RONALD SHUCKSMITH M.C.I.O.B., H.N.Dip

Chartered Builder and Designer

52 MERTON ROAD
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Proposed House for Farm/Rare Breeds Manager, Shepherds Place, Akeferry Road, Haxey

Particular Specification

- The above proposal includes for the following;

a) Construction of House and Garage.

- Facing bricks to be Terca Kassandra Multi 152110.
- Roof tiles to be rustic double pantiles (Sandtoft).
- External wall to be of cavity construction with outer leaf of facing bricks and inner leaf of 4N 100mm Fibolite blocks with cavity filled with 100mm dritherm (U value = 0.26). Cavity to extend 225mm minimum below dpc.
- Vertical twist stainless steel cavity ties 225mm long to be placed at 600mm horizontal centres and 450mm vertical centres. Where within 225mm from all openings ties to be at 300mm centres vertically.
- Concrete quality A 7N Blocks below Ground Floor level with 2crs semi-engineering bricks above and below GL.
- At openings in cavity wall cavities are to close onto thermabate cavity closers. Jamb and cill cavity closers to openings with minimum thermal resistance path of 0.35m2k/w (manufacturers certified data). Window and door frames to overlap the closer by minimum 30mm. Apply sealant to front and back of frames/sills.
- Robust Construction Details to be complied with.
- PVC DPC.
- Expansion joint to be 12mm Furfix.
- All internal walls to be constructed of 4N 100mm blockwork unless otherwise stated (i.e. stud partitions).
- All stud partitions to be 100mm with minimum 75mm timber stud frame with minimum 25mm mineral wool batts or fibreglass within the cavity and frame lined both sides with 12.5mm Gyproc Soundbloc, 15mm wallboard or plasterboard finish (15mm) with a minimum mass of 10kg/m3.
- If buttressing walls stud frames to be lined on one side with 9mm ply.
- Plaster all internal wall and ceiling surfaces. Ground Floor ceilings to be 12.5mm plasterboard and skim. First Floor ceilings to be 9mm plasterboard and skim.
- Concrete strip foundations to be 600 x 230mm under external and 500 x 230mm under internal walls supporting pc ground floor.
- Ground Floor to be floor tiles on 65mm sand/cement screed reinforced with 20-50mm wire mesh on 1000g polythene vapour barrier on 80mm Kingspan Thermafloor TF70 zero ODP on T Beam and Block precast concrete suspended floor capable of carrying 1.5KN/m2 imposed load + all dead loads. (U value = 0.19w/m2k).
- Ventilate void below suspended floor. 1no. 75mm x 215 air brick at 2metre centres.
- Base to floor void to be 50mm concrete on 1200g polythene dpm on 75m hardcore.
- The dpm in floor to be continuous up side of floor to dpc and turned over external wall at dpc level and insert cavity tray immediately above dpc/dpm.
- The intermediate sleeper walls to be built herringbone to allow passage of flood water to single gulley under lounge and then to soakaway.

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- Catnic or Birtley Building Products galvanised steel lintols in external walls to be insulated to 0.35 and have minimum end bearing of 150mm.
- Windows to be white UPVC double glazed with trickle vents over minimum 8000mm2. Total area of window is less than 25% of total floor area. Areas of windows to be minimum of 10% of floor area of room. Area of opening casement to be equal to minimum of 5% of floor area. Windows to be double glazed with outer leaf of 4mm glass, 16mm cavity with foil and inner pane of Low E glass. (U value = 1.4w/m2k)
- Any windows with glass below 800mm above floor level and for doors below 1500mm to be in safety glass. All windows and doors to be draughtsealed. All windows to be escape windows with an unobstructed area that is at least 0.33m2 and at least 450mm high and 450mm wide.
- All internal doors to be undercut by 10mm to assist air transfer throughout the home.
- Pitched roof to dwelling to be interlocking roof tiles on 50mm x 25mm sw battens on DALTEX ROOFSHIELD underlay/breather felt on gang nail roof trusses at 600mm centres, designed to carry 0.75kn/sq.m imposed load on roof and ceiling together with all dead loads and bracing to BS5268 part 3: 1985.
- Details of roof truss design including girder truss will be passed to LA for approval after order and before erection.
- Where trusses run parallel to gable walls they are to be secured to walls with metal straps at 2m centres along roof and ceiling line to provide lateral support across 3 trusses including noggins to be placed under metal straps.
- Trusses to be fixed to wall plate using metal straps/clips. Every 3rd truss fixed to wall with metal straps.
- Lay 300mm fibreglass to main roof space. 150mm running between trusses and 150mm laid at 90 degrees across truss members. (U value = 0.15w/m2k)
- Provide insulation retainers at eaves level.
- Lead flashing to be Code 4.
- The first floor joists to be 50 x 197 @ 450mm ctrs generally but 63 x 197 across landing with 1 row of strutting at mid span.
- First floor to be 22mm T&G chipboard with 100mm fibreglass between joists and a 15mm plasterboard finish with a minimum mass of 10kg/m3.
- All gaps and joints around internal floor to be filled and well sealed.
- The chipboard flooring to the Bathroom and En-Suite will be moisture resistant.
- Where joists run parallel to walls they are to be secured to walls with metal straps at 2 metre centres to provide lateral support across 2 joists including noggins to be placed under metal straps.
- Joists to be doubled under first floor stud partitions
- Install mechanical extract fan to WC/Bathroom and En-suites, minimum 15 litres/sec.
- Install mechanical extract fan to Kitchen, minimum 60 litres/sec, but if adjacent to hob 30 litres/sec.
- Smoke detectors interconnected and fixed on separate circuit marked "**x**". Mains operated with battery back up.
- Space heating is to be controlled by radiator thermostats in all rooms.
- Hot water system to be controlled by thermostat.
- Hot water and service pipes to be lagged.

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- All wastes to be deep sealed.
- Wash hand basin 38mm waste.
- Bath 42mm waste.
- Shower 42mm waste.
- Worcester Greenstar oil fired condensing boiler, Sedbuk 90.2% Band A.
- 125mm thick tiles on concrete construction hearth.
- 200mm dia clay flue liner with socket uppermost.

- All drains to be 100mm plastic (fall 1 in 40).
- Those drains that run under building to be encased in 150mm granular material.
- Foul drainage pipes will be bedded in granular material.
- Lintol over drains as they pass through walls. All openings formed by drains that pass through the building construction are required to be masked and sealed to prevent entry from fill, vermin and gasses.
- RWP's and guttering to be sq. section UPVC.

- Energy efficient lighting to be used in all main rooms. Fixed lighting only capable of housing lamps having a luminous efficiency greater than 40 Lumens per circuit watt (e.g. Fluorescent Tubes, compact fluorescent lamps and any holder capable of taking energy efficient lighting only).
- All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
- Prior to completion the council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Additional Requirements for the Disabled

- All ground floor internal doors to be 840mm (2'9" wide). External doors to be minimum 800mm wide clear opening.
- 1 in 15 ramps to be constructed in principal entrance with Clarksteel CLKS AS10 TEC drainage channel across door opening.
- Light switches and socket outlets to be 1 metre above floor level.
- The car park and paths around/into building are to have hard standing with no steps or gravel to impede wheelchairs.