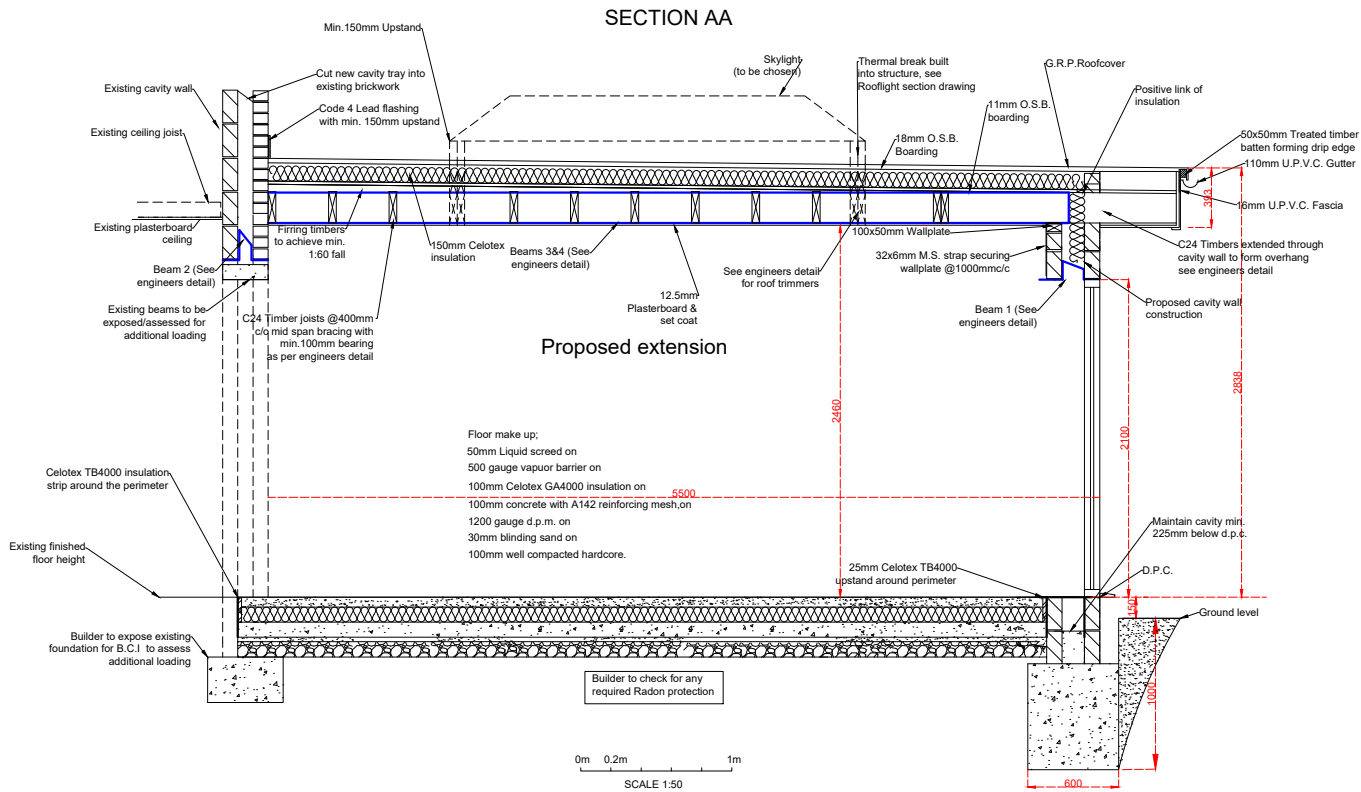




SPECIFICATION :-

FOUNDATIONS: Mass concrete foundations to a min.depth of 1000mm. width 600mm, but to suit soil conditions & any trees as agreed with building control inspector. Concrete mix 1:3:6 to be poured to 450mm below existing d.p.c level. Depth must be 150mm lower than any adjacent drains. Should any drains be within 3 metres of the foundation, local water authority must be informed and a Declaration of works be sought.

WALLS: All load bearing masonry shall be in accordance with BS 5628 and non load bearing masonry to BS 8200. Below G.L cavity construction of 'Thermalite' standard blwk, or dense conc. blwk. Lean mix concrete cavity fill to min. 225mm below d.p.c.. Above G.L. outer skin of 100mm medium density concrete block, covered with silicon render to match existing house. 150mm cavity to be filled with 150mm Drytherm 37 cavity wall insulation to acheive (0.18 Wm2k) to be taken up to the underside of the roof deck, and inner skin of 'Thermalite' turbo insulation blockwork and any designed walls to be in 3.6Nm2 blocks in 1:1:6 mortar wall, all drylined with 12.5mm plbd & set. Provide Catnic CG 140/150 insulated steel lintel over window opening, designed beams as per engineers detail and stainless steel wall plates at connections with new and existing with cavities running continuously. 225mm long stainless steel wall ties @750mm horizontally, 450mm vertically and 225mm c/c @reveals. 'Catnic' CG 100/140 lintels or similar over openings with u.p.v.c. insulated cavity closures at reveals. Cut new vertical d.p.c. within the junction of the new walls, min.150mm below existing d.p.c. and use starter kits to tie to existing walls. Bed 100mm horizontal d.p.c. min. 150mm above G.L. Bed 100x50mm wall plate tied to blockwork with 32x6mm galvanised ms straps @1800mm c/c.

FLOORS: 50mm of liquid screed on top of 500 gauge membrane, on top of 100mm 'Celotex' insulation (to achieve 0.13 Wm2K) on top of 100mm concrete slab incorporating A142 reinforcing mesh, on top of 1200 gauge D.P.M with 30mm blinding sand on top of 100mm compacted hardcore. Install periscope cavity ventilators to provide min. 1500mm/m2 free ventilation to existing timber floor areas .

FLAT ROOF: G.R.P. Roof cover to BS; 6229, on top of 18mm O.S.B. boarding secured to furring timbers (through insulation sheets) to provide 1:60 fall, fixed to C24 treated timbers fixed to wall plate and steel beams @400mm c/c (see engineers detail) nogged mid span no greater than 2 metres apart. Roof timbers to extend through cavity wall forming overhang, timbers to be sat upon a d.p.c. on outer skin, with a thermal block within the cavity. Provide 150mm 'Celotex' insulation, sat upon 11mm o.s.b. boarding, over the top of the furring timbers, fixed to ceiling joists (to achieve 0.11 Wm2K) carried across the inner skin of blockwork and cavity wall to provide a positive link of insulation, Code 4 lead flashings at all junctions 150mm high, 75mm Celotex insulation built into the skylight upstand for thermal break.

STORMWATER DRAINAGE: Investigate existing rainwater pipework on site to check suitability of new connection & additional volume. If required 100mm half round u.p.v.c. gutters to 65mm downpipes to 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm pea shingle to a cellular crate geo fabric wrapped soakaway min.: 1 cubic metre per 20 Sq.m of roof area below invert level and min. 5 metres from the building.

FOUL DRAINAGE: Extend/Amend existing drainage as required, Should alterations be required; Provide 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm shingle. New osma u.p.v.c. 450mm chamber fitted within the new sewer run to the front of the property & be bedded onto concrete base and haunched to stabalise. Connect any pipework to existing clay drainage with flexible mechanical connectors.Ammend existing drain runs to suit new room layout.

GLAZING: Provide Argon filled in u.p.v.c. windows and door frames. Any external doors or any areas that are below 800mm from finished floor level must be fitted with toughened glass. All glazing to be to BS 6206 and to a min. U value of 1.2 Wm2K. Ensure that that there is no thermal bridging or air leakage around frames.New windows to be fitted with means of escape access, min. 450mm & 0.33 Sqm opening max. 1100mm from finished floor level.

STEEL WORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 12.5mm plasterboard and set. Padstones on all seating as indicated on structural calculations. Min bearing 100mm on party walls and 150mm at all other times. Ensure transfer of loads by dry packing as required.

See engineers details for steel sizes and padstones requirements. Engineer is responsible for assessing & designing all structural loadings and details, including any wall removals .

INTERNAL WALLS; Load bearing walls as required by engineers. Partition walls to be 100x50mm treated timbers @400mm vertical spacings with top & sole plates, nogged mid span & infilled with 100mm Accoustic insulation & boarded with 12.5mm plasterboard & set coat..

VENTILATION: Provide background ventilation 8000mm Sq.m trickle vents, 4000mm to bathrooms, controllable and sited to avoid draughts to all habitable rooms fitted into the heads of window frames. Provide min 1/20th floor area ventilation to all habitable rooms.Mechanical ventilation to be provided to kitchen and bathroom areas to give 60l/s.

ELECTRICAL & LIGHTING: All electrical work to be installed, tested and inspected by NEC registered electrician, providing an electrical installation completion certificate to BS 7671 and building regulations Part P. Efficiency min. 75 Lumens/circuit watt.

HEATING: Extend the existing heating system in accordance with the Domestic Heating Compliance Guide, fitted with zone controls and all pipes insulated. All gas work to be carried out by a registered gas fitter.

STRUCTURAL STABILITY: The structural engineer is responsible for checking all structural design/requirements & suitability of beam placements & roof loads. Any walls to be removed to be checked for any load bearing from roof timbers above

FIRE: Smoke detectors & heat sensors to be fitted to BS 5839.

All works to comply with Part L Volume 1 2021

This drawing is for the purpose of planning and building control. Do not scale from this drawing for construction. The builder is responsible for checking on site all dimensions and relevant information prior to the commencement of work

PLAN2BUILDSUSSEX.CO.UK

Mr.Shane Anderson
13 Grosvenor Gardens, Bognor Regis,
West Sussex PO21 3EY
SECTION AA AND SPECIFICATION 01
A3 PAPER
Date: Dec. 2025 Scale 1:50 Dwg.no. SE.AA.01