SCP Designs

Drawings Services

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HAVANT BOROUGH COUNCIL
22 SEP 2011
RECEIVED

Mr B Barnfield
22 Sea Front Estate
South Hayling Island
Hants

30th August, 2011

Specification List for Drawing No 3651-1

NOTES TO BUILDER:
a) Any calculation sheets must be read before work commences
b) All dimensions to be checked on site by builder

Foundations

Excavate and concrete foundations min. 1200mm deep x 600mm wide in shrinkable clay, to local authority approval on site to suite site conditions.
Foundations not to project over adjoining boundary.
No encroachment over the adjoining boundary without the owners written permission.
Foundations to suite site conditions and comply with Practice Note 3 N.H.B.C Notes on Special Precautions ~ Root damage by trees.

Drains

Extend foul & storm drains with 110mm Osma or similar drain @ 1: 40 fall surrounded in clean stone to B.S 8301.
Build new inspection chamber using Osma or similar inspection chambers 450mm dia.
Existing drains passing through extension area to be protected with clean stone or concrete depending on pipe material.
Where drains pass through cavity walls, protect floor void from the ingress of vermin, and fill with WBP grade ply or similar approved panel cover.
All drainage to be constructed in accordance with Approved Document H 2002 edition.

Footings

Build cavity walls 275mm wide with 100mm dense concrete blocks to ground level.
Provide wall ties 750mm centres horizontally and 450mm centres vertically.
Span drains with concrete lintels.
Cavities filled with concrete to within 225mm of damp proof course.

Oversite

Existing floors are solid in construction.
Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar on 100mm concrete slab, on 1200G polythene membrane, on well blinded hardcore 150mm.
All joins lapped 300mm and sealed with membrane tape.

Brickwork

Tooth out and form bond with existing brickwork, make all cavities continuous.
Build outer cavity walls with 100mm matching smooth bricks, build inner cavity walls with 100mm Toplite GTI blocks.
Maintain 75mm cavity.
Provide wall ties 750mm centres horizontally and 450mm centres vertically, with ties at 225mm vertical centres adjacent to reveals.
D.P.C min. 150mm above ground level and lapped with existing d.p.c.
Install approved insulated cavity closers to all window and door reveals..
D.P.C in internal walls to be continuous with d.p.m in floor.
Close off tops of cavities with fire resistant material.
Fit CN 7/8 Catnic steel lintels over window and door opening, form dpc tray over lintel to Catnic spec.
Fit CN 56X Catnic steel lintels over new kitchen door opening.
Check existing lintels for suitability.

Carpentry

Flat roof formed with 3 No layers of asbestos based bituminous felt and solar reflective stone chippings (to limit fire spread) to B.S 747 laid in accordance with C.P 144, on sheathing felt on 19mm roofing grade plyboard, on firrings with air circulation gaps to fall 1:60 on C24 170mm x 47mm roof joists @ 400mm centres.
Form internal bedroom 2 studdings with 97mm x 47mm timber frame @ 400mm centres.
Wall plates to be strapped down to a minimum 3 No courses of blockwork @ 2000mm maximum.
Doors and side panels within 300mm of door edges must be toughened safety glass to a height of at least 1500mm.
Any glazing, which is within 800mm of the finished floor level, must be toughened safety glass or be permanently protected from risk of impact.
All individual panes of safety glazing should be suitably marked in accordance with BS6206 so that they are clearly identifiable.
Bedroom 1 & 2 windows to have a minimum opening area of .33 m2, with minimum open width of 450mm x 750mm high, any locking device must not involve a detachable key.
Any habitable room that does not open directly onto a hallway or stair leading to the entrance has a window or door through which escape can be made. Such a door or window should have an unobstructable opening satisfying paragraph 2:11 of Approved Document B (2000 edition)

Insulation

Insulate roof between base of joists with Celotex GA3100Z 100mm insulation boards. Insulation boards to be fitted flush with underside of joists, forming a friction tight fit to manufacturer's specifications, maintain min. 50mm air space above Celotex.
Secure second layer of Celotex GA3030Z 30mm to underside of rafters, joints sealed with aluminium foil tape.
Roof to achieve a U value not exceeding 0.25 watts per M^2K.

Fill cavities with 75mm Drytherm Plus insulation batts (cavity full fill). To be installed to manufacturer's instructions and agrement certificate.
Install approved insulated cavity closers to window and door reveals.
External wall to achieve a U value not exceeding 0.30 watts per M^2K.
Limiting of heat loss through fabric to Document `L' 1995, ~ Insulated lintels over all external openings.
Thermal blockwork of internal cavity walls returned to insulated dpc at external opening reveals including window sills to reduce thermal bridging.
New exterior windows and doors fitted with double-glazing, all double-glazed units to be Low E coated.
Perimeter of new door and window frames to be sealed with a suitable sealant to prevent air leakage.
Windows, doors and roof lights not to exceed area 25% of total extended floor area.
Solid external doors to achieve a U value not exceeding 3.0 watts per M^2K.
Part glazed external doors to achieve a U value not exceeding 2.20 watts per M^2K.
Double glazed windows to achieve a U value not exceeding 1.80 watts per M^2K.
Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar on 100mm concrete slab.
Incorporate perimeter insulation board to external walls to prevent thermal bridging.
Floor to achieve U value not exceeding 0.22 watts per M^2K.
Provide sound insulation to new internal studdings with 100mm fibre glass quilt.

Ventilation

Roof vented at soffit with min. 25mm continuous gap and protected with insect proof gouze.
Flat roof cross-vented by permanent vents having area of min. 0.3% of roof plan area.
Window openings to provide 5% of floor area.
Provide trickle vents 8000mm^2 to habitable rooms in addition to window openings.
Where a room incorporates trickle ventilation and mechanical extraction, a minimum of 500mm to separate ventilation systems.
Kitchen ~ provide mechanical ventilator extracting 60 litres per second or incorporated within cooker hood not less than 30 litres/second to discharge to external air. In addition, either the mechanical ventilation should also be capable of operating continuously at nominally one air change per hour or a 4000mm^2 trickle vent.

Electrical

All electrical installations to be carried by qualified person submitting certificate in respect of works to meet the requirements of Part P (Electrical Safety)
Fit suitably located mains operated smoke detector (with battery back up) to all floor levels and inter linked. In accordance with recommendations of section 1 of Approved Document B 2006 Edition.
Fit energy efficient lights and fittings to external and minimum one third of extended area.

Plastering

Render and set internal block walls.
Ground floor ceiling 12.5mm plasterboard with Artex/Plaster finish.
Clad studdings with 12.5mm plasterboard and plaster set.
Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar.

Plumbing

All plumbing to B.S 5572.
Extend existing space heating systems, fit thermostatic radiator valves, new radiators to comply with Approved Document L.
Waste pipes: 40mm bath, shower, washing machine, kitchen sink, 32mm basin, fit 75mm deep seal traps.
Soil & vent pipe min. 900mm above any window opening and terminated with a balloon grating.

Rainwater

Fit 112mm pvc guttering with 63mm downpipes to discharge into extended storm drains discharging existing soakaway. Expose soakaway and check for suitability.
New soakaway min. 5000mm from any building and 1000mm below invert level.
Soakaway to be *min. 1 m3, increase volume/surface area in poor ground to* L.A *on site.* Fill with clean rubble, lay polythene membrane over surface of rubble and cap with matching ground cover.
Storm drains must be accessible for clearing blockages using rodding eyes.
Details to be determined on site.

Leadwork

Fit code 4 lead cavity tray and cover flashings to where flat roof abut main building.