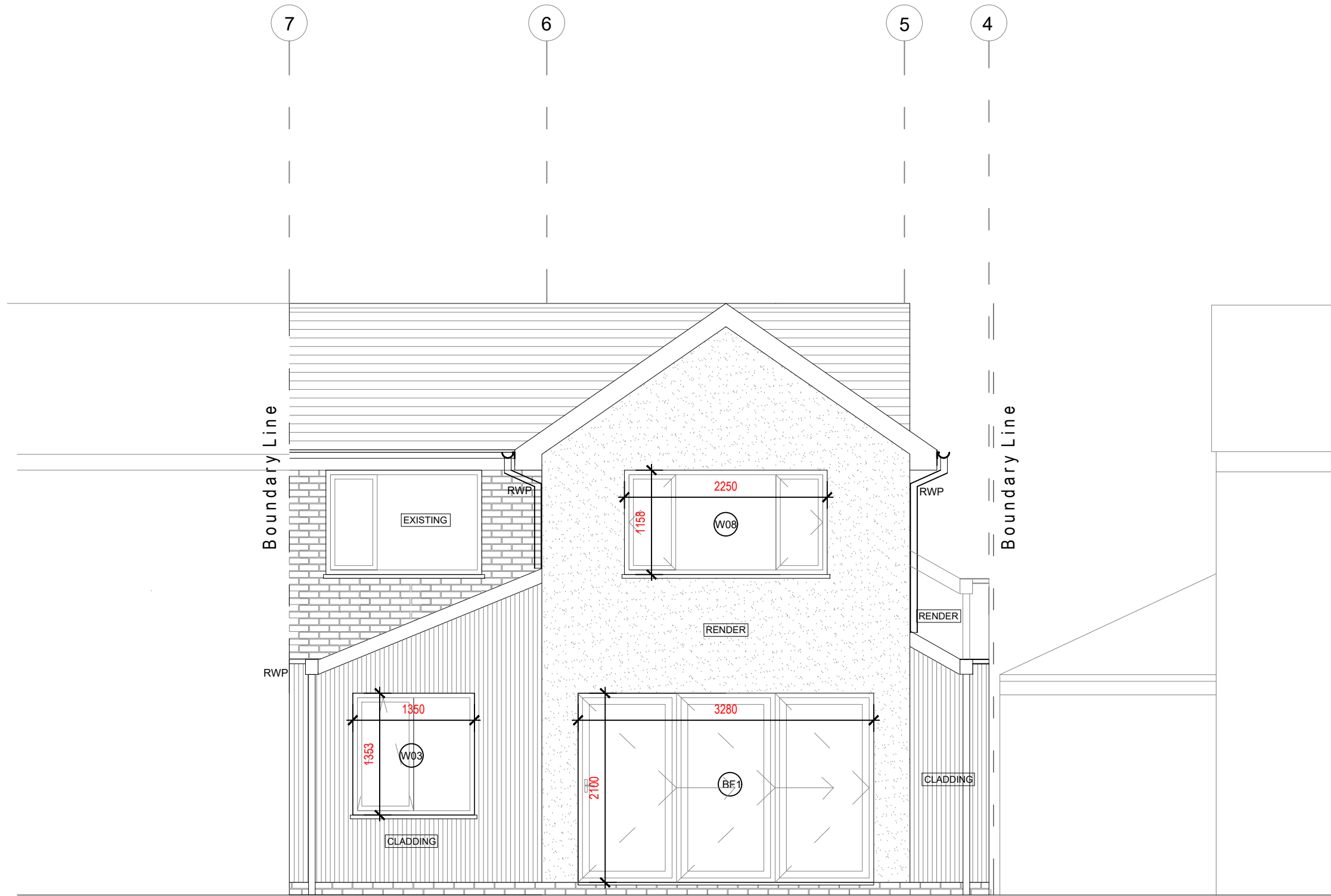




Specification

FOUNDATIONS - Excavate for concrete strip foundation minimum 1.0m deep from existing ground level subject to agreement on site with Building Control regarding soil types, tree proximity and foul drain depth. Provide 600x450mm wide concrete footing subject to structural engineers recommendations. Foundations to be constructed in accordance with PartA1/2E of the Building Regulations

EXTERNAL WALLS - TIMER FRAME - 150x50mm timber studwork with head and soleplates. Celotex 140mm PIR GA4000 between studwork. Internally 25mm GA4000 Celotex PIR + Plasterboard and skim finish. Externally 12mm Superlux Firerated board over 38x25mm softwood battens with a breather membrane having a vapour resistance of not more than 0.6 Msn/g and to be at least Class W2 (BS EN1389-2) .For all external walls grey render onto mesh over firerated board or Composite Cladding. To achieve a U value of 0.18W/m2. All work below dpc is to be in brickwork and fill cavity to within 225mm of dpc with lean mix concrete. All new lintels are to be insulated. 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.

Cavity Barriers to be provided in external timber frame wall.
BOUNDARY EXTERNAL WALLS - BLOCKWORK & TIMBER FRAME - 100mm Blockwork, 25mm Air Gap 100x50 Timber Frame Studwork, 100mm GA4000 Celotex PIR insulation, 40mm Internal GA4000 PIR Celotex Insulation , Plasterboard and skim finish. U Value Of 0.18W/m2.

GROUND FLOOR - Floor finish tbc by client 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, 150mm concrete slab or beam & block to engineers specification. Cross ventilation to be provided under floors to achieve a U-Value of 0.18W/m2

WINDOWS & DOORS - White UPVC windows 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. Windows to have U value of 1.4 W/m. Glazing in critical locations to be designed in accordance with BS EN 12150 and 12600. Aluminum Bifold Door to have a U-value of 1.4W/m. All windows & doors are in accordance with section 1 & 2 of approved document Q to ensure reasonable provision is made to resist unauthorised access. Trickle Vents (Approved Document F)

ROOF - Concrete Tiles to match with existing house, over 25x38mm softwood battens over breather membrane Tyvec or sim over softwood trusses to 125x50mm with 75mm XR4000 between rafters and 90mm GA4000 under rafters + 12.5mm plasterbaord & skim finish to achieve a U Value of 0.15W/m2K.

INTERNAL WALLS - 12.5mm plasterboard either side of stud partition with sound reducing insulation to all new internal partitions with full fill insulation between studwork. Sound reducing Plasterboard bwtm Utility Room & Study

VENTILATION - Kitchen to be ventilated by 30L/sec if placed over hob or through a wall. Utility room to be ventilated by 30L/sec extractor. Bathroom & Shower Room ventilated 60L/sec

ELECTRICS, HEATING & LIGHTING - Electricis to comply with Part P 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 and to Part P of the building Regulations Smoke Detection System 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 + installed within the kitchen & adjacent corridor area.

PLUMBING & FOUL DRAINAGE - Relocate SVP stack in bathroom connecting to manhole as shown via. 100m 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 - Allow to match in with existing gutter system and rainwater goods as agreed and connect into existing system. All parapet gutters preformed by GRP discharged into a hopper to 68mm diameter downpipes to new soakaway. Soakaway to BRE digest 365. The design, location, calculations and permeability test results will be confirmed on site by the main contractor

Key

	Double Plug		Pendant Light		Outside Tap
	Heat Detector		Wall Light		LED Strip Light
	Smoke Alarm		LED Light		U Floor Heating
	Demolished Wall		Existing Wall		Electric Heat Mat

Revisions

REV 0 xx.xx.20 Tender Issue Set

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Project	7 Kingsdown, Hitchin SG4 9QP	Drawing	GA Rear Elevation
Client	Robert & Gabriella Jolly		
Scale	Scale 1 : 50 @ A2		
Job Number	KINGS-20-004		
Revision & date	REV 1 29.08.25		
			Charlotte Fausset Architect MFA ARB RIBA 41 Bunyan Close, Pirton, Hitchin, Herts, SG5 3RE Tel : 07815570717

PRELIMINARY