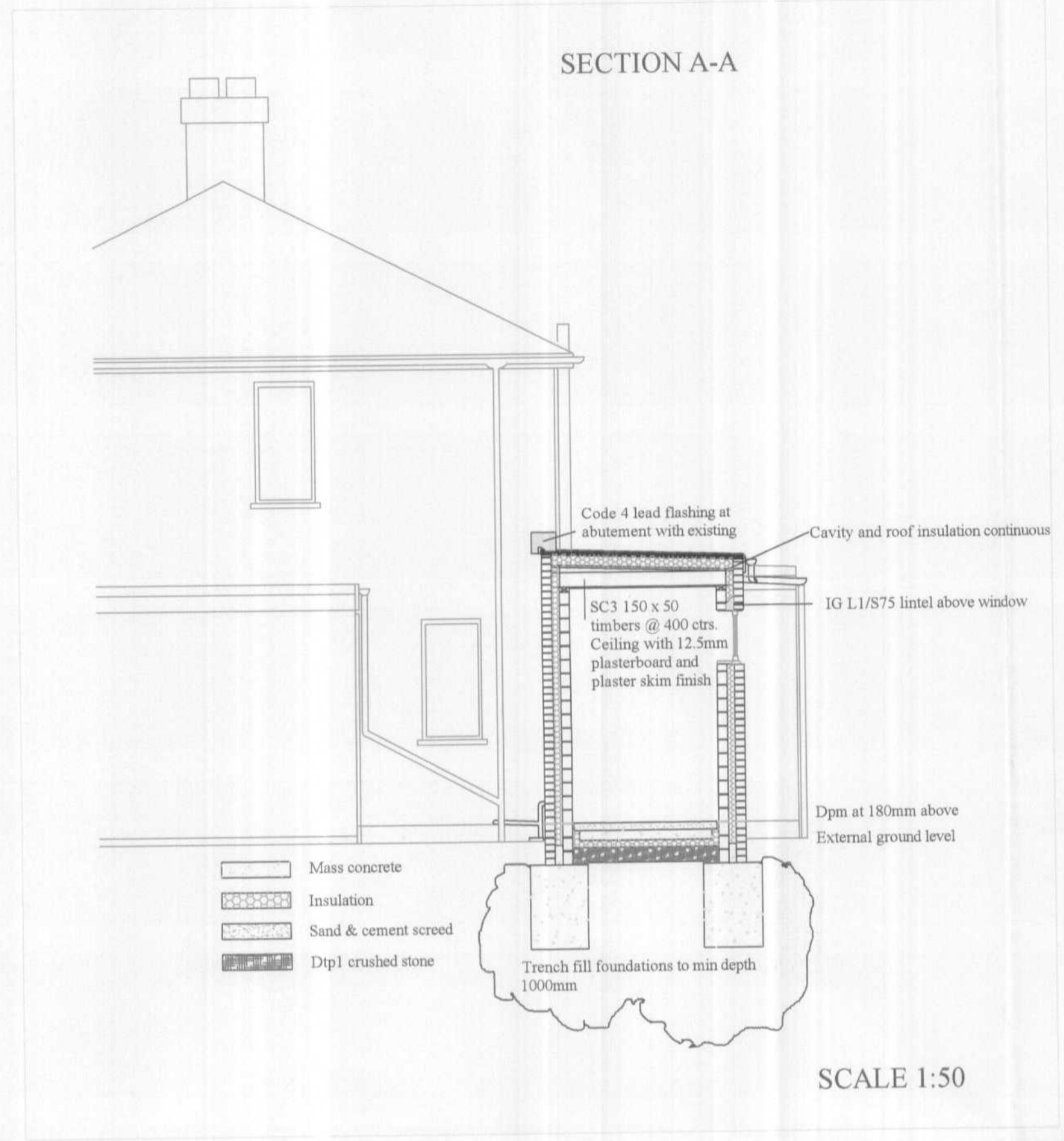


Please be advised that this drawing remains the intellectual property of Anchor Trust (Anchor) until completion of works as agreed in the 'Agreement to Provide the Staying Put service' and/or all monies due to Anchor have been paid in full.

**Note:**  
Do not scale from drawing, all dimensions to be checked, by the building contractor on site.



**SPECIFICATION**

**Foundations:-**  
To be designed to NHBC standard 4 and agreed with the Building Inspector following excavation. Due to invert level of foul water drain, assumed soil conditions and existing foundations it is proposed to use trench fill foundations to a minimum depth of 1000mm. Where drains pass through foundations they will be bridged with appropriate ppc lintels and surrounded with pea shingle.

**Drainage/Plumbing:-**  
1 no new pvcu inspection chamber 450mm dia, to connect to existing foul water drain. Stub stack with air admittance valve to serve new cloakroom, with no connection less than 450mm above invert. Back inlet gully to serve basin discharge and diverted washing machine waste. Underground pipework and soil connections to be 100 dia pvcu, all other wastes 38mm dia pvcu with 75mm deep seal traps and external rodding eyes at change of direction. All laid to min falls of 1 in 40 and bedded (underground) on 100mm pea shingle.

**Floor construction:-**  
To achieve 0.22W/m<sup>2</sup> K. 75mm sand and cement screed on 100mm mass concrete bed on 75mm Celotex Double R GA3000Z on 1200 gauge polythene DPM on 150mm bed of compacted crushed stone dp1. Dpm to be lapped at perimeter to sides and be continuous with dpc. 20mm celotex to be maintained vertically at perimeter edges. New and existing construction to be separated by a compressive board.

**Wall Construction:-**  
To achieve 0.30W/m<sup>2</sup> K. Outer leaf to be 102mm clay facing brick to match existing. 80mm cavity with 75mm Celotex GA3075 insulation board. Inner leaf to be aerated concrete block (γ-value 0.11 w/m k). Below dpc use clay brick to BS5682 or blockwork to BS6073 and fill cavity to within 225mm of dpc with 10:1 semi dry mix. Use stainless steel wall ties with vertical twists at 750mm horizontal and 450mm vertical ctrs (225mm & 300mm at openings or movement joints). Lay 100mm wide polythene dpc (BS6515) to each leaf, overlap by atleast 150mm at corners and with existing dpc and dpm, maintain 150mm clearance above external ground. At windows, door openings and wall plate, close cavity with proprietary insulated closures to achieve 0.45W/m<sup>2</sup> K. New walls to be tied to existing by means of stainless steel furfix profiles and finished on external leaf with brown anti sulphide mastic. Use lintels as specified on drawing ensuring min. 150mm end bearings

**Flat Roof Construction:-**  
Warm deck construction to achieve 0.20W/m<sup>2</sup> K. 12mm spar chippings bitumen bonded to 3 layer high performance felt, bonded to 115mm of Celotex tempcheck deck TD3000, on 19mm plywood sheet with vapour barrier, on furring pieces laid to falls of 1 in 40, on 150 x 100mm SC3 timber members, on a 100 x 50mm SW wall plate. Provide galvanised steel vertical straps to wall plate at 1000mm ctrs and timber noggins between members to prevent lateral twisting. Finish externally with pvcu fascia with insect mesh and dress felt accordingly.

**Rainwater Disposal:-**  
Surface area of new roof is 3.2 sq mtrs. Use black pvcu 112mm half round guttering with 68mm dia. downpipes and fittings to connect to existing system as shown.

**Windows:-**  
To achieve 0.18W/m<sup>2</sup> K. To be purpose made white pvcu units to BS 7412, 7413 & 7414, with third party certification and to match the existing in design. Glazing to be argon filled low e glass with 16mm cavity and, if within 300mm of a door opening or with a sill height below 800mm, to be 6mm safety glass. The window will provide a min of 5% of the floor area as ventilation, with trickle vent providing 4000m<sup>3</sup> background ventilation. Overlap vertical and horizontal dpc to opening, set window in reveal to overlap closers by 30mm and seal at front and rear with appropriate silicon sealant. Dimensions should be as notated but may vary slightly in relation to brick dimensions.

**Ventilation/extraction:-**  
Mechanical ventilation at a rate of no less than 15ltrs/sec. to be ducted to external air as shown. New cloakroom door to have 7600mm<sup>2</sup> air gap at bottom (10mm continuous gap).

**Electrical:-**  
All electrical work shall comply with Part P, BS7671 and IEE regulations (16th Edition) and is to be undertaken by a qualified individual, registered under one of the approved Competency Schemes. On completion the contractor will supply both a Part P and a domestic installation certificate.

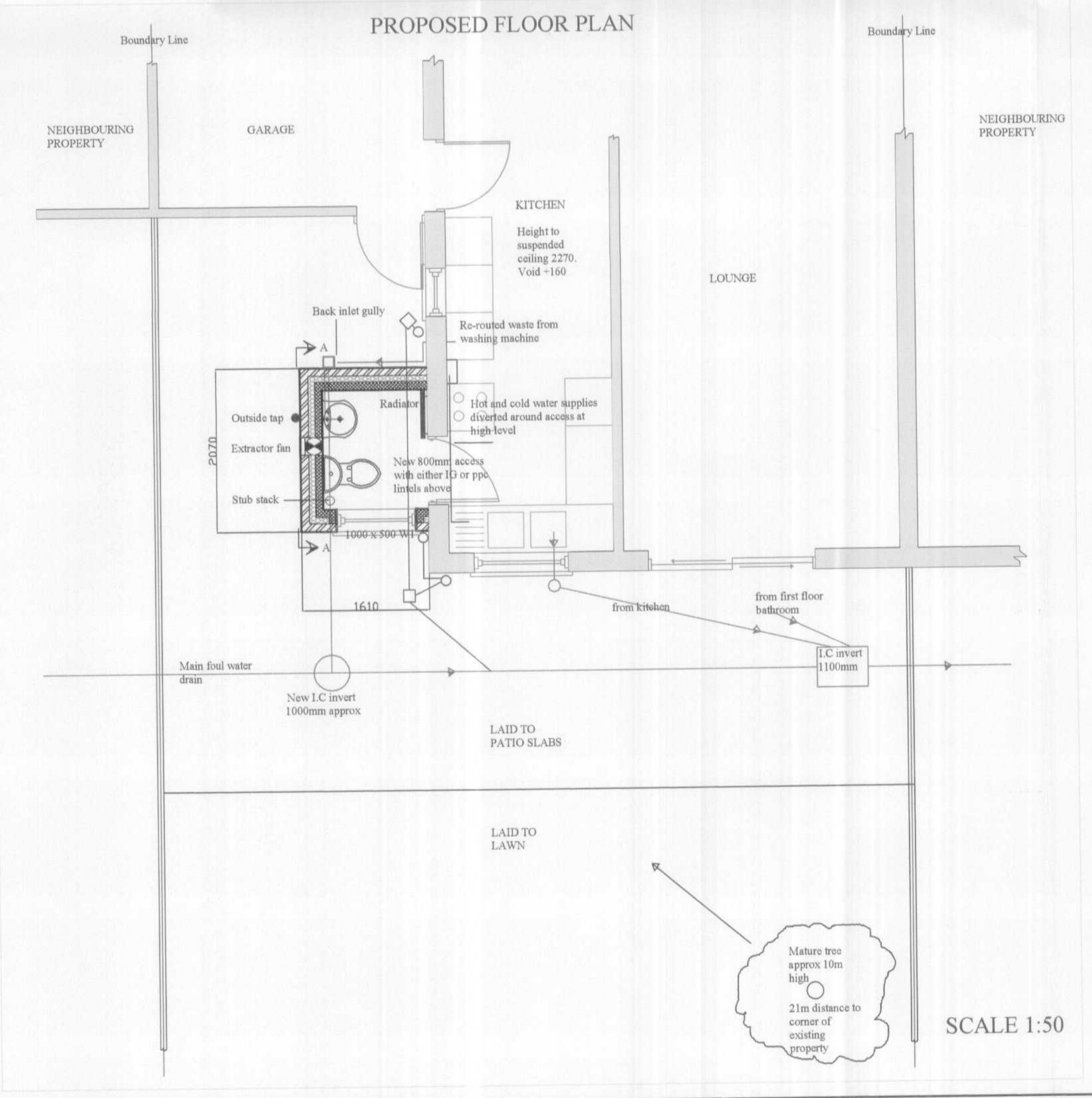
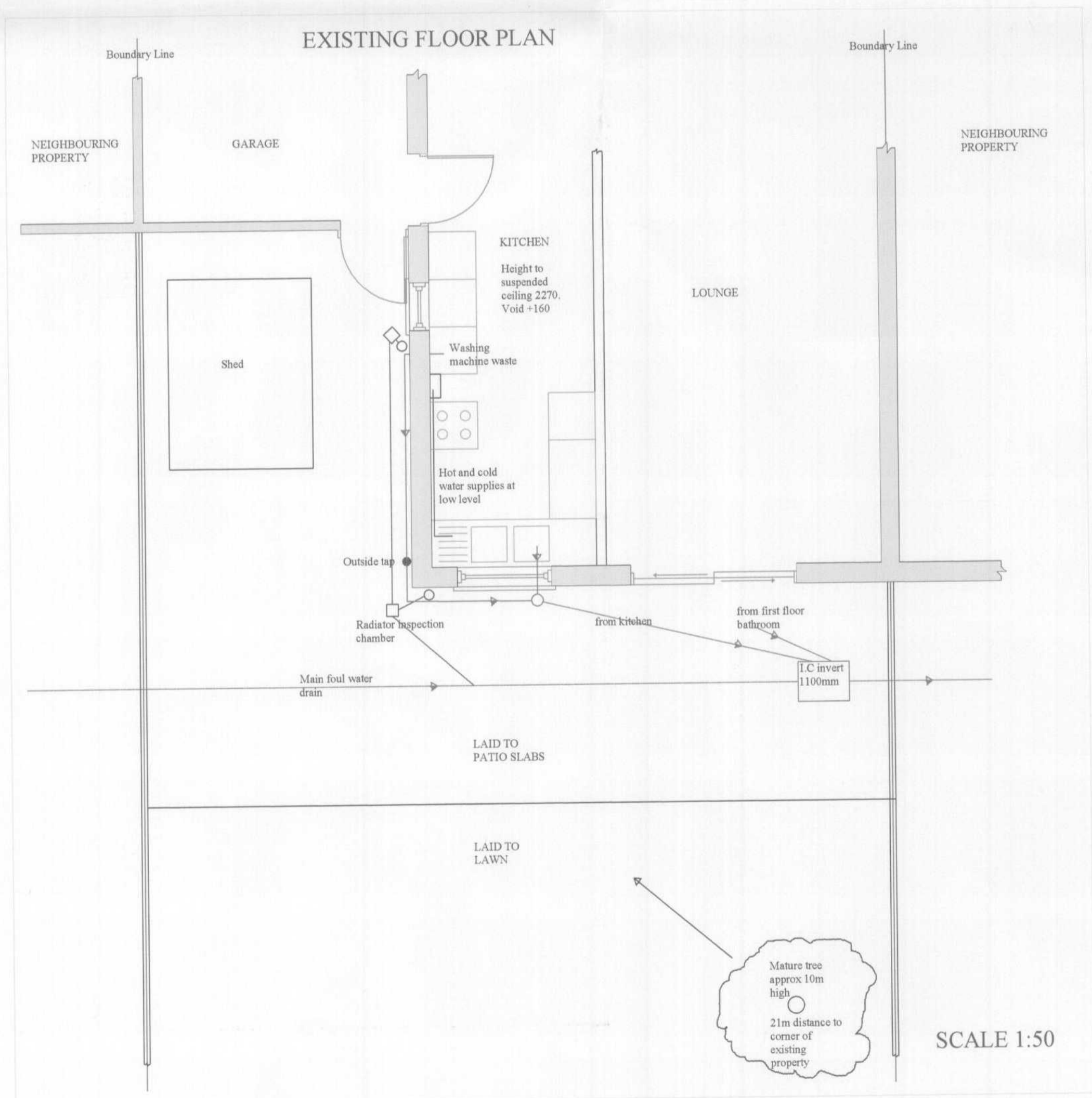
**Space Heating:-**  
The additional new radiator will be fitted with a thermostatic valve and commissioned by the contractor to ensure efficiency.

**Scheme: Side addition single storey extension to provide level access cloakroom**

**Client name & Address:**  
Mr and Mrs R Mckee, 379, St Albans Road West, Hatfield. Herts. AL10 9RU

Title: Planning & BC	REV.	DATE	DESCRIPTION
Drawn By: Simon Gurd			
Date: 13/10/07	Scale: 1:50/100		
Dwg.No.: 8807-BC	Revision: ----		

**Anchor Staying Put North and Central Herts**  
**126 Great North Road, Hatfield**  
**Herts. AL9 5JZ**



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