

DRAINAGE BELOW GROUND
All new drainage to BS 8301.
Carefully locate all existing drain runs prior to commencement of the works. Grab up existing redundant gullies and seal off redundant drains in concrete. Excavate and form new manhole chambers on 150mm concrete slab, bed new channels and N sprayed bands set in benching travelled sumps.
Build up 225mm class B engineering brickwork sides and set in case iron cover and frame.
Chamber 600mm x 750mm if invert level 1000mm
Chamber 1000mm x 750mm if invert level 1000mm
Sump areas at 300mm concrete.
Pecast concrete and PVC chambers to be used with Local Authority Approval.
Drains to be formed using 100mm dia 'Supersolve' or similar pipes with flexible polypropylene couplings laid on and surrounded with pea shingle. Drains below the building are to be encased and back-filled with concrete. Flexible rocker joints to be provided to drains 150mm each side where passing through foundation walls and prestressed concrete lintels to be built in over drainage and services openings.

FOUNDATIONS
All to structural engineers details.
FLOORS
Ground floor to be R.C. slab to structural engineers details on 150mm thick well consolidated hardcore blinded with hogging.
1200g polythene damp proof membrane laid over floor slab with maximum laps of 300mm and topped with 40mm thick Celotex GA2048 rigid slab insulation covered with polythene DPM lapped as before and finished with 65mm thick screed with mesh reinforcement.
Damp proof membrane to extend up walls, partitions and vertical abutments and lapped with DPC all round.

Existing external walls to be lined internally with 40mm thick Celotex GA2048 RSR boards reference GA3040Z to achieve a maximum U_v value of 0.25W/m²K.
Fix 25mm x 30mm treated softwood battens to insulation board to provide fixing for wall boards. Spaces that require to be filled with insulating board joints with bonded cavity about battens to be recommended by manufacturer.
Internal dividing walls between bedrooms to be constructed from 'Oxybre' or similar approved metal stud partition.
Wall partitioning to be fixed with 'Latherg' horizontal boards or 'Oxybre' channel boards fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between boards to be filled with 100mm quilt insulation.
Internal walls within rooms and studios to be constructed from 'Oxybre' or similar approved metal stud partition. Stud partitioning to be fixed with 'Latherg' horizontal boards or 'Oxybre' channel boards fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between boards to be filled with 100mm quilt insulation.
Lift enclosure to be constructed from 200mm cavity construction with 100mm Outer leaf of dense acoustic blockwork. 30mm wide cavity tied together with stainless steel wall tie as per details to be agreed with the structural engineer. Cavity to be fully filled with 25mm 'Latherg' or similar insulation. Inner skin of cavity to be 140mm dense acoustic blockwork structural strength of blockwork to be specified by structural engineer.

KITCHEN AND BATHROOM VENTILATION
Mechanical ventilation to be provided to kitchen in accordance with current Building Regulations. Extraction rate to kitchen to be 30 litres / sec provided by an extraction cooker hood or 60 litres / sec by an extractor fan unit. Extraction rates to each bathroom to be provided by 'Oxybre' ventilation system installed in accordance with manufacturers details and specification, designed in accordance with BRE (then 391, 'Continuous Means of Ventilation in Buildings').

External doors with hardwood threshold and weather. Bed threshold on OPC and run mastic in reveals. Safety glazing to be installed in critical areas inside building. These areas are as follows :-
in doors and door side lights between finished floor level and 1500mm high in internal and external walls and partitions between finish floor and 800mm high NOTE - all safety glazing to comply with BS 6206.
SAFETY GLASS
Safety glass is to be fitted to all opening doors and all windows, any part of which is below 800mm above floor level. Glazing to doors and windows adjacent to doors to be safety glass to BS 6206 for a height of 1500mm above floor level. Toughened or laminated glass to be fitted to first floor windows with sill levels below 800mm above floor level.
ROOF CONSTRUCTION
Existing roof covering to be stripped back to roof deck. Prepare deck and apply mastic asphalt in two coats to a total depth of 20mm on black sheathing felt to BS 747. Asphalt to be finished with solar reflective paint. New roof covering to be laid to existing falls on 15mm Celotex Double-R RQ 2083 or similar approved thermal insulation. Install 150mm x 30mm x 20mm no fixed kerb to perimeter of roof and dress with mastic asphalt on expanded metal lath. Code 4 lead counter flashing to be chased into perimeter parapet wall and dressed down over new lath. All bedwork to be in accordance with lead producers specifications.

