

Specification

FOUNDATIONS
Excavate for Reinforced Ground Supporting Beams, Specified by the Engineer.
The depth of the Supporting Beams dependant on existing ground level subject to agreement on site with Building Control regarding soil types, tree proximity and foul drain depth.

GROUND FLOOR
To Achieve a U-Value of 0.18W/m2K
Floor finish (Ref Specification) over 75mm fibre reinforced sand cement screed & under floor heating 100mm Celotex GA4000 insulation with 25mm Celotex perimeter insulation over 500 gauge polythene DPM lapped with perimeter DPC's, beam & block to engineers specification. Cross ventilation to be provided under beam & block floor

EXTERNAL WALLS - FIRST FLOOR TIMBER FRAME
The Achieve a U-Value of 0.18W/m2K
Horizontal Timber Cladding TBC , Vertical 25x38mm Softwood Battens, 12mm Supalux Firerated Board, Breather Membrane having a vapour resistance of not more than 0.6 Msn/g and to be at least Class W2 (BS EN1389-2) , 150x47mm timber studwork with head and soleplates, Celotex 140mm PIR GA4000 between studwork, Internally 25mm GA4000 Celotex PIR + Plasterboard and skim finish. All new lintels are to be insulated. Cavity Barriers to be provided in external timber frame wall.

EXTERNAL WALLS - GROUND FLOOR BRICKWORK PANELS
To Achieve a U-Value of 0.18W/m2K
Brickwork to match with existing house, All new work is to be properly bonded to existing building by Furfix profiles or sim with a mastic seal to the vertical joint if Furfix is used. 25mm Cavity Between Brickwork and Timber Frame, Breather Membrane having a vapour resistance of not more than 0.6 Msn/g and to be at least Class W2 (BS EN1389-2) 100X50mm Soft Wood Timber Frame 100mm GA4000 Celotex Between Studwork, 40mm GA4000 Celotex Internal Insulation, 12.5mm Plasterboard + Skim Finish.

ROOF
To Achieve a U Value of 0.15W/m2K
Slate to match with existing house, over 25x38mm softwood battens over breather membrane Tyvec or sim, over softwood trusses to 200x50mm at 400 Centres with 165mm GA4000 between and 20mm TB4000, Foil Taped at Joints to creat a Vapour Control Layer + 12.5mm plasterbaord & skim finish.

INTERNAL WALLS
100x50mm Softwood stud partition with sound reducing full fill insulation between studwork. 12.5mm Plasterboard with Skim Finish. Moisture Resistant Plasterboard to use for the Ground Floor Shower Rd & Master Ensuite.

INTERMEDIATE FLOORS
Oak Floor Boards over treated softwood joists sized by engineer to have a herringbone or similar strutting at mid span to be filled with 100mm quilt or similar insulation to achieve sound dampening and 12.5mm plasterboard to the underside. Moisture resistant P5 grade chipboard flooring for the new ensuite.

STAIRCASE & BALCONY-
To comply with Approved Document K of the Building Regulations.
For a private stair treads 220mm and risers not more than 220mm at a max pitch of 42degrees with internal balustrades & balconies at height of 900mm height with 100m spaces between uprights. External Balconies 1100mm high.

WINDOWS & DOORS -
To comply with Section 1 & 2 of Approved Document Q
To Achieve a U-Value of 1.4W/m2K
Aluminium windows & doors to include trickle vents to achieve 8000 sq/mm.Fenestration to be toughened where indicated thus to BS 6262 and BS 6206. To have one opening casement with fire compliant hinges allowing full egress min 450mm wide and overall 0.33sq/m opening max 1100mm above floor min 800mm. Glazing in critical locations to be designed in accordance with BS EN 12150 and 12600. Approved Document K Dia 5.1 K4 glazing applies

ELECTRICS, HEATING & LIGHTING
To comply with Approved Document P
To be installed & tested by a competent person. All new radiators to require a thermostatic radiator valve to be installed. All heat producing appliances installed by a HETAS registered engineer.To provide lamps that have a luminous efficiency greater than 45 lumensper circuit wall and 3 of 4 fittings as energy efficient. All electrical works to be designed and installed and tested to BS 7671:2008 Smoke Detection System & Heat Detection Required to BS5839 part 6 LD6 within circulation areas.Wired to the mains electricity supply, be interlinked and have a battery back-up. Underfloor heating in the new extension only.

PLUMBING & FOUL DRAINAGE
To comply with Approved Document H
SVP stack in bathroom connecting to manhole as shown via a100m dia. uPVC drain laid to min. fall of 1 in 40 with a 100mm pea shingle bed and surround. The soil stack to be ventilated externally 900mm from the building and 3m from any opening and terminated with a perforated cover cover fixed to the dend of the pipe which does not restrict the flow of air to the pipe. Stub stacks to be fitted with an air admittance valve. Provide rodding access at all changes in direction of wastes.All drainage work is to be in accordance with BS12056 & BS752.

SURFACE WATER DRAINAGE
To comply with Approved Document H
Allow to match in with existing gutter system and rainwater goods as agreed and connect into existing system. Outlets preformed by GRP by Polyroof. to 68mm diameter downpipes in galvanised steel to new soakaway. Soakaway to BRE digest 365. The design, calculations and permeability test results will be confirmed on site by the main contractor

VENTILATION
To comply with Approved Document F
Bathroom & Shower Room ventilated to 60L/sec

Revisions	
REV 1	22.09.25
REV 2	26.09.25
REV 3	26.09.25
REV 4	26.09.25
REV 5	26.09.25
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