

PROPOSED SPECIFICATION OF WORKS

FOUNDATIONS – WHERE NEW
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 – WHERE NEW
100 POWERLOAT 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 – WHERE RELEVANT
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 – WHERE RELEVANT NEW STRUCTURE

300mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY
& 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm DASHED BLOCKWORK TO MATCH, 100mm CAVITY
60mm XTRATHERM POLYISO XT / CW ZERO GDP INSULATION WITH AIR GAP MAINTAINED
TO GIVE MIN U VALUE IN PART L COMPLANCE 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 MANS OPERATED SMOKE / HEAT ALARMS TO BS.5446:PART 1. TO BE INSTALLED
INDICATED THUS:– SD X INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT WITH A DEDICATED
MONITORING DEVICE FOR MANS FAILURE.
EXTERNAL WINDOWS AND INTERNAL FLOOR:

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. BEDROOM WINDOW MUST COMPLY WITH ESCAPE REQUIREMENTS
WITH ALL BATHROOM WINDOWS TO BE OBSCURE

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 CY100 OR SIMILAR
APPROVED) TO BE FITTED WITH CONSTANT VOLUME CONTROL & BE CAPABLE OF ACHIEVING 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. IF COOKER HOOD VENTED TO EXTERNAL–NO EF IN KITCHEN
ROOF STRUCTURE

ROOF STRUCTURE IS TO BE 150x50 C16 GRADE RAFTERS AT 450ccts TO SPAN FROM 100x75 WALLPLATE
(BOLTED THERETO) TAKING MID SPAN SUPPORT FROM A 250x75 C16 STRUCTURAL PURLIN AT MID SPAN UPTO
A TIMBER RIDGE PURLIN, ALLOW FOR BATTENS AND ROOFING TILES TO MATCH EXISTING AND TWEK MEMBRANE WITH
CONTINUOUS SOFTI VENT TRAY AND FULLY VENTED RIDGE TO ALLOW CROSS FLOW VENTILATION.
ASSUMED ROOF PITCH OF 40deg IS TO MATCH EXISTING – CONFIRM ON SITE

39 MONSAL AVENUE, BUXTON


DWG: PROPOSED
39 MONSAL AVENUE
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: APRIL '13	DRAWN:

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SPECIFICATION

39 MONSAL AVE