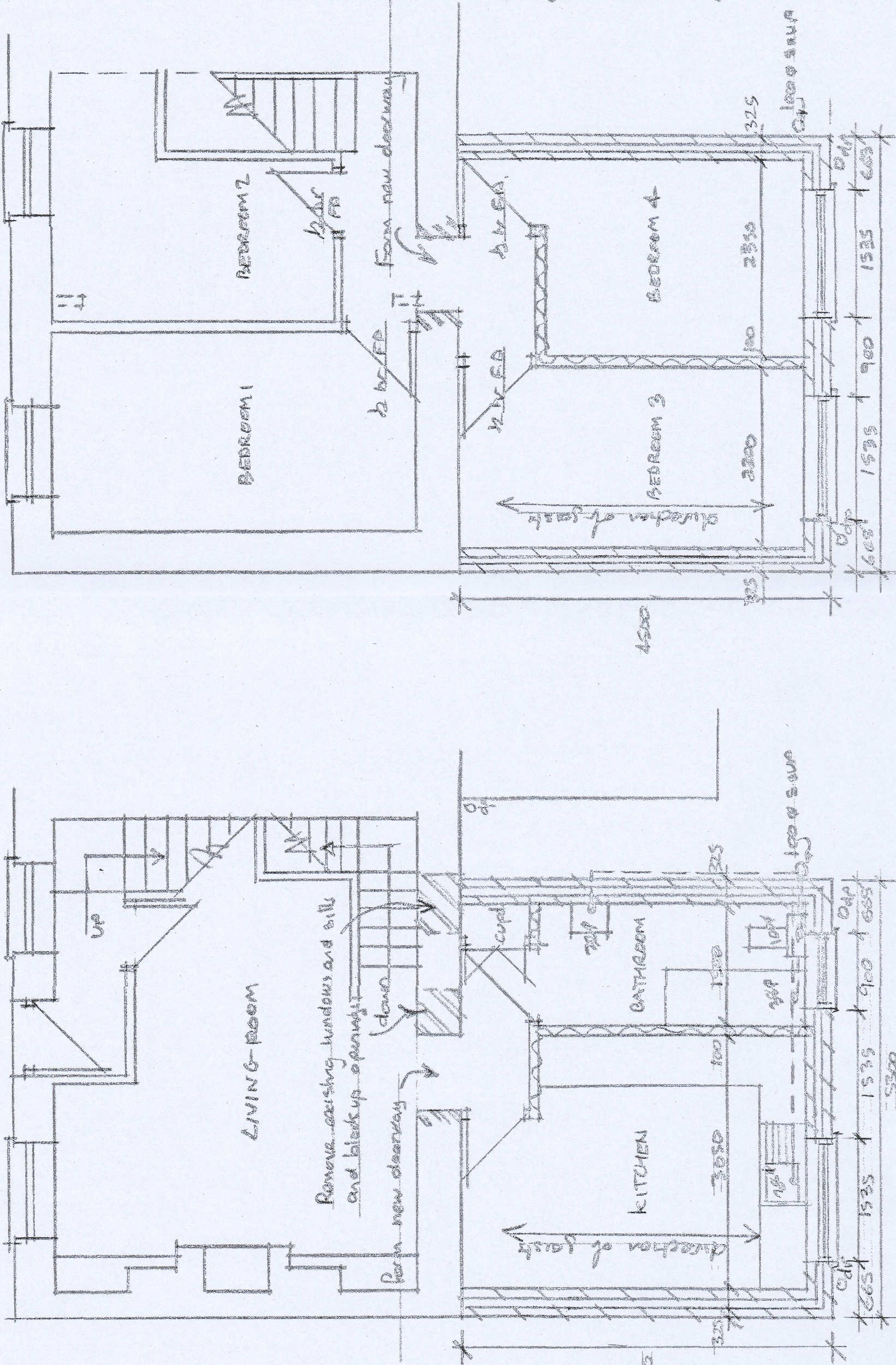


SPECIFICATION

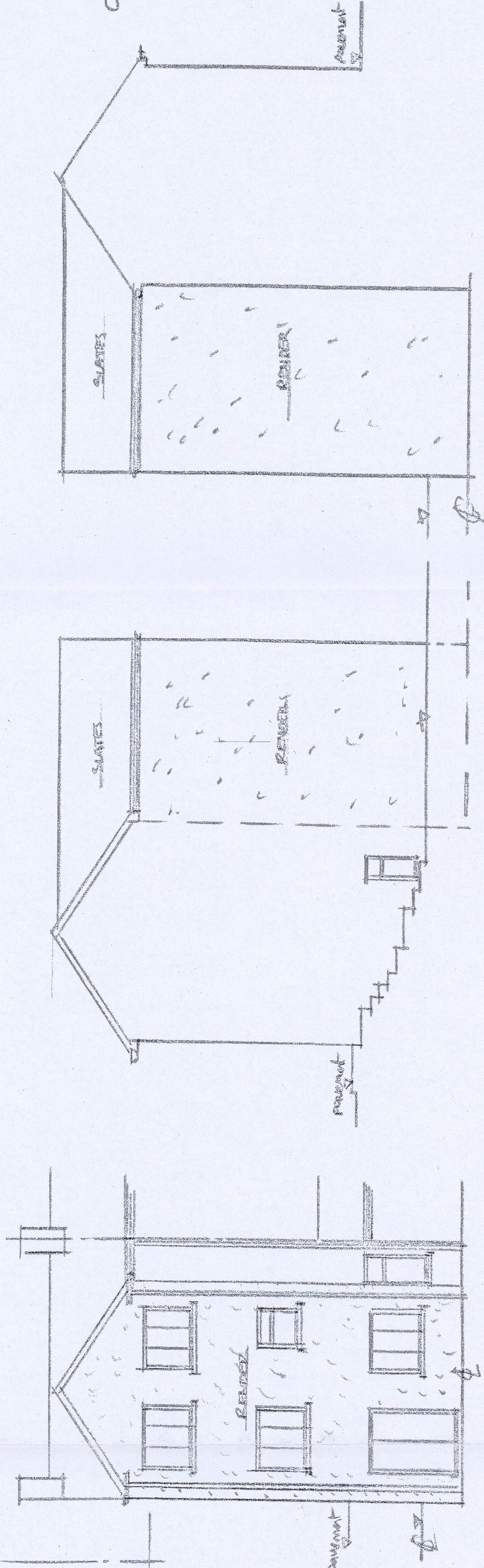
1. Take down and remove existing single storey flat roof rear extension to include floors and foundations.
2. Set back existing raised garden area to allow for construction, excavate trenches and provide and lay grade 25 concrete strip foundations to levels and sizes shown
3. New external walls to be 325mm wide cavity formed with 2 skins 100mm dense concrete blockwork all external walls of cavity and internal walls above lower ground floor to be 7.5M strength, inner skin to lower ground floor to be 14M strength, provide 125mm wide formed cavity with S.S. wall ties spaced 750c/c horizontally, 450c/c vertically and 225c/c @ reveals. Provide and build in horizontal o.p.c. min. 150mm above ground level, tie into existing walls using S.S. bristled ferrings and close cavities at top with slates.
4. Form new openings with cornice open back type lintel, provide and build in horizontal and vertical o.p.c.s, close cavities at reveals with insulated cavity closers. Provide and build in new p.c. concrete sills, to windows and h.w. sills to doorway.
5. Provide and build in new double glazed u.p.v.c windows and doors to have min. Vent areas = 1/20th floor areas with min. 550x450 (0.33m²) operable area to bedrooms for fire escape. Minimum 'P' value to be 1.6 W/m²K with 350mm² bristle vent fitted to heads of windows for background ventilation.
6. Excavate within external walls to reduced levels and form ground floor with 50mm concrete 1:3 sand/1:1 screed on 100mm thick Celotex insulation on 1200g p.p.m. on sand bladed hardcore 150mm thick to be well rolled and consolidated. Provide and install 25mm thick Celotex insulation to face of concrete slab at perimeters to prevent cold bridging.
7. Form ground and first floors with 25mm thick u.p.v.c boarding on 120x40mm C16 grade floor joists @ 400c/c built into inner skin of new cavity and supported by joist hangers off S.W. bearer rafter/labelled to wall @ 900c/c either end, provide 2 rows of strutting @ mid third position. Provide and lay 100mm thick rockwool between joists and form ceilings throughout with 12.5mm plasterboard and 2 c/s skim finish.
8. Cut back existing roof as necessary and form new with 2nd hand slates as existing on breathable felt and treated battens on manufactured trusses at max. 600c/c. Securely fixed to S.W. wallplates both sides in turn strapped to inner skin @ 900c/c. Form code 4 lead valleys. Provide and install 300mm thick rockwool insulation between top of trusses. Increase party insulation to roofspace to 300x12.5mm 2021.
9. Form new internal partitions with 75x50mm S.W. studs @ max 600c/c faced both sides with 12.5mm plasterboard and 2 c/s skim finish. Provide and install minimum 50mm thick sand insulating quilt between studs.
10. Provide u.p.v.c fascias and bargeboards with 112mm @ 100c/c gutters with 65mm @ down pipes to new D.I.G.s. Connect new B.S.4 to new soakaway line filled with gravel in position shown with 100mm diameter drain and fittings.
11. Provide and install 2 No. new M.H.s and remove existing M.H. Provide and install new sealed waste outlet and 100x80 S.E.V.A. to position shown and connect to new manholes with 100mm @ drains and fittings laid to fall min 1:40 to connect on a socket to socket basic and turned to flow of sewer with concrete benching.

210294



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR



PROPOSED LOWER GROUND FLOOR

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

208	PROPOSED TRIPLE STOREY REAR
EXTENSION & RETENTION of Garage & Stable	
Address	6 COMMERCIAL STREET, BEDDINGWICK,
PROPERTY No	PROPERTY 2, CF46 & RE
Scale	1:50, 1:100
Date	JULY 2021
Drawn	A. COLLINS