

**GRI CONTRACT
SERVICES LTD**

Bob Ireson RICS

38 Beaufort Drive Barton Seagrave
Kettering NN15 6SF

Tel: (01536) 723673 Mobile: 07920 141938
e-mail: bob.ireson@ntlworld.com

**PROPOSED SINGLE STOREY REAR EXTENSION AT ELAN CHEMISTS 2
SCHOOL LANE KETTERING**

SPECIFICATION

1. General

All work to be carried out in strict accordance with British Standard Codes of practice, Building Regulations and manufacturers' instructions and to the approval of the local authority Building Inspector and Planning Officer. All work to be to minimum NHBC standards and comply to all relevant and current codes of practice, including BS 8000 workmanship clauses. Builder to check all dimensions, sections, and layouts before ordering and fixing materials on site.

2. Foundations

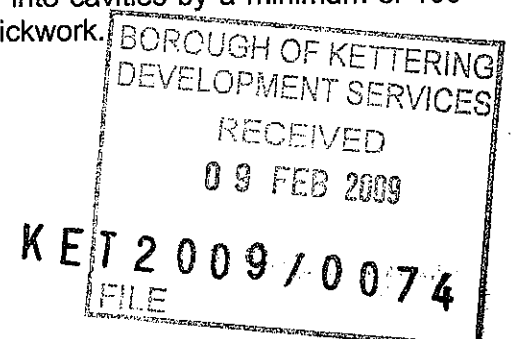
Foundations to comprise of 1:3:6 concrete (C25 mix) 600 mm wide Mass Fill foundations to a depth that takes into account drain inverts and root action from trees within 20 m. Actual depth of foundation to be agreed on site with the Building Inspector or Structural Engineer to take into account of actual ground conditions encountered on site. Any soft spots to be excavated to a firm base.

3. Cavity Walls

External walls to be 285 mm cavity work, comprising 100 mm common brick outer leaf, 85 mm cavity and 100 mm insulating Durox block inner leaf. Cavity to be filled with 85 mm fibreglass bats, to meet a minimum U-value of 0.30. Cavity walls to incorporate stainless steel wall ties at 900 mm horizontal and 450 mm vertical centres, ties doubled up around door and window openings. All to be to BS 5628: part 3: 1985. Close Cavities at jambs with Thermocor CC, insulated Cavity Closer. Walls to be fully bonded into existing walls by either Firfix building profiles or similar. Continuity of cavities to be maintained throughout. Cavity to extend a minimum of 150mm below the DPC level. Walls to be finished with 12.5mm dot and dab plaster board and skim.

4. Damp Proof Courses

Use pvc dpcs to BS743 in all cavity and load bearing walls, laid horizontally at a minimum height of 150 mm above finished ground level. Vertical dpcs to be used at door reveals in external walls fixed to the back of frames and extending into cavities by a minimum of 100 mm. Frames to be recessed min 75 mm from external brickwork.



5. Ground Floor

75 mm sand/cement screed finished to match existing floor level on 100 mm thick concrete slab on 75 mm Celotex tuff RGA3000 on 1200g polythene BBA approved dpm, 150 mm well-blinded and compacted hardcore. (Floor (U value 0.22 w/m² °K) Finished floor level to correspond with existing. BRC mesh reinforcement to be provided over assumed rubble filled water cistern.

6. Roof Construction

Roof structure to consist of mono pitched trussed rafters conforming to BS 5268: Part 3: 1985 and designed by an approved manufacturer to layout drawing. Trussed rafters to be fixed to 75 mm x 100 mm softwood treated wall plates with proprietary truss clips and wall mounting brackets. Wall plate to be secured with 30 mm x 5 mm galvanised mild steel anchor straps fixed to wall plate and spaced at maximum 2000 mm centres, fixed down the face of the wall by a minimum of 750 mm, being fixed with a minimum of 3 No. fixings. 12.5 mm plasterboard and skim or Artex to owner's requirements. Roof to incorporate 300 mm of Crown loft insulation, 100 mm between joists and 200 mm over the top. Ceiling access hatch to be provided to owner's requirements, hatch to be suitably insulated and to be fitted with suitable fixing latches.

7. Roof Finish

Concrete interlocking tiles (Suitable for 12 deg pitch) fixed in accordance with manufacturer's instructions, on 38mm x 50mm tanalised battens on Tyvek Supro Plus breathable roofing membrane, laid with minimum 150mm laps horizontally, and finished at eaves level with an appropriate eaves carrier. Roof finished off at abutment with existing wall with a neat Code 4 lead step flashing, soakers. Roof finished off at external verge with a suitable under cloak and pointed to match existing. Roof finished off at eaves level with UPVC fascia boarding and soffit.

8. Roof Ventilation

No additional ventilation is required to the proposed pitched roof, if Tyvek Supro Plus breathable membrane is installed to the manufacturer's instructions.

9. External door

Existing high security metal door and frame to be carefully removed and re-used.

10. Internal Doors

Doors to be provided to owner's specification.

11. Below Ground Drainage

All drainage work shown on plan is provisional, exiting drainage run locations have been assumed only. Final drainage design, invert levels etc to be agreed on site with the Building Inspector before work commences. Gradient of pipes generally to be 1:40 for 100 mm diameter and 1:60 for 150 mm diameter. Drains generally to be Hepworth pvc pipes with flexible connectors being bedded on and surrounded by 100 mm pea shingle in accordance with manufacturers' written instructions. Where drains pass through walls or foundations they are to be sleeved or provided with suitable prestressed concrete lintel over.

12. Inspection / Access Chambers

Where shown to be preformed polypropylene manufactured by Hepworth (or similar approved) cut to depths as required (maximum depth 1200 mm) set on a 150 mm concrete base and surrounded with 150 mm pea gravel generally 450 mm diameter and fitted with a double seal airtight screw down cover and frame.

13. Foul Drain above Ground

Existing SVP to be reduced in height and to be terminated with a suitable air admittance valve situated in new roof space. Dispensary sink to be fitted with 38 mm diameter upvc waste pipe and a 75 mm deep seal trap discharging to new external gully below grating level (to comply with BS 5572).

14. Rain Water System

100mm half round UPVC gutter securely fixed to fascia boards, and laid to falls, discharging into 63mm diameter rainwater down pipe fixed to walls, discharging into 100mm diameter Hepworth UPVC surface water drain laid to a minimum fall of 1-40 connected to existing surface water drainage or to a suitable rubble filled soakaway sited a minimum of 4.5m from any building.

15. Electrical

All new electrical works to be carried out by a Qualified electrical engineer in accordance with the IEE 'Regulations for electrical installation' latest edition and shall issue a installation / test certificate upon completion of the installation.

Emergency lighting illuminaires shall be provided in the proposed dispensary area and consultation room in accordance with BS 5266 : Part 1 : 1988.

16. Smoke Detectors

Provide mains operated self contained contained smoke alarms to BS 5446 Part 1, All units to be interconnected and should be permanently wired into existing alarm system.

17. Fire Safety Signage

Fire safety signage shall be provided in accordance with BS 5588 : Part 3 : 1983

18. Lintels

Generally to be IG or Catnic galvanised steel insulated lintels. Internal lintels may be prestressed concrete. All lintels to be installed to manufacturers' instructions having a minimum end bearing of 150mm. Lintel types to be indicated by the manufacturer

19. Structural Steelwork

See separate calculation sheets. Steelwork to be encased in 12.5 mm plasterboard and skim to give half-hour fire resistance.

20. Internal Decoration

To be emulsion painted walls and ceilings to owner's requirements.

21. Landscaping

External pathways, patios areas and landscaping to owners requirements.

22. Mechanical Ventilation

Mechanical input /extract ventilation to external air shall be provided to the consultation room by means of an axial fan with a rating of 30 litres per second (In accordance with the provisions of Approved Document F)