

# PROPOSED SPECIFICATION OF WORKS

FOUNDATIONS - WHERE NEW

CONCRETE STRIP MIN. 600 x 300mm. 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

FLOOR CONSTRUCTION TO BE A GROUND BEARING SLAB MAKE-UP: WELL COMPACTED HARDCORE WITH 25mm SAND BLINDING WITH 1200g DPM WITH 100mm XTRATHERM XT/UF, 500g ISOLATING MEMBRANE, 100mm CONCRETE SLAB WITH FLOOR FINISH TO LINE THROUGH WITH EXISTING, 25mm PERIMETER INSULATION TO PREVENT COLD BRIDGING.

DPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER - THIS IS FOR RADON PROTECTION

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 5512:1978. SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER - 40mm UPTO 3m RUN 50mm UPTO 4m RUN. W.C'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 7N BLOCKWORK FINISHED WITH K-REND, 100mm CAVITY 60mm XTRATHERM POLYISO XI / 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 TRANS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M K/W. WEATHOLETS TO BE PROVIDED AT ALL EXTERNAL OPENINGS. NB: K-RENDERED ELEVATIONS ARE TO BE THROUGH FINISHED COLOUR IN CREAM

MEANS OF WARNING AND ESCAPE

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

## EXTERNAL WINDOWS AND INTERNAL FLOORS:

WINDOWS & DOORS ARE TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH U VALUE OF 1.2 W/M<sup>2</sup>K

# 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<sup>2</sup> BACKGROUND VENTILATION TO HABITABLE ROOMS.

# VENTILATION-MECHANICAL

CONTINUOUS RUNNING FANS TO BE FITTED TO ALL WET ROOMS, (GREENWOOD AIRPAC 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 STRUCTURAL RAFTERS AT MAX 450cfts WITH DOUBLE TRIMMERS TO ALL VELUX OPENINGS. ROOF PITCH TO BE SET AT MIN 15deg ALLOWING FOR CONDUTILE ROOFING SYSTEM OR SIMILAR APPROVED DUE TO LOW PITCH, ANY ALTERATIONS TO BE APPROVED WITH BUILDING INSPECTOR.

WALL/PLATE TO BE 100x75 C16 GRADE STRAPPED TO WALL AT 1200c.c.s. VENTED SOFFIT BOARD TO SIDE WITH CONTINUOUS SOFFIT VENTILATION. RAFTER LINE TO BE INSULATED WITH 50mm SUPERQUILT (OR SIMILAR APPROVED) WITH BATTENED LINE BELOW FOR A FURTHER 50mm, PLASTERBOARD AND SKIM FINISH. MAINTAIN 50mm AIR GAP OVER INSULATION LINE FOR CROSS FLOW VENTILATION WITH CONTINUOUS RIDGE VENTS. ROOF OVER TO BE DOUBLE BATTENED SYSTEM (E. END/TITLE (FOR LOW ROOF PITCH) TO TAKE NATURAL SLATE ROOF COVERINGS TO MATCH.


THE SPECIFIED VELUX ROOFLIGHTS UNITS ARE TO BE 550 x 980 (C04) WILL WORK AT THIS ROOF PITCH AS A MINIMUM, ANY CHANGE ENSURE THAT UNIT WILL WORK AT LOW PITCH.

NTS	CHECKED:
DATE: SEPT'13	DRAWN:

# DWG: PROPOSED 5 NEW COTTAGES LADMANLOW, BUXTON

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# SPECIFICATION

5 NEW COTTAGES