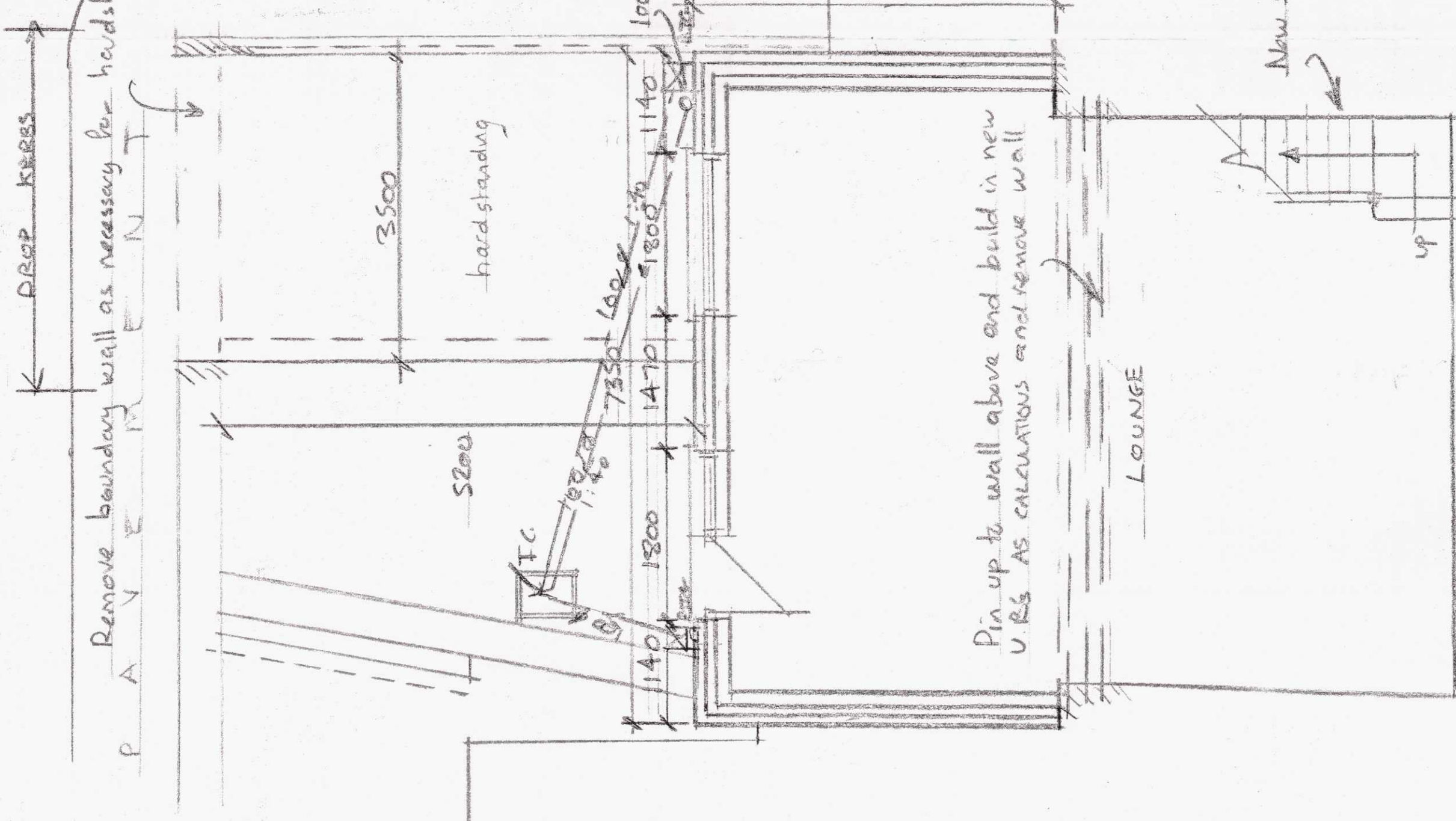


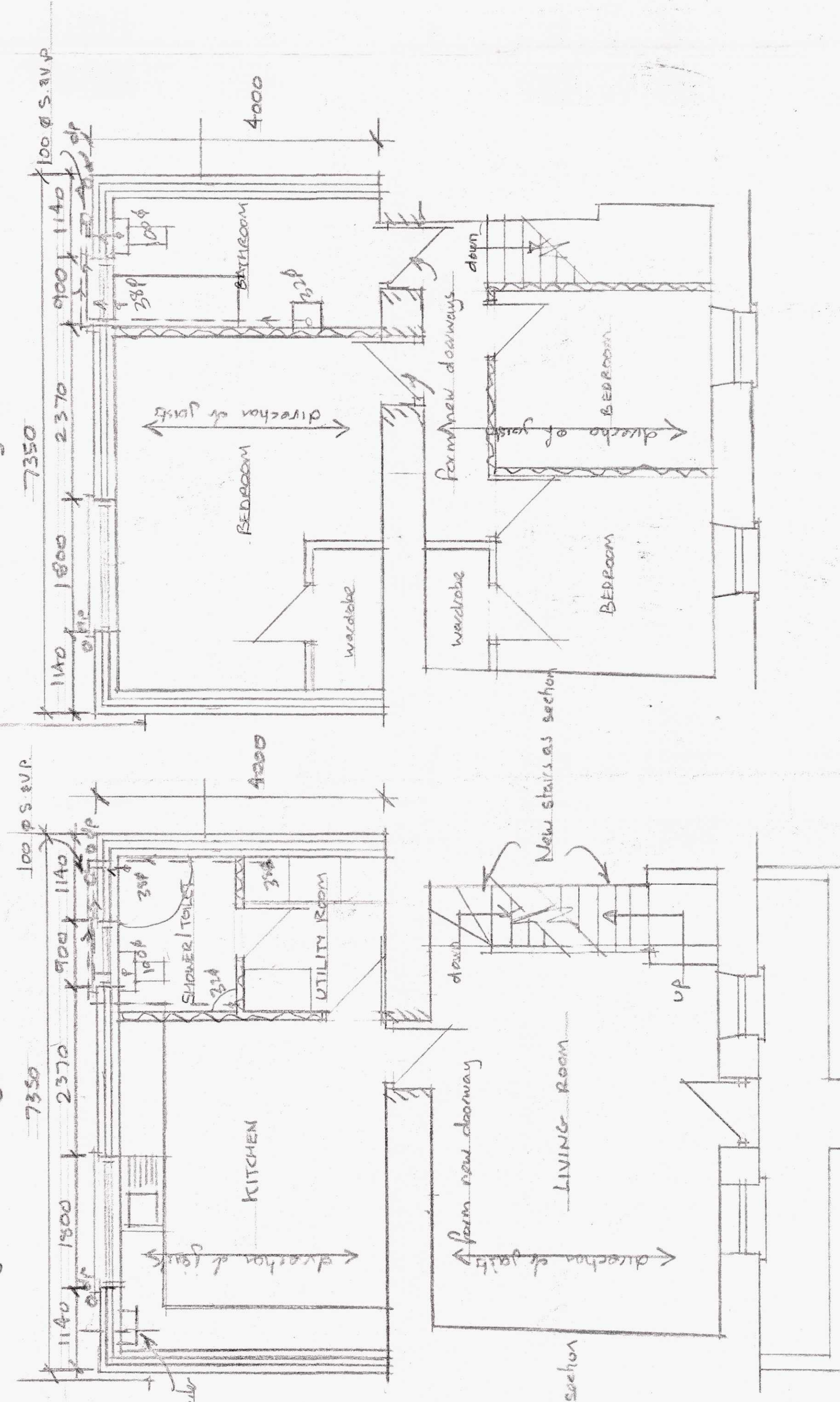
SPECIFICATION

1. Take down and remove existing rear extension and steps together with decking to garden. Remove existing ceiling and wall plaster together with internal partitions throughout.
2. Excavate trenches and provide and lay grade 2.5 concrete strip foundations to levels and sizes shown.
3. Form new cavity walls with 2 No. skins 100mm thick dense concrete blockwork with 125mm wide formed cavity, with wall ties spaced 750mm horizontally, 450mm vertically and 225mm reveals. Provide 50mm clear cavity and 75mm thick Calotex CW4000 insulation to inner skin to be held in position by retaining clips on wall ties. Build in horizontal d.p.c.'s min 150mm above ground level, tie into existing walls using ss. fluted fixings and close cavities at top with slate.
4. Form new openings with Cathnic 'open back' type lintels, build in horizontal and vertical d.p.c.'s together with p.c. concrete sills, close cavities with insulated cavity closers.
5. Provide and build in new upvc double glazed windows and doors to have 'u' value of 1.6 W/m² K with min vent areas = 1/60th floor area, first floor bedroom window to have min 750 x 1500 opening for fire escape. Provide and fit 2500mm² brick vents to heads of windows for background ventilation.
6. Excavate within extension to reduced levels and form ground floor throughout existing and extension areas with 50mm sand cement (1:1:3) screed on 100mm thick grade 20 concrete slab on 100mm thick Calotex G4000 insulation on 1200g p.p.m. on 150mm thick hardcore to be well rolled and consolidated and bladed with sand. Provide and build in 25mm thick Calotex insulation at edges of slab to prevent cold bridging.
7. Remove existing staircases and existing ground and first floors complete form new to existing and extension with 22mm thick wayrac boarding on 195 x 44 C24 joists @ 400mm with row of strutting to joist @ midspan to party and exn areas. Provide 100mm thick rockwool insulation between joists at both levels and form ceilings throughout with 12.5mm plasterboard and 2 cts skin. Provide lateral restraint straps @ 900mm at ground and first floor levels together with gable ie 30 x 5mm galvanized mild steel minimum 1200mm long. Form new partitions with 75 x 50mm s.w. studs @ max 600mm c/c faced both sides with 12.5mm plbed a skin, fit 50mm thick insulating quilt between studs.
8. Cut back existing roof as necessary and form new with concrete tiles to match existing to be laid strictly in accordance with manufacturers instructions on breathable junction with neighbours roofs. Provide and install 300mm thick rockwool insulation between joists on top of clay joists/busses.
9. Provide upvc fascias and bargeboards with 115mm h/r pvc gutters with 64g downpipes to 2 No new B.T.C.'s.
10. Provide and install 100mm Ø s.e.w.e. and connect together with 2 No B.T.C.'s to existing F.C. with 100mm drains and fittings min 1:40 fall to connect on a soffit to socket basin and turned to flow of sewer with concrete backing.
11. Provide and install 60 litre/sec mechanical vent to kitchen, 40 litre/sec mech vent to Utility Room and 15 litre/sec vents to Bathroom and Shower Toilet. Install heat detector to kitchen.
12. Provide and install smoke detector to each of 3 No. levels to be connected to mains with battery back-up.
13. Pin up to work above and install new u.b.'s as calculated to Lower Ground Floor and remove existing wall, build in 3 No. staircases as detailed, form new stairways, block out openings.
14. Reposition existing boiler check adequacy to extend heating and hot water services.
15. Alter and extend electrical installations to clients requirements to Part P of Building Regulations. Switches and sockets to be located between 450 - 1200mm.
16. Take down existing rear boundary wall as necessary to construct new hardstanding with concrete finish.

ROAD



PROPOSED LOWER GROUND FLOOR



PROPOSED FIRST FLOOR

200105

PLANNING DEPARTMENT
21 MAY 2020
RECEIVED

JOB	PROPOSED TRIPLE STOREY PITCHED
ADDRESS	ROOF REAR EXTENSION & HARDSTANDING
CLIENT	8 MORGAN STREET, THE GUARD
DATE	MERTON TOWN, C47 8TP
SCALE	DRAWN
2 of 2	1:50
	APRIL 2020
	A. COLLINS