

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
100 CONC WITH FINISH TO CLIENT REQUIREMENTS ON 100 X19ATHERM XT / UF INSULATION ON 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 PERMETER INSUL'
DPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER – THIS IS FOR RADON PROTECTION
TAPE AND SEAL EXISTING MEMBRANE TO NEW WHERE RELEVANT.

ALLOW FOR UNDERFLOOR HEATING TO CLIENT REQUIREMENTS IF REQUIRED

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 MAN WITH NEW MANHOLES THERETO

ABOVE GROUND DRAINAGE – WHERE RELEVANT
WASTE PIPES TO BS 5572:1978. SIZES: WASH HAND BASIN 32mm UP70 1.7m. RUN. SINK, BATH, SHOWER
– 40mm UP70 3m RUN 50mm UP70 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 BLOCK RENDER TO MATCH, 100mm CAVITY
60mm X19ATHERM POLYISO XT / CW ZERO ODP INSULATION WITH AIR GAP MAINTAINED
TO GIVE MIN U VALUE IN PART 1 COMPLIANCE WITH INTERNAL SKIN OF 7N HEWELITE OR TOPULITE 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 THIS:- SDX INTERCONNECTED & WIRED TO A SEPARATELY FIUSED CIRCUIT WITH A DEDICATED
MONITORING DEVICE FOR MANS FAILURE.
EXTERNAL WINDOWS AND INTERNAL FLOOR:
ALL EXTERNAL WINDOWS ARE TO BE GREY UPVC DOUBLE GLAZED UNITS WITH ARGON SOFT COAT GLASS
WITH 'U' VALUE IN THE RANGE OF 1.2.
ALL SIDE AND REAR FACING GLAZING IS 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 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 W.C'S
ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE AIR.

ROOF STRUCTURE – EXTENSION
ROOF CONSTRUCTION TO BE 150x50 C24 RAFTERS AT 400c/c's AT PITCH OF 35deg. 100x75 WALLPLATE STRAPPED AT 1200c/c's
INSULATE WITH 75 KINGSPAN BETWEEN RAFTER AND 50 BELOW WITH TYVEK BREATHABLE MEMBRANE AND BATTENS TO SLATED FINISH
WITH BLUE GREY NATURAL SLATE TO MATCH ADJACENT PROPERTIES. ALLOW FOR ALL LEAD FLASHINGS TO ABUTMENT
ALLOW FOR VELUX RIDGE UNITS AND ALL ASSOCIATED RAFTER TRIMMING. ALLOW FOR INTEGRA OPERATION TO VELUX



DWG: PROPOSED
180 GREEN LANE
BUXTON

REVISIONS:

NTS	CHECKED:
DATE: JUNE'17	DRAWN:

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SPECIFICATION

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