

Preamble: All works and materials to comply with the relevant BS's and CP's or equivalent European standards. Dimensions to be verified on site and any discrepancy resolved before works proceed.

Any trees or unplanted sevens that may effect depths of Foundations must be brought to attention of LA Building Control to determine Actual depths.
Builder is responsible for site security and all safety precautions, safe delivery and handling of materials, issue of personal protective equipment to comply with all current safety legislation and HSE guidelines.

Electrically: All electrical works to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. prior to completion, the council be satisfied that part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Gas: Any alteration to an existing or installation of new gas burning Appliances must be carried out by a Gas Safe Registered installer.

General Specifications:

New Roofs: New roof tiles to match existing for colour and texture and be fixed in accordance with manufacturers Specifications, tiles to be on 25x 50mm battens, If breathable sarking felt Tyvec 'supro' or similar on Gang Nailed roof trusses @ 400mm centres, with 150mm insulation quilt between rafters and 150mm insulation over rafter bottom ties all on 125mm plaster board and skin.
100x50mm wallplate nail bolted into position on inner leaf blockwork.
1000x305mm galvanized metal straps at 1200mm centres screw fixed to inner leaf blockwork and wallplate.

New walls: 100mm facing brick to match toothed into existing with cavities maintained. 100mm cavity fully filled with Rockwool cavity batts taken below level of floor insulation. 100mm Thermalite Turbo blocks finished with 125mm plaster board on plaster Dabs and skin finish.

Wall Ties: Stainless steel wall ties to DD 140 at 750mm centres vertically and 450mm vertically and at 200mm centres to unbonded jombs.
Cavity Closers: Install patent insulated cavity closers to all vertical and horizontal brickwork JPC's.
JPC's: Install JPC's to all vertical and horizontal brickwork jombs and minimum 150mm above external ground level.
Lintols: Insert Cetnic CN3/4 lintols over all new external brickwork openings with minimum 150mm end bearing and encase in 125mm plaster and skin.

New First Floor: 22mm V313 moisture resisting flooring grade chipboard on an 200 x 50mm joists @400mm centres with 200mm insulation quilt between finished with 125mm plaster board and skin.
New concrete: 100mm concrete on 65mm Dimpled Decking.
New concrete: 100mm concrete on 1200mm x 25mm gauge wiremesh JPC's mechanically bonded to JPC 25mm course sand blinding and 150mm consolidated selective hardcore oversite.

Foundations: 600x250mm continuous strip foundations top top and bottom reinforced with B283 mesh with 50mm cover. (Strip or Deep strip as shown)
Minimum excavation depth 900mm below ground level and be in accordance with BS 8004

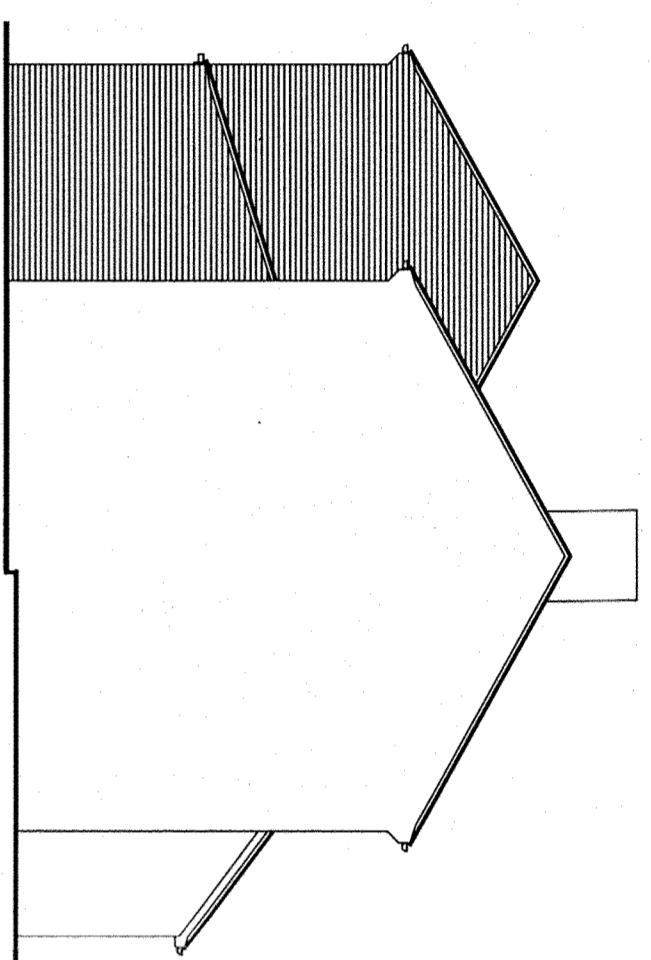
New Glazing: All new external windows and doors to be glazed with double glazed units from low E toughened safety glass with 20mm air gap between panes. Frame to be filled to 1/20th floor area. Draught strips to be equal to 9000mm² to all windows and doors as appropriate

Kitchen: Install kitchen fittings and furniture of clients choice and install mechanical extract with extract rate of not less than 60 litres/second or 30 litres/second if above hob.

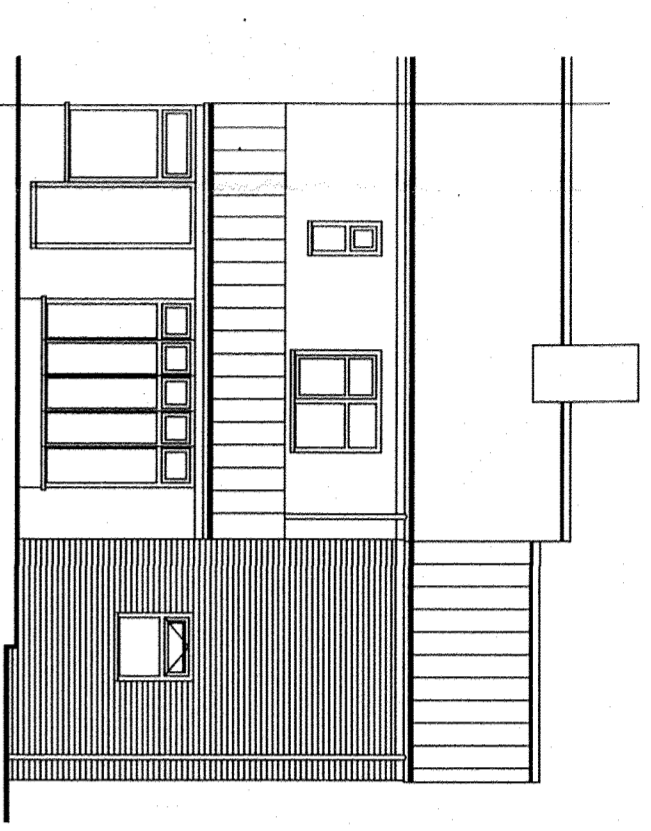
Bath/WC: Install first quality bathroom fittings of clients choice and install light switch activated extract with extract rate of 30 litres/second with 15 minute over run.

Provide energy efficient lighting to new structure at a ratio of 1-3 new fittings.

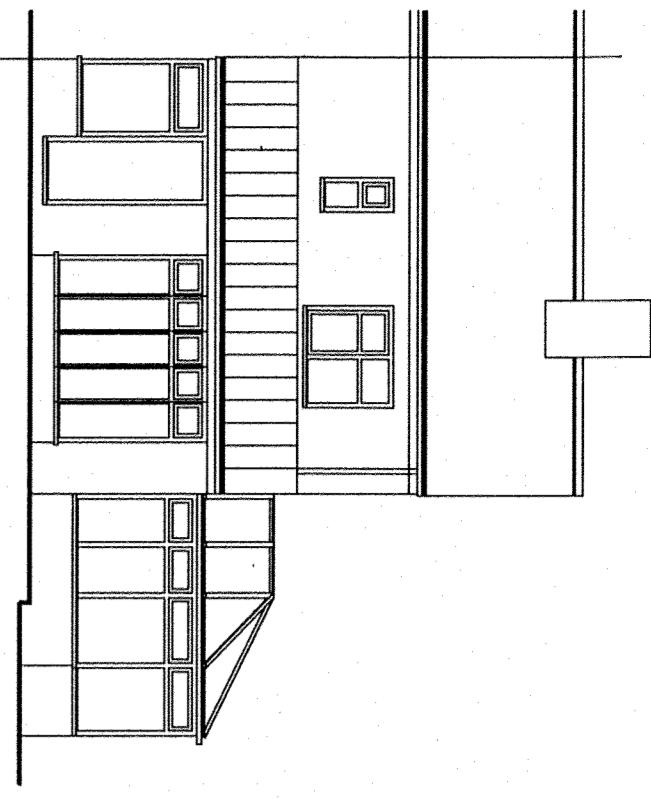
New Boiler to be from Bosch Worcester range class A rated with radiators fitted with thermostatic valves.



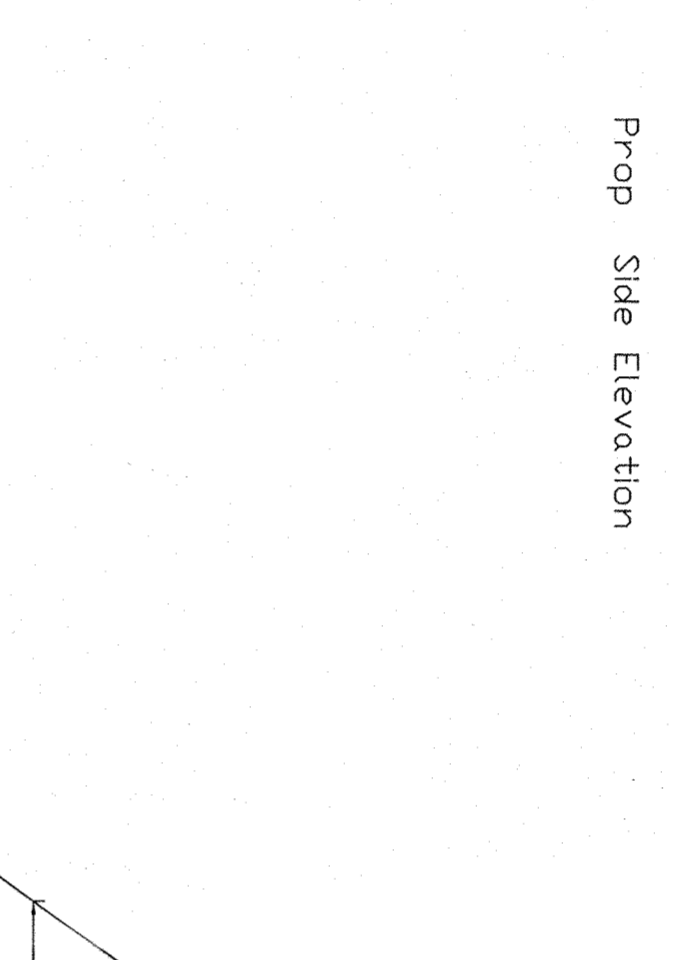
Prop Side Elevation



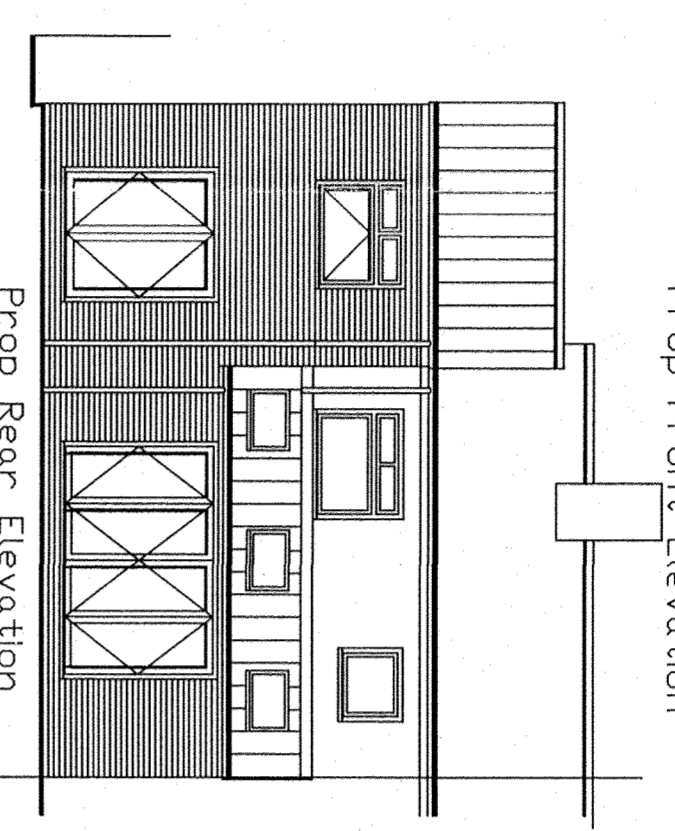
Prop Front Elevation



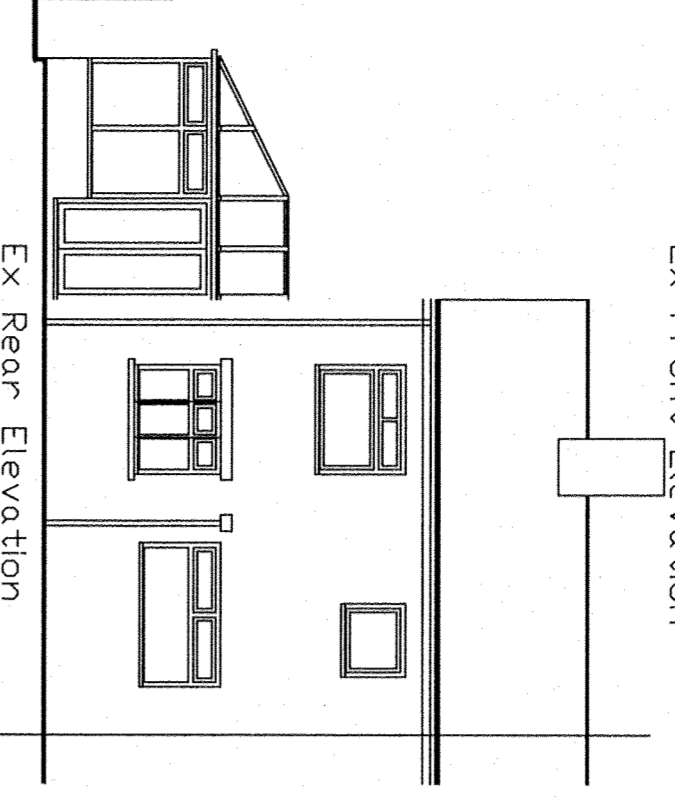
Ex Front Elevation



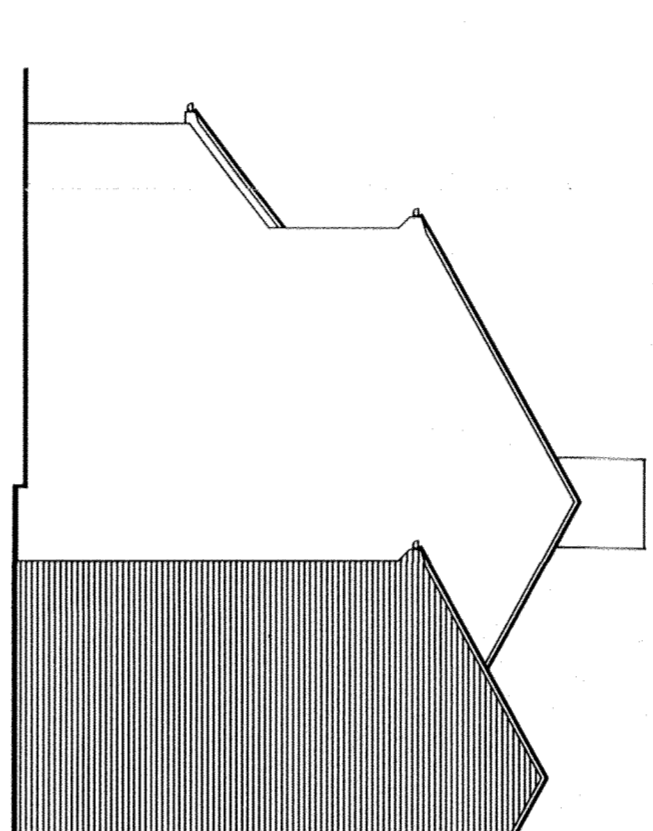
Prop Rear Elevation



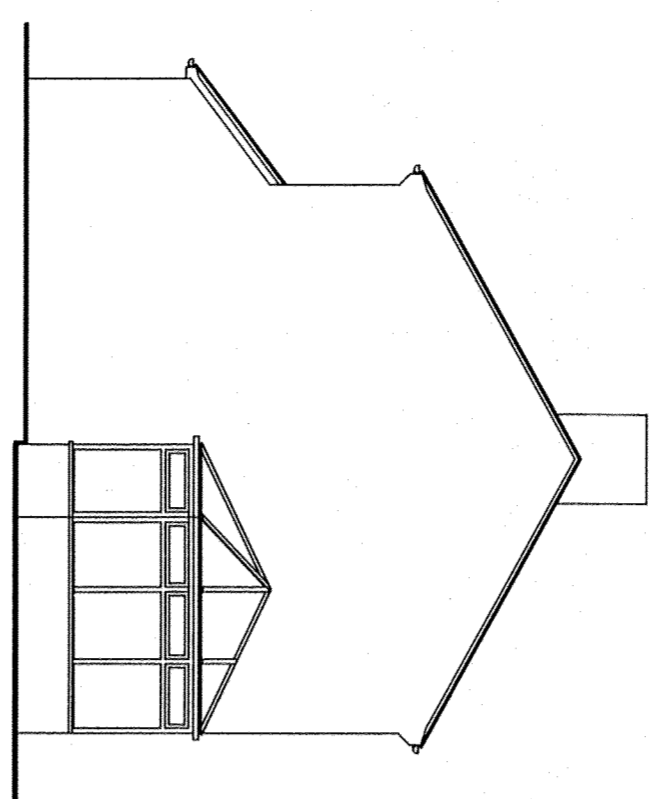
Prop Front Elevation



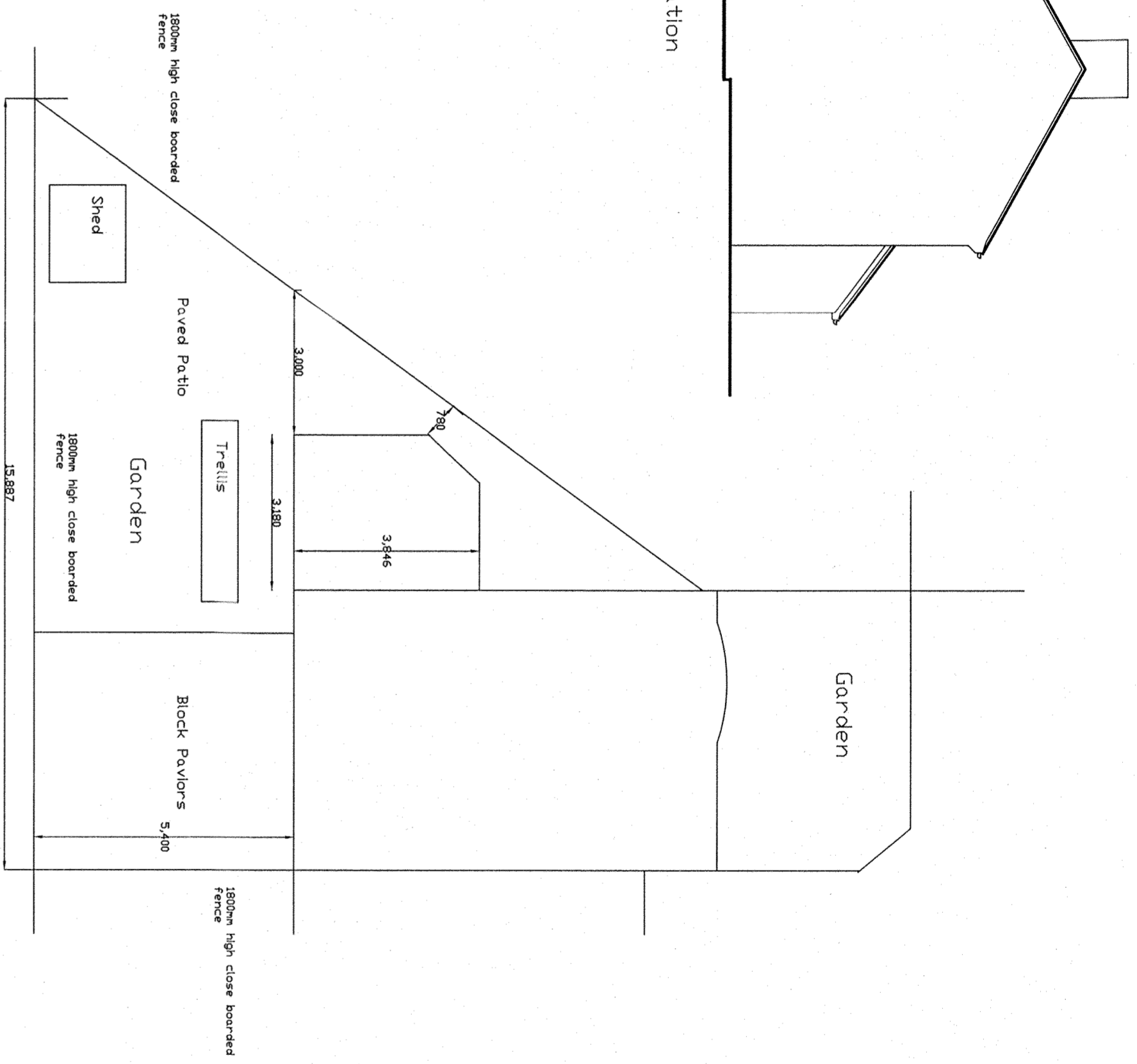
Ex Rear Elevation



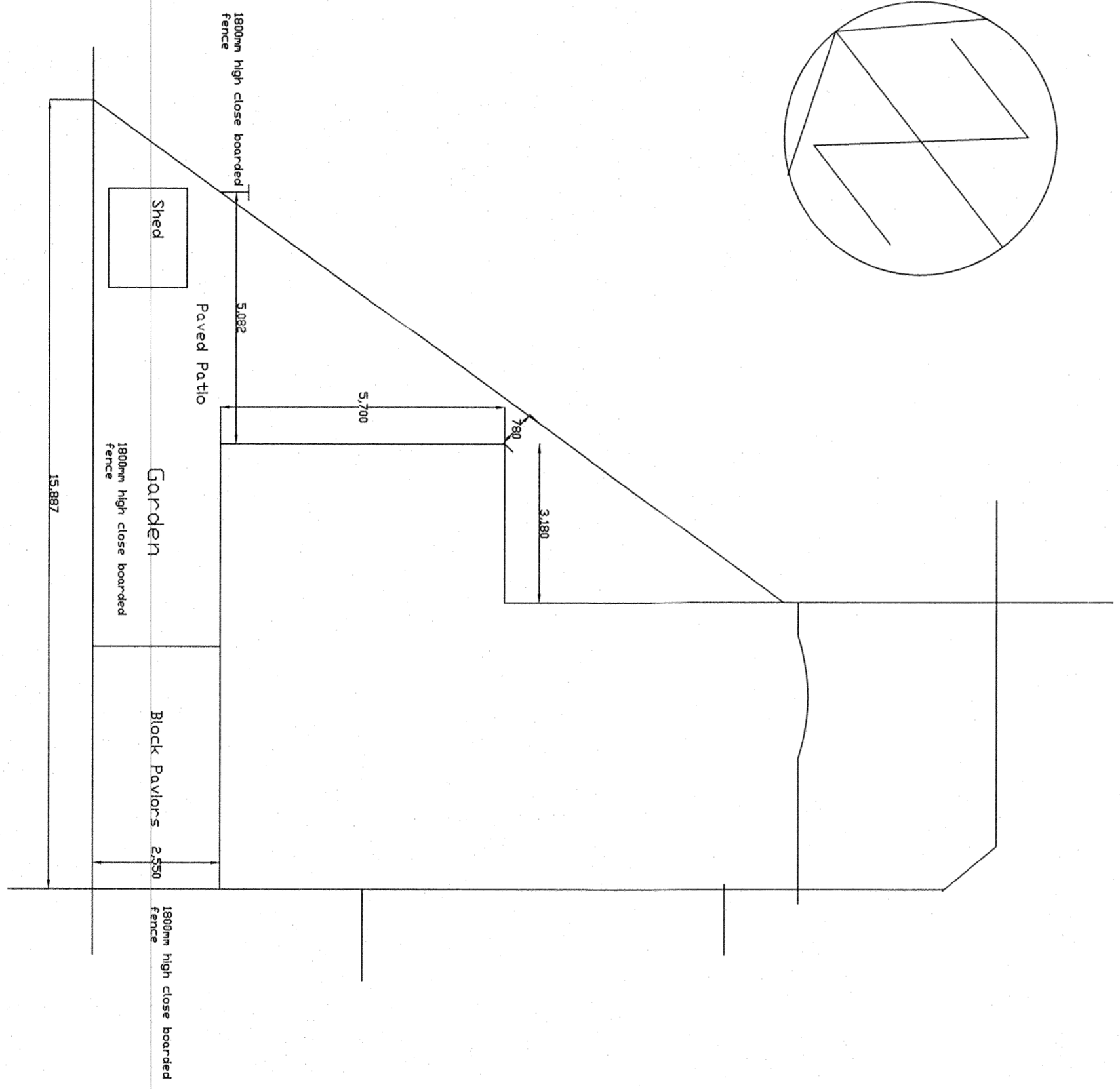
Prop Gable Elevation



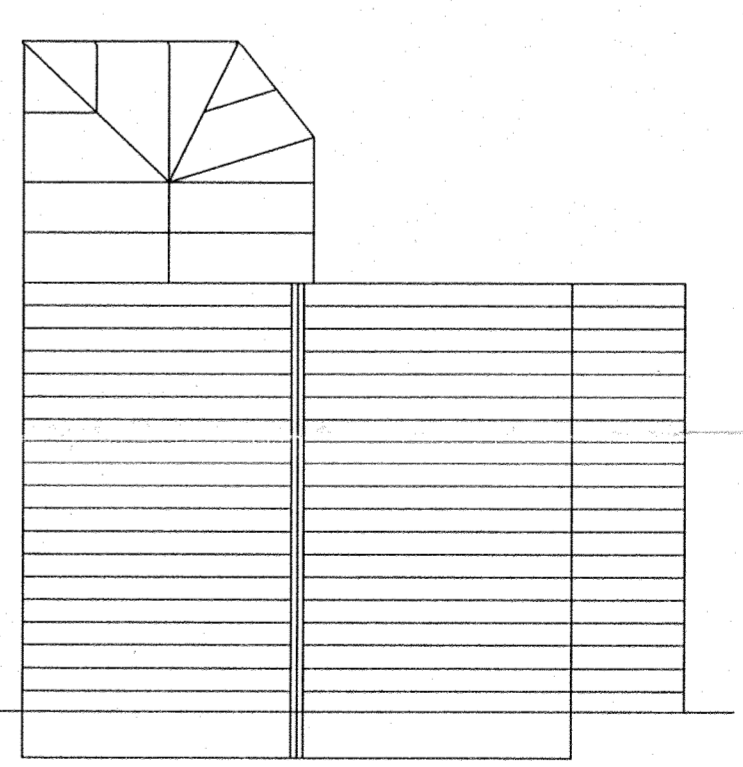
Ex Gable Elevation



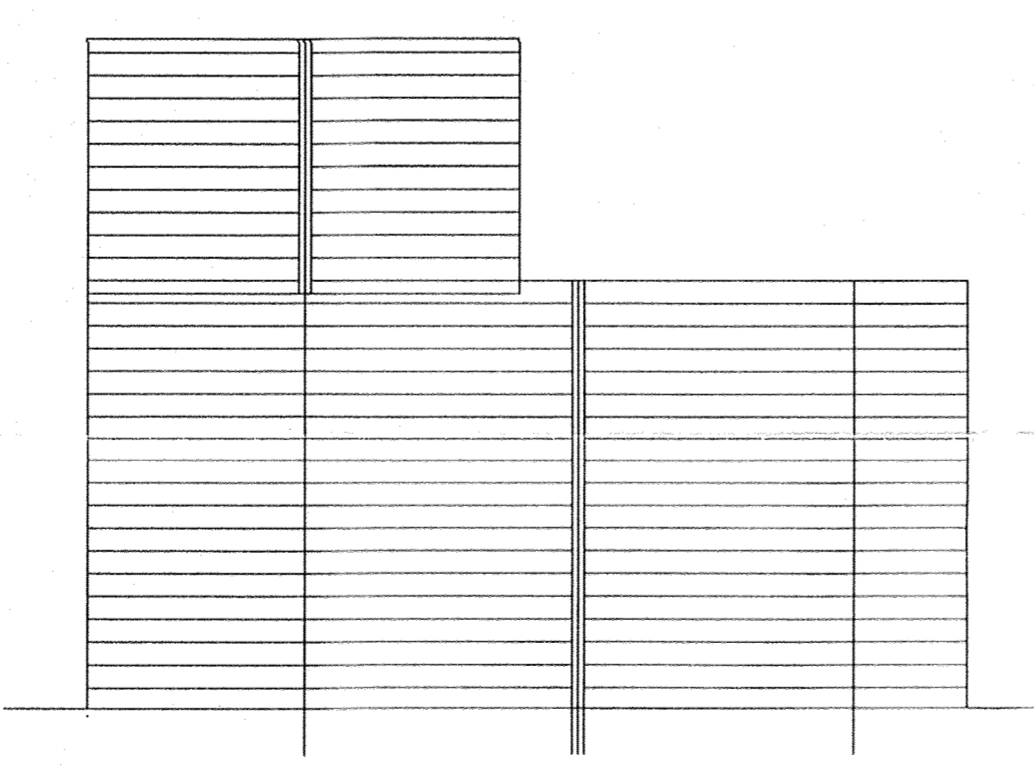
EX Site Plan



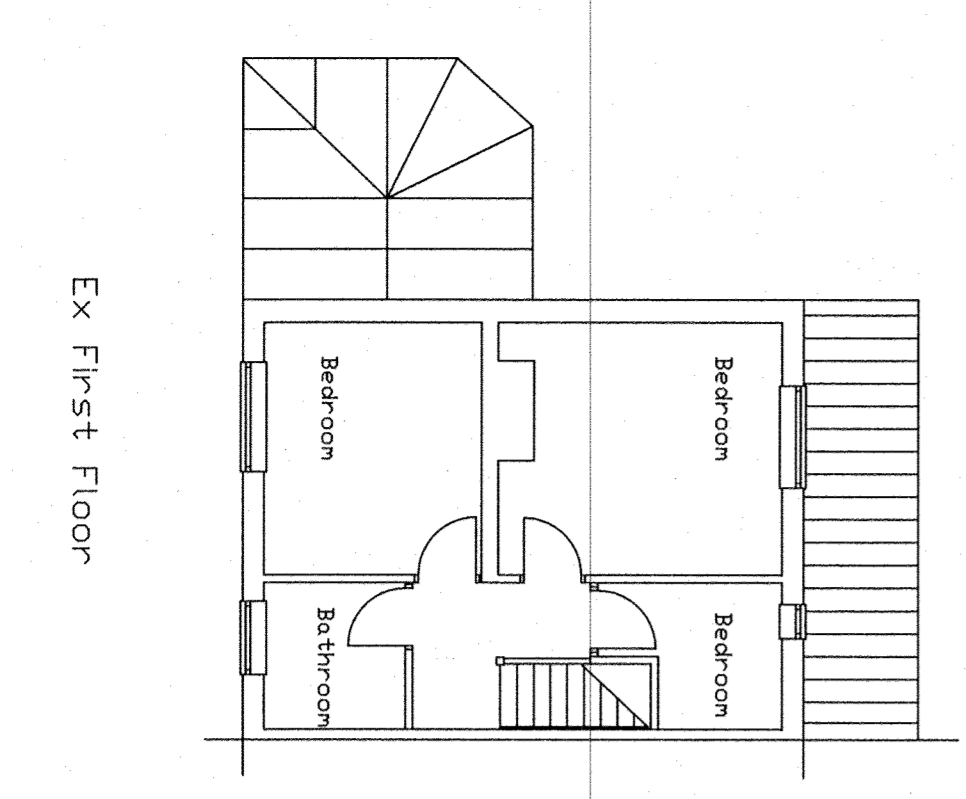
Prop Site Plan



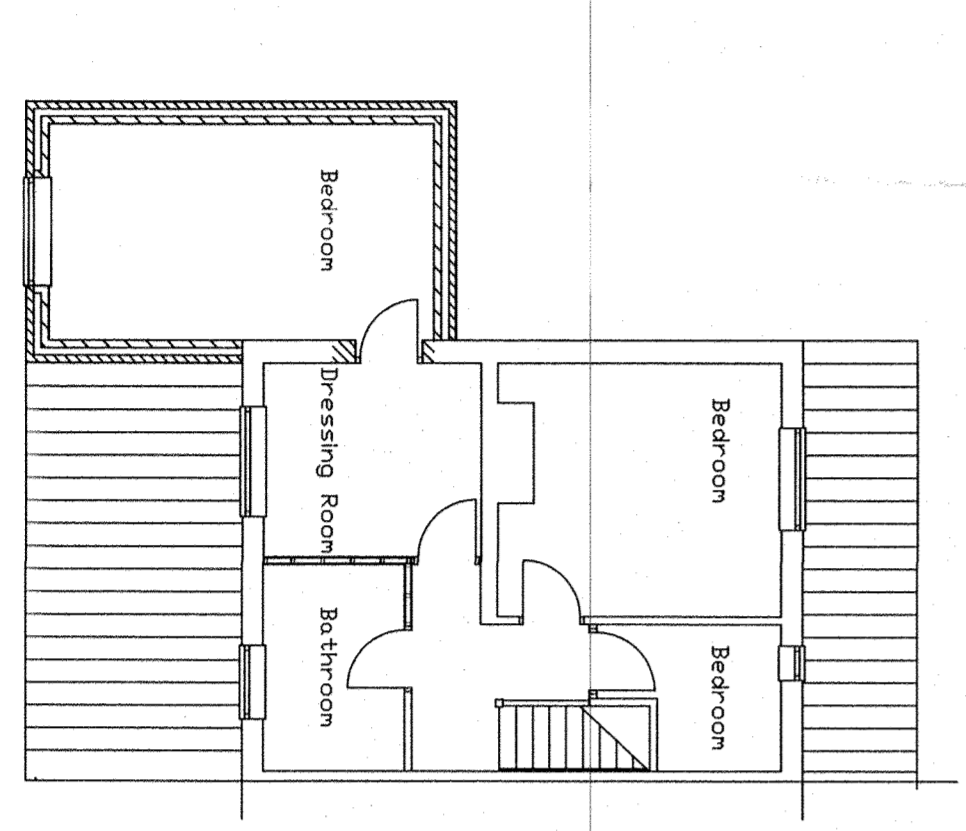
Ex Roof Plan



Prop Roof Plan



EX First Floor



Prop First Floor