Specification for 12 Burdon Road SR6 7RU (Rear Extension)

1.Walls. External walls to be Red facing brick similar to the Existing. Internal walls to be 100mm Thermalite blocks. Cavity will be 150mm with dritherm 32 insulation.

2. Lintels. Lintels to be inserted above every window and External Door. All lintels will comply with BS EN845-2. 150mm overlap onto Brickwork as standard.

3. Foundations. This will be a strip Foundation and be a minimum depth of 900mm (on inspection during excavations) although other depths to be ascertained after giving consideration to the Tree Plan of the site. The Foundations will be 600mm wide x 225mm thick to BS 8004 1986 and protected by the appropriate polystyrene at the corners.

4. Footings. To be constructed on top of concrete foundation of a suitable Trench block and engineering Brick. They will be 350mm wide with a 150mm cavity and continue until 200mm above ground level, where an appropriate damp proof course will be fitted.

5. Floor. The floor area will be excavated to a depth of 250mm or more if appropriate. This will then be back filled with hard core stone to a depth of 150mm, which will then be blinded with sand, a Vis queen membrane added, then finished with 100mm of concrete. This will be achieved in separate stages with the gap between filled appropriately.

6. Drainage. All Drainage to be in accordance with CP 301 & to be PVC or similar laid on a bed of pea gravel and laid to fall a minimum of 1:40. Above ground drainage to be UPVC fittings to BS525 and BS4514. Any drainage passing through foundations to have concrete lintel over.

7. Electrical. All Electrical work to be designed, installed, inspected and tested by a person competent to do so in accordance with part P (Electrical Safety). Accessible switches and sockets minimum of 450mm and maximum 1200mm from floor level.

8. Roof Trusses. Roof trusses to be calculated by a specialist contract company, computerized cad drawings to be made available for comments.

9. Roofing. Concrete old roman red pan tiles to be used in keeping with the house and garage tiles. Dry ridge system to be used, together with rigid roofing PVC felt support trays and PVC hip support trays.