

Design Specification Notes

Cabin @ 1 Northwood Cottages Burndell Road Yapton

Construction Details

07 March 2017

Floor Finish Carpet, floor tiles, timber or laminate to be advised.

Boarding 18mm T&G moisture resistant chipboard

C16 joists at 400mm centres, 200x47

Insulation

100mm Celotex GA4000 insulation laid between the joists and supported on battens.

DPM 1200 gauge 'Visqueen' DPM or similar fixed to underside of joists, turned up on all edges.

EXTERNAL wall construction

16mm Fortex weather board fixed to 25x50 treated softwood battens @ 400 centres vertically

Breathable membrane

18MM osb3 Board

Studwork

Vertical Stud 50 x 125mm treated softwood at 400mm centres

Sole Plate 50 x 125mm treated softwood

Head Plate 2x 50 x 125mm treated softwood

Noggins 50 x 125mm treated softwood at 800mm centres.

Insulation 120mm Celotex XR4000 insulation between studwork

INTERNAL STUDWORK WALLS

Vertical Stud 50 x 75mm treated softwood at 400mm centres

Sole Plate 50 x 75mm treated softwood

Head Plate 2 x 50 x 75mm treated softwood

Noggins 50 x 75mm treated softwood at 800mm centres

Insulation Minimum 50mm thick Isover APR 1200 between the studs

ROOF CONSTRUCTION

Tile Effect steel Roofing Sheets matching verge closer and ridge.

Battens 25 x 50mm treated softwood battens, gauge to manufacturers recommendations.

Breather Membrane Tyvek 'Pro' installed in accordance with the manufacturer's recommendations

18mm OSB3 board

Purlins and rafters C16 150x75mm rafters and 150x50 purlins treated and softwood

Insulation

120mm Celotex XR4000 insulation to be laid between the OSB boards

Finish

Exposed timber sealed.

DOORS & WINDOWS

All new casement windows and doors UPVC finished in white.

GLASS AND GLAZING

External windows and glazed doors are to have hermetically sealed double glazed units. Glazing to comprise a 4:16:4 air filled cavity with A rated glass.

JOINERY

Skirting's and architraves finished softwood, with painted or stained finish.

ELECTRICS AND LIGHTING

All electrical work designed and installed by qualified electrician.

New consumer unit to be suitable for the additional power and lighting circuits required.

The electrical system is to conform to the latest IEE Regulations and to be installed by an electrician registered with a competent person scheme in accordance with the Building Regulations.

The Local Authority is to be notified of any work, and upon completion the new system is to be fully tested and an NIC certificate issued.

LOW ENERGY LIGHTING

Low energy lights with energy efficiency greater than 45 lumens per circuit-Watt are to be provided throughout the cabin.

HEATING AND HOT WATER

Heating to be provided by LPG central heating all to be designed and sized by heating specialist.

Carbon monoxide detector to be installed.

All work to be carried out by a Gas Safe Register approved engineer, to the latest British Standards and a certificate issued upon completion.

New hot and cold feeds in kitchen for sink, shower and WC.

MECHANICAL EXTRACT

Areas of high humidity are to be fitted with mechanical extracts. All to be operated intermittently and controlled via the light switch

FOUL DRAINAGE

Refer to floor plans and external plan for proposed drainage requirements.

Pipework for kitchen sink and shower connect into new external gulley all to have a 40mm diameter waste pipes and 75mm deep soil traps.

Gulley to connect into existing manhole, and will be adapted or replaced if necessary to suit the new and existing connections.

Soil pipes to be 100mm diameter UPVC pipes to BS4514 or similar approved, surrounded in pea shingle. Minimum fall to be 1 in 80, installed in accordance with the manufacturer's recommendations.

SURFACE WATER DRAINAGE

New gutters to cabin to be in black UPVC .

Rainwater is collected in barrels for future use