PROPOSED SPECIFICATION OF WORKS

FOUNDATIONS

CONCRETE STRIP MIN. 600 x 300min. THICK TO CAVITY WALLS & MIN. 450 x 200 THICK TO 1/2 BRICK / LOADBEARING WALLS TO SITE SPECIFIC ENGINEERS DETAILS OR 425 WIDE CONCRETE TRENCH FILL FINISHED AT LEAST 150 BELOW G.L IN CLAY SOIL NOT AFFECTED BY TREE GROWTH OR REMOVAL. DEPTH OF FOUNDATIONS TO SUIT GROUND CONDITIONS TO FIRM BED & TO APPROVAL OF BUILDING INSPECTOR. N.B. PRECAUTION AGAINST ROOT DAMAGE TO BE AGREED ON SITE WITH BUILDING INSPECTOR

GROUND FLOOR

100 POWERFLOAT FINISH TO CONCRETE ON 100 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE DPM ON GROUND BEARING SLAB MAKE UP. (500g MEMBRANE TO ISOLATE CONCRETE TO INSULATION).
EXTERNAL WALL JUNCTION TO BE CONSTRUCTED AS TO PREVENT "COLD BRIDGING" WITH 25mm PERIMETER INSUL' DPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER - THIS IS FOR RADON PROTECTION
TAPE AND SEAL EXISTING MEMBRANE TO NEW WHERE RELEVANT.

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. - WHERE RELEVANT ONLY

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 - WHERE RELEVANT

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

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

300mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm RENDER BLOCK / BRICK PLINTH LINE, 100mm CAVITY 60mm XTRATHERM POLYISO XT / CW ZERO ODP INSULATION WITH AIR GAP MAINTAINED
TO GIVE MIN U VALUE IN PART L COMPLIANCE WITH INTERNAL SKIN OF 7N HEMELITE OR TOPLITE 7 OR EQUIVALENT BLOCKS INNER LEAF AS SHOWN WITH 13mm PBD ON DABS DRY LINING.
DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC / CAVITY TRAYS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M K/W. WEEPHOLES TO BE PROVIDED AT ALL EXTERNAL OPENINGS.

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.

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 - 1.6.

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 8000mm^2 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.

ROOF STRUCTURE

ROOF STRUCTURE IS TO BE 150x50 C16 GRADE RAFTERS AT 450ctrs TO SPAN FROM 100x75 WALLPLATE (BOLTED THERETO) UPTO A 200x100 C16 SUPPORT BEAM BOLTED TO THE FACE OF THE WALL WITH RESIN ANCHOR BOLTS AT 600ctrs. ALLOW FOR BATTENS AND ROOFING TILES TO MATCH EXISTING AND TYVEK MEMBRANE WITH CONTINUOUS SOFFIT VENT TRAY AND ABUTMENT VENTS TO ALLOW CROSS FLOW VENTILATION.

DESIGN STATEMENT

NEWHOLME SITS IN A ROW OF SEMI DETACHED PROPERTIES AT SUNNYFIELDS ON BRIERLOW ROAD AT THE BOTTOM OF HARPUR HILL, BUXTON. ALL OF THE PROPERTIES ON THIS ROAD HAVE BEEN SUBSTANTIALLY EXTENDED OVER THE YEARS, WITH THIS PROPERTY ITSELF HAVING HAD A DOUBLE STOREY SIDE EXTENSION SOME 3-4 YEARS AGO.

EXISTING ELEVATIONS ARE DASHED RENDER (WITH BRICK PLINTH LINE TO THE ADJACENT DWELLING AND THE OTHER PROPERTIES ON THE ROAD) WITH WHITE UPVC DOUBLE GLAZED WINDOW AND DOOR UNITS. ROOF COVERINGS ARE A TILED FINISH, WITH THIS AND THE ADJACENT PROPERTY HAVING BEEN RECENTLY RE ROOFED AS PART OF THE SIDE EXTENSION WORKS UNDERTAKEN TO BOTH DWELLINGS.

THIS PROPERTY, AND THE ATTACHED SEMI OF BALHOLME, SIT WITHIN A LINE OF FOUR SEMI DETACHED PROPERTIES THAT HAVE ALSO NOW HAD FURTHER SINGLE STOREY FRONT ELEVATION LEAN-TO EXTENSIONS GRANTED IN SOME FORM OR ANOTHER OVER THE LAST FEW YEARS - THIS PAIR OF PROPERTIES BEING THE ONLY TWO DWELLINGS IN THE GROUP THAT HAVE NOT YET HAD SOME SUCH EXTENSION. IT IS THIS TYPE OF EXTENSION THAT MY CLIENT NOW WISHES TO OBTAIN APPROVAL FOR.

THE PROPOSAL IS TO ALLOW FOR A WINDOW SEAT AREA TO THE FRONT OF THE LOUNGE AREA (A BENEFIT TO THE ROOM WITH SOUTH LIGHT), AND AN INCREASED CLOAKS AREA WITH ADJACENT UTILITY SPACE. ALTHOUGH THE EXTENSION WILL SIT SOME 1800mm FORWARD OF THE EXISTING BUILDING LINE, A 45deg RIGHT TO LIGHT TO THE CENTRE OF THE EXISTING ADJACENT BAY WILL STILL BE MAINTAINED AND BY THE TIME MID MORNING/LUNCHTIME IS REACHED THERE WILL BE LITTLE IN THE WAY OF OVERSHADOWING AS THE MOVEMENT OF THE SUN TRACKS FROM EAST TO WEST.

SIGNIFICANT PRECEDENT FOR THIS TYPE OF EXTENSION EXISTS TO THIS GROUP, ASWEL AS THE NUMEROUS TWO STOREY SIDE AND REAR EXTENSIONS THAT HAVE BEEN CONSTRUCTED TO DATE. WITH THIS IN MIND, THIS PROPOSAL IS PUT FORWARD AS A POSITIVE ADDITION TO THIS DWELLING THAT WILL SIT COMFORTABLY WITHIN THIS STREET SCAPE.

NEWHOLME, SUNNYFIELDS

DWG: PROPOSED
NEWHOLME
SUNNYFILEDS, BUXTON

REVISIONS:

1:50 | CHECKED:
DATE: JAN'13 | DRAWN:

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SPECIFICATION

NEWHOLME