

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 AND TO NHBC STANDARDS – CHAPTER 4.2.

GROUND FLOOR
100 POWERLOAT FINISH TO CONCRETE ON 100 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE DPM ON MIN 150mm DEEP BEAM AND BLOCK WITH 7N INFILL BLOCKS AS PER WALL CONSTRUCTION.
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

CAVITY TRAY WILL BE REQUIRED WHERE DPM CROSSES CAVITY

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 MAN 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

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.
300mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm BUFT BRICK TYPE TO MATCH EXSTING 100mm CAVITY

EXTERNAL WALLS
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. EXTERNAL WALLS, ARE DASHED BLOCK WITH STONE PLINTH LINE TO MATCH

MEANS OF WARNING AND ESCAPE
SELF CONTAINED MANS OPERATED SMOKE / HEAT ALARMS TO BS.5446:PART 1. TO BE INSTALLED INDICATED THUS:- SDX 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 ROSEWOOD UPVC DOUBLE GLAZED UNITS WITH ARGON SOFT COAT GLASS WITH 'U' VALUE OF 1.2 W/M2K.

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.
COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.
FIRE PROTECTION TO ENCASED STEEL BEAMS
15mm GYPROC WALLBOARD ON MIN 44mm x 44mm TIMBER FRAMING @ MAX 600c/c.

DESIGN STATEMENT

76 QUEENS ROAD STANDS AS A GOOD SIZE 3 BEDROOM DETACHED PROPERTY, SET BACK CONSIDERABLY FROM THE ROAD WITH A LARGE SOUTH FACING FRONT GARDEN. TO THE REAR A MUCH SMALLER NORTH FACING GARDEN OVERLOOKS LAND THAT HAS LANG STANDING PLANNING PERMISSION FOR HOUSING.

THE HOUSE ITSELF WAS BUILT 50/60 OR SO YEARS AGO ADJACENT TO ANOTHER DETACHED DWELLING, TO WHICH IT IS STEPPED BACK FROM. ACCESS IS BY A GOOD SIZE DRIVE OFF QUEENS ROAD WHICH LEADS TO THE INTEGRATED GARAGE. TO THE SIDE SITS AN EXISTING UTILITY ROOM WITH ACCESS FROM THE SIDE AND THE KITCHEN AREA.

THE UTILITY ROOM IS NOW IN VERY POOR CONDITION AND HAS A CONSIDERABLE DAMP PROBLEM. THE PURPOSE OF THE APPLICATION TO DEMOLISH THIS STRUCTURE AND REPLACE IT WITH A SINGLE STOREY EXTENSION AREA THAT WILL OPEN UP INTO THE KITCHEN AND ALSO ALLOW INTEGRATED ACCESS FROM THE REAR OF THE GARAGE SPACE.

THE EXTENSION WILL SIT FAR MORE COMFORTABLY AGAINST THE EXISTING DWELLING WITH A GABLED SIDE ELEVATION UPTO THE EXISTING FEEDER LANE TO THE REAR PLOT. THE USE OF MODERN CONSTRUCTION AND BUILDING REGULATION COMPLIANCE WILL ALSO MEAN THAT THIS AREA WILL FUNCTION AS OPEN PLAN EXTENSION OFF THE CURRENT RATHER SMALL KITCHEN – AND THUS ACTING AS THE CATALYST FOR MUCH NEEDED INTERNAL UPGRADE WORKS TO THIS AREA.

THE EXTENSION ITSELF IS CONSIDERABLY SET BACK FROM THE MAIN ELEVATION – SITTING TO THE REAR OF THE PROPERTY AND OBVIOUSLY REPRESENTS NO OVERLOOKING OR SHADOWING IMPACT AS NO PROPERTIES SIT IN DIRECT VICINITY.


76 QUEENS RD, BUXTON

DWG: PROPOSED 76 QUEENS ROAD BUXTON	
REVISIONS:	

1:50	CHECKED:
DATE: APRIL '16	DRAWN:

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A. J. S ARCHITECTURE



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SPECIFICATION

76 QUEENS ROAD