

# PROPOSED SPECIFICATION OF WORKS

FOUNDATIONS – WHERE NEW  
CONCRETE STRIP MIN. 600 x 300min. THICK TO 375 0/A FOUNDATIONS WALLS IN MIN 7N BLOCKWORK  
DEPTH OF FOOTINGS TO SUIT GROUND CONDITIONS BUT ASSUMED MIN OF 900mm. PRECAUTIONS AGAINST  
ROOT DAMAGE TO BE AGREED ON SITE WITH BUILDING INSPECTOR

GROUND FLOOR  
100 CONCRETE BASE ON 100 XTRATHERM XT / UF INSULATION (OR SIMILAR) ON 300 um 1200g POLYTHENE  
DPM ON 25 SAND AND 150 COMPACTED Hardcore (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.

NB: IF BUILD UP IS GREATER THAN 600mm ALLOW FOR 150 DEEP BEAM AND BLOCK FLOOR (7N INFILL BLOCKS)  
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 SOAKAWAYS (SURFACE WATER) AND SEPTIC TANK (FOUL)

ABOVE GROUND DRAINAGE – WHERE RELEVANT

WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UP10 17m RUN, SINK, BATH, SHOWER  
– 40mm UP10 3m RUN 50mm UP10 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

NEW STRUCTURE TO BE ASSUMED 225 OUTER RANDOM RUBBLE LIMESTONE WITH INNER 140 7N BLOCKWORK  
WALL TIES TO BE INCORPORATED WITH TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY  
STAGGERED.

EXTERNAL WALL TO ALLOW FOR ALL ASSOCIATED STRUCTURAL STONE HEADS, CILLS, WINDOW SURROUNDS TO  
MATCH EXISTING AND CORNER STONE QUOINS. ALLOW BEVELLED FACE TO STONE CILLS FOR WATER RUN OFF.  
TO FORM OPENINGS ALLOW FOR RELEVANT EXTERNAL STRUCTURAL STONE HEADS AND INTERNAL CONCRETE  
LINTOLS OR ASSOCIATED PURPOSE MADE STEEL (INNERIED T SHAPE) LINTOLS RELEVANT TO OPENING SIZE.  
INTERNAL BLOCKWORK TO BE MIN 7N, WITH FINISHED DRY LINED THERMAL BOARD ON DABS –  
87.5mm KINGSPAN DRY LINING BOARD OR EQUIVALENT QUINN-THERM BOARD. ALLOW FOR ALL ASSOCIATED  
INSULATED REVEAL BOARDS 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.

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 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 – EXTENSION

ROOF STRUCTURE IS TO BE 150x50 C16 GRADE RATERS 400cts AT PITCH TO MATCH THAT OF THE MAIN COTTAGE  
PITCH ASSUMED TO BE 33deg – CONFIRM ON SITE MEASURE ONLY.

WALLPLATE TO BE 100x100 C16 GRADE STRAPPED TO WALL AT 1200cts. ALLOW FOR DRY BEDDED VERGES AND  
CONTINUOUS SOFFIT VENTILATION. RATHER 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 ABUMENT VENTS.

ROOF COVERINGS TO BE TILED FINISH TO MATCH EXISTING WITH TYVEK BREATHABLE MEMBRANE TO BATTENS.  
THE SPECIFIED VELUX ROOFLIGHTS TO MAIN COTTAGE ARE TO BE 550 WIDE BY 780 DEEP WITH WHITE INTERNAL FINISH  
(ALLOW FOR ALL ASSOCIATED TRIMMING AND CEILING JOISTS TO MAIN COTTAGE)

EXTERNAL WINDOWS AND DOORS

ALL EXISTING WINDOWS TO THE COTTAGE ARE TO BE REFURBISHED AND RETAINED. (TIMBER)

ALL NEW WINDOWS ARE TO BE HARDWOOD DOUBLE GLAZED UNITS TO MATCH WITH DUMMY SASH CASEMENTS  
(ALLOW FOR FULL OPENABLE SYSTEM TO CASEMENT TO THE NEW BEDROOM WINDOW TO THE FRONT)

DOUBLE GLAZING TO ALLOW FOR U VALUE OF 1.2 –1.5 W/M²K

ALL GLAZING BELOW 800mm IS TO BE TOUGHENED WITH RESTRICTOR STAYS WHERE RELEVANT  
ALL GLAZING TO BATHROOMS, WC'S, AND EN-SUITES IS TO BE OBSCURE – INTERNAL OBSCURE FILM ALLOWED.


DWG: SPEC  
SYCAMORE COTTAGE  
SMALLLDALE

REVISIONS:

NTS	CHECKED:
DATE: MAR'14	DRAWN:

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SYCAMORE COTTAGE