PROPOSED SPECIFICATION OF WORKS

FOUNDATIONS
ALL FOUNDATIONS TO MAIN BUNGALOW ARE TO REMAIN BUT NEW FOOTINGS TO SLEEPER WALLS FOR DECK ARE TO BE 450x200mm CONC. APPROX 600mm BELOW GROUND

GROUND FLOOR
EXISTING TIMBER JOIST FLOORS ARE TO REMAIN BUT FLOOR COVERINGS ARE TO BE REMOVED AND EXISTING JOISTS ARE TO BE DOUBLED UP WITH NEW JOISTS TO MATCH BOLTED THROUGH. ALLOW FOR ANY REMEDIAL TIMBER REPLACEMENT IF REQUIRED.
CLIENT MAY WISH TO INCORPORATE AN UNDER FLOOR HEATING SYSTEM WHILST WORKS UNDERTAKEN - TO BE DISCUSSED WITH THEM DIRECT.

SERVICES
COLD WATER SERVICE PIPES TO BE INSULATED THROUGHOUT LENGTH IN SUBFLOOR WITH FOAMED PLASTIC MIN THICKNESS 25mm FOR 15 DIA PIPE & 19mm FOR 22 - 28mm DIA PIPE.

ALL ELECTRICAL WORKS IN ACCORDANCE WITH APPROVED DOCUMENT 'P' UNDER CERTIFICATION

ALL NEW DRAINAGE IS TO BRANCH CONNECT TO EXISTING MAIN WITH NEW MANHOLES THERETO

ABOVE GROUND DRAINAGE
WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER - 40mm UPTO 3m RUN 50mm UPTO 4m RUN. WC'S - 100mm. WASTE PIPES TO HAVE SEPARATE & 75mm SEAL TRAPS TO 100 S&VP TERMINATED INTERNALLY WITH NON RETURN VALVE (EXTERNAL STACKS & EVERY 5 STACKS & EVERY 5 ON SINGLE DRAIN RUN VENTED TRADITIONALLY TERMINATING 900mm ABOVE OPENINGS WITH SUITABLE CAGE). SHOWER TRAYS TO HAVE ACCESS PANEL TO TRAP. ALL JOINTS TO BE PUSH FITTED & ACCESS PANELS PROVIDED AT ALL CHANGES IN DIRECTION. RAINWATER GOODS IN UPVC TO BS 4576

DPC
ASTOS OR EQUAL CONTINUOUS DPC MIN. 150mm ABOVE F.G.L WITH D.P.M. UNDER GROUND FLOOR.
CAVITIES FILLED WITH WEAK MIX CONCRETE TO WITHIN 225mm OF F.G.F.L.

EXTERNAL WALLS
ALL EXISTING - NO CHANGE
INTERNAL WALLS - TO BATHROOM AND EN-SUITE
75mm GYPWALL RAPID DB PLUS (METAL FRAME) ALLOWING COMPLIANCE WITH SOUND AND FIRE RESISTANCE.
INTERNAL WALLS - KITCHEN AND UTILITY AREA
75x50 SW STUDS AT 450ctrs WITH MIN 50mm ISOWOOL QUILT BETWEEN AND OVERBOARDED WITH 15mm GYPROC SOUNDBLOC BOARD AND SKIM.

MEANS OF WARNING AND ESCAPE
SELF CONTAINED MAINS OPERATED SMOKE / HEAT ALARMS TO BS.5446:PART 1. TO BE INSTALLED INDICATED THUS:- SD ☒ INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT WITH A DEDICATED MONITORING DEVICE FOR MAINS FAILURE.

VENTILATION-NATURAL
HABITABLE ROOMS-OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS.

VENTILATION-MECHANICAL
CONTINUOUS RUNNING FANS TO BE FITTED TO ALL WET ROOMS, (GREENWOOD AIRVAC CV100 OR SIMILAR APPROVED) TO BE FITTED WITH CONSTANT VOLUME CONTROL & BE CAPABLE OF ACHEIVING BOOST IN KITCHENS TO A RATE OF 60L/S, 30L/S IN UTILITY ROOMS AND 15L/S IN BATHROOMS AND WC'S
ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE AIR.
COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

ROOF
ROOFING TILES TO MATCH ON 50 x 25 TREATED SW BATTENS ON NON TEARABLE SARKING FELT ON PREFABRICATED GANG NAILED RAFTERS @ MAX 450c/c TO BS.5268: PART 3:1985. BRACED IN ACCORDANCE WITH APPENDIX A. RAFTERS TO BE 175x50 DEEP WITH DOUBLE TRIMMERS TO ALL OPENINGS 100 x 75 GRADE C24 WALLPLATE. "PREVENT" OR EQUAL VENTED SOFFIT BOARD TO EAVES TO GIVE > 10mm CONTINUOUS GAP. MARLEY EAVES VENT DUCT OR EQUAL TO RAFTERS OVER WALLPLATE TO MAINTAIN AIRFLOW. CODE 4 LEAD COVER FLASHING OVER SOAKERS WITH MIN 150mm UPSTAND AND CAVITY TRAY AT ROOF / WALL ABUTMENTS. GLIDEVALE MR50 MONO VENT OR EQUAL AT HIGH LEVEL ENCLOSED INSULATED LEAN TO ROOFS (EQUIVALENT TO 5mm CONTINUOUS GAP). SLOPING CEILINGS TO BE INSULATED WITH 100mm XTRATHERM XT/PR BETWEEN AND UNDERDRAWN WITH 45MM XTRATHERM XT/TL BELOW. ENSURE MIN 50mm CLEAR AIRGAP OVER & 25mm CONTINUOUS AIRGAP AT EAVES

FIRE PROTECTION TO ENCASED STEEL BEAMS
15mm GYPROC WALLBOARD ON MIN 44mm x 44mm TIMBER FRAMING @ MAX 600c/c.

HEATING TO BS.5449. - ONLY RELATES TO ANY NEW WORKS IF REQUIRED
GAS FIRED CONDENSING BOILER (SEE PLAN) MIN. 90.4% EFFICIENCY SEDBUK 'A' RATING, TO FAN ASSISTED FLUE WITH GUARD MIN. 300mm BELOW OPENING. INDICATIVE RADIATOR POSITIONING SHOWN THUS:- ○——○ TO BE FITTED WITH THERMOSTATIC VALVES (EXCEPT WHERE ROOM HAS THERMOSTAT CONTROLLING BOILER INTERLOCK) ALL PRIMARY PIPEWORK WITHIN 1m OF CYLINDER & UNHEATED SPACES TO BE INSULATED WITH MATERIAL WITH THERMAL CONDUCTIVITY NOT EXCEEDING 0.045 W/M K & THICKNESS TO OUTSIDE DIA OF PIPE UP TO MAX 40mm. 160 LITRE HOT WATER CYLINDER TO HAVE 50mm FACTORY APPLIED INSULATING JACKET TO BS.3198 & CYLINDER STAT FITTED. SYSTEM TO HAVE SINGLE PUMP IN HEATED SPACE. SECONDARY HEATING SYSTEM - GLASS ENCLOSED DECORATIVE ELECTRIC OR GAS FIRE WITH NO THERMOSTATIC CONTROLS. COMBUSTION AIR PROVIDED BY 215 x 140 PLASTIC AIRBRICK IN LOUNGE (19677mm FREE AIR). HEATING ENGINEER TO PROVIDE COMMISSIONING CERTIFICATE FOR ALL GAS APPLIANCES IN ACCORDANCE WITH APPROVED DOCUMENT J 2002. NOTICE PLATE REFERING TO ALL HEATING APPLIANCES AS DESCRIBED IN APPOVED DOCUMENT J 2002 PARAGRAPH 1.56-1.58 TO BE LOCATED ADJACENT TO WATER SUPPLY STOP COCK INDICATED THUS ON PLANS:- NP

EXTERNAL WINDOWS AND INTERNAL FOORS:
ALL EXTERNAL WINDOWS ARE TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH ARGON SOFT COAT GLASS WITH 'U' VALUE IN THE RANGE OF 1.2 - 1.5.
BI-FOLD DOOR SYSTEM TO MANUFACTURERS DETAILS
ALL GLAZING BELOW 800mm IS TO BE TOUGHENED.
INTERNAL DOORS WITH FULL HEIGHT GLAZED PANELS ARE TO BE TOUGHENED - STYLE TO BE AGREED.

HPK/2011/J488

HIGH PEAK BOROUGH COUNCIL
PLANNING OFFICE
RECEIVED
26 SEP 2011
QUERIED

DWG: PROPOSED
CAVENDISH VIEW
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: AUGUST 11	DRAWN:

CAVENDISH VIEW

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PROPOSED SPEC

CAVENDISH VIEW