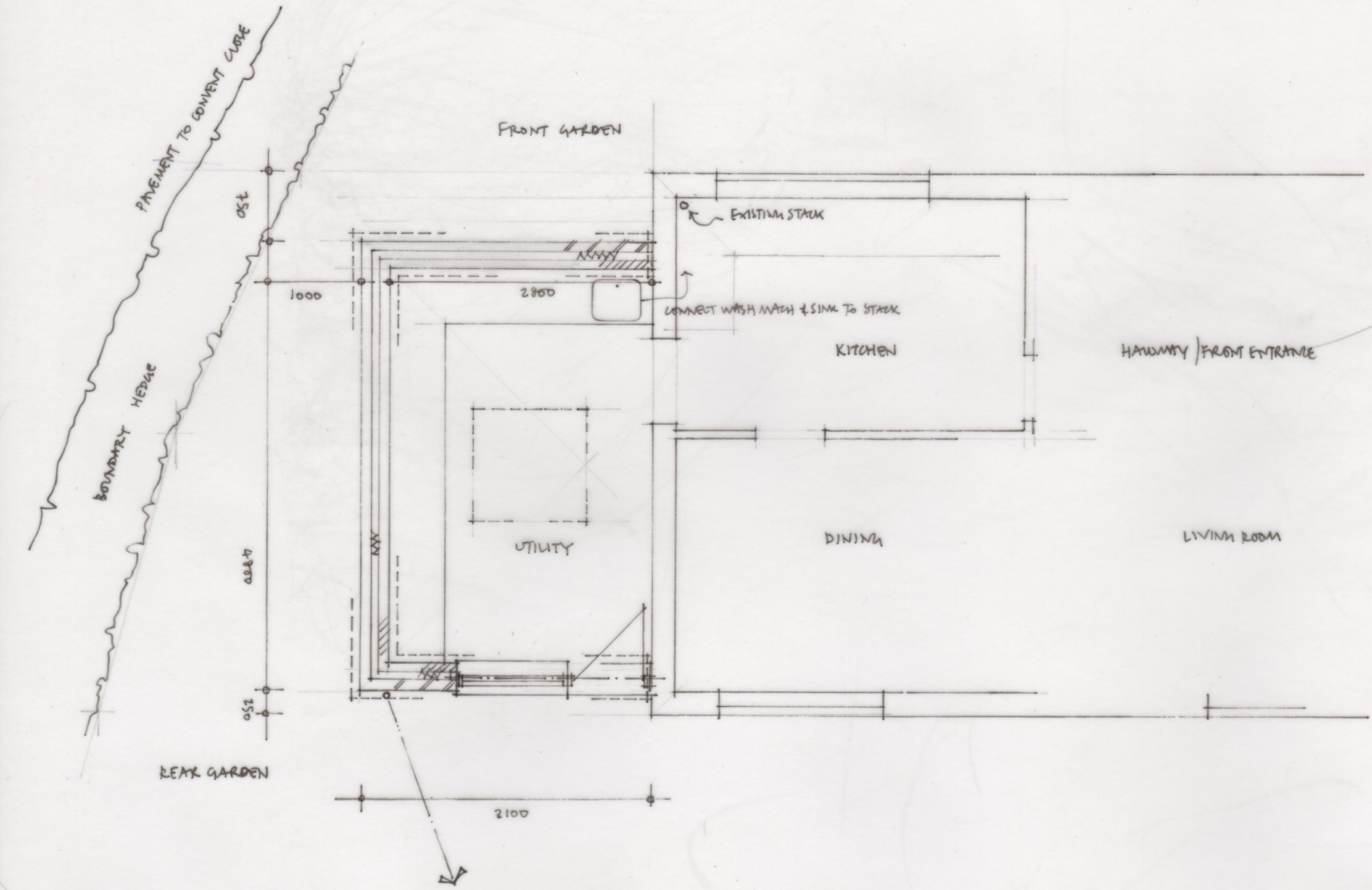
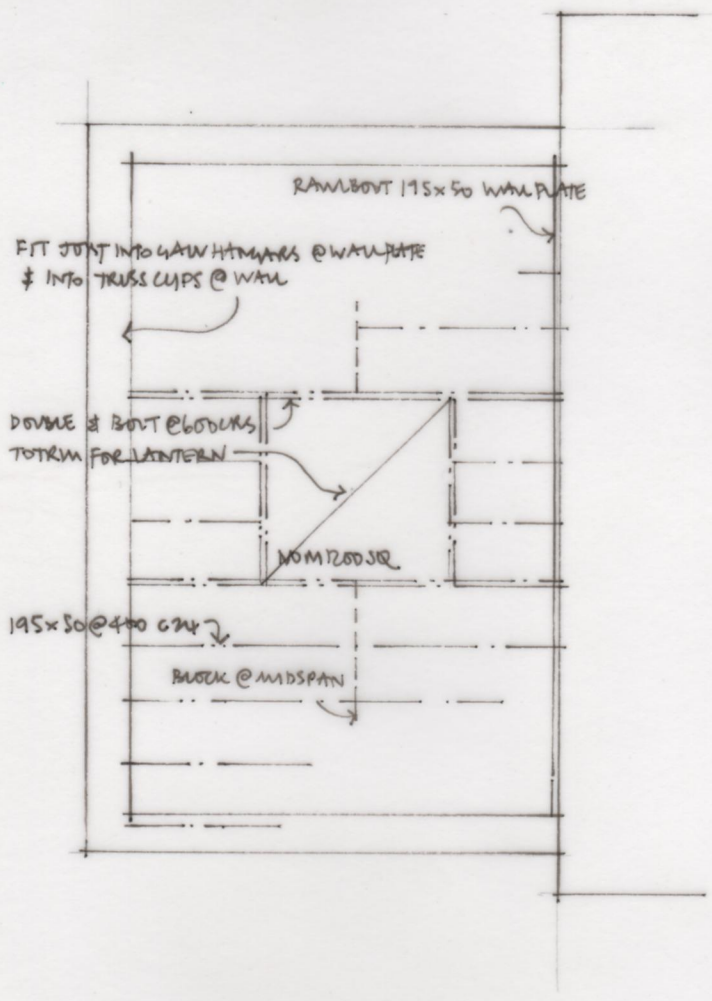




BRIEF SPECIFICATION

Foundation

Excavate for concrete strip foundation minimum 1.0m deep from existing ground level-subject to agreement on site with local authority regarding soil type. Provide 600x450 wide concrete footing.

Ground Floor Slab

To reduced ground lay oversite of nom 75mm type 1 bed. New floor slab formed at level of existing house using proprietary beam and block system over vented void using airbricks in cavity wall. Over beam block- lay slurry and 1200 gauge dpm lapped with existing and new dpc then lay 85mm CELOTEX or sim, 500 gauge dpm and 75mm sand/cement screed finished to suit levels. All to achieve U value of 0.22 W/msq

Walls Generally

New external walls to be 300 full fill cavity construction. Outer leaf to be 102 brick-frost resistant below ground -100 CROWN DRYTHERM CAVITY SLAB 32 cavity batts-full fill cavity insulation with weak mix concrete fill to cavity 225 below dpc and inner leaf of 100mm block as PLASMOR AIRCRETE(0.16) or equal/similar-using trench quality blocks below ground or semi engineering brick. Tie skins together with stainless steel ties at 450vertical crs and 450 horizontal crs-225 at reveals. Close all cavities using proprietary closer system as THERMABATE or similar. Finish internally with dot and dab skimmed plasterboard system. Bond new construction to existing using proprietary channel fixing as CROCODILE or similar with movement material at face. Install IG L1/s type insulated lintols at openings. Internal walls at ground floor to be lightweight black built off slab.

Surface Water Drainage

Flat roof to new rainwater goods to new area, connecting into new soakaway min 5m from building and nom 2 cubic metres with rubble fill to LA approval on site; soakaway to be designed to BRE Digest 365 (H3)

Foul Drainage

Connect new sink and wash machine to existing stack as detailed.

Miscellaneous

Doors to have U value 1.8 W/msq and windows 1.6 W/msq
Windows to include trickle vents to achieve 8000 sq/mm

Glazing in critical locations to be designed in accordance with BS EN 12150 and 12600

Electrical work to comply with Part P-installed and tested by competent person.
All timber to be treated and stress graded where used in structural situation

Extract to achieve 30 L/sec.

Roof/Structure

To flat roof-form using 195 x 50 @ 400 crs with warm roof construction; CELOTEX TD4000 min 150 thick to achieve 0.18 U value. Deck over insulation with- 19 wbp ply and proprietary three layer felt system. Build lantern kerb in timber to suit specialist detail. All achieves 0.2 U value.

Heating

Heating system to be extended to new area to clients satisfaction, from existing gas fired sealed balanced flue wet system by GAS registered specialist with thermostatic radiator valves throughout.

JEREMY WILLIAMS LEROY
RIBA CHARTERED ARCHITECT

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3 CONVENT CLOSE
HITCHIN

SIDE EXTENSION

PROPOSED GROUND FLOOR PLAN
APR 2018 1.50@A3

D1

1m