

SPECIFICATION

143 Victoria Road West

Hebburn

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Specification

Foundations.

The foundations of the proposed extension are to be in accordance with B.S. 8004. The foundations are to be 600mm x 225mm bearing onto firm clay strata to the invert of any drains running through or parallel to the excavations. The width of these excavations are to be 600mm Note that all foundations must be a minimum of 900mm below ground level. There are no trees which will affect the design of the foundations. All excavations are to be stepped below the drains and reinforced concrete lintels bridged over the pipe.

Walls.

The walls of the extension are to be constructed of 100mm facing brickwork, 85mm cavity with an internal 100mm thermolite block. The internal side of the thermolite block is to be provided with dot and dab 12.5mm plasterboard and a 3mm plaster the cavity is to be fully filled with 85mm knauf 32 ultimate insulation. DPC's are to be 150mm above ground level to match with the existing. Wall ties for the extension are to be placed at 750mm verticals and 450mm horizontals and within 300mm of any structural opening every block course. All cavities are to be continuous with the existing. All bricks below DPC to be frost resistant or class B engineer brickwork. No path to be included unless specified by the client.

Ground Floor.

The floor of the extension is to be made up of 125mm of concrete. Underneath the concrete is to be placed 125mm of jablite insulation. To the perimeter is to be provided 30mm of jablite to prevent any cold bridging of the floor. A 1200 gauge visqueen DPM is to be laid under the insulation followed by a 30mm course of sand blinding on the appropriate compacted sub base. Dolomite or similar in layer of 150mm layers on firm ground. All top soil and filled ground to be removed. Any exsiting underfloor ventilation iin the existing house is to be maintained via 100mm plastic ducts and air bricks @ 1m centres.

Drainage.

All rainwater from the roof is to discharge into the existing gully as shown. The Drainage for the kitchen is to discharge into the same gully.

Any new drainage is to be laid to a minimum gradient of 1:40 Any new drainage is to be bedded in 20mm pea gravel. 125mm half round gutters are also to be provided and connected to the existing downcomer as shown on the plan.

Roof.

The roof over the extension is to be constructed of 175mm x 50mm joists @ 400mm centres. Between the joists is to be placed 100mm kingspan followed by 25m over over the underside of the joists before mechanically fixing the 12.5mm

plasterboard to the underside fo the joists. 100mm x 50mm collar ties are to be provided on each joist fixed to a 100mm x 50mm wall plate. To the top of the roof a breathable membrane (Tyvek) or similar is to be used. To fix the felt down 50mm x 25mm tile battens are to be placed at the appropriate gauge to satisfy the required tiles. Tiles to be used are to be marley moderns or similar. All joists are to be doubled up either side of the roof lights.. Wall plates are to be provided to fix joists of the roof to the wall construction. To prevent any spread of the roof lateral restraint @ 1.8m centres is to be provided and at 1200mm centres to the gables. All code 4 lead flashing and cavity trays are to be provided where required. All gutters and fascias to be provided colour to be confirmed by the client.

Lintels.

The lintels over the door openings and the window are to be a Birtley HD90.The lintel over the kitchen are to be as per the structural engineers calculations.

Windows and Doors.

All windows and doors for the extension are to be double glazed with trickle vents installed for background ventilation of 8000mm square. Ventilation openings must be equal to at least $1/20^{th}$ of the total floor area of that room. All glazing must be pilkington K with a 16mm air gap and comply with approved document K of the Building Regulations. All glazing in critical locations is to be toughened or laminated glass. **All new glazing is to give a U value of 1.6 W/m^{2}K**.

Heating.

All heating work will be carried out by a CORGI registered Gas Safe engineer and fitted in accordance with the manufacturers instructions. The heating engineer is to check to ensure that the existing boiler is capable of accepting the additional capacity to the system. If the existing boiler cannot accept the addition then a new boiler will require fitting. The boiler is to have a SEDBUC rating of not less than 89.5 and to be provided with room thermostats and thermostatic valves to all radiators except in rooms controlled by a room thermostat. Furthermore, all pipework in unheated spaces is to be provided with insulation as required by part L of the Building Regulations. Note that the outlet of the boiler is to be provided with a wire guarding if below a height of 2 metres measured from ground level The positioning of radiators etc. are to be confirmed by the client. Note that the pipe work installations are to be agreed with the client to satisfy their needs.

General Notes.

Builder is to check all dimensions on site before the commencement of any work.

All work carried out on the boundary is to undertaken with the neighbours consent to comply with the requirements of the Party Wall Act 1996.

Any work on the boundary is to have the consent of the adjoining owners.

Access for refuse collection must be maintained.

2 No. energy efficient light fitting is to be provided in the extension

All electrical work is to be carried out in accordance with the IEE Regulations and a person who is Part P registered.

Mechanical extractors are to be provided in the kitchen capable of extracting 60 litres per second.

It is the builder's responsibility for all the necessary health and safety on site. He will cater for the removal of all waste materials from site and also make good to the client's satisfaction any areas of the site which may have been damaged during the construction work.

All structural calculations are to be provided by the client if required.