

PROPOSED TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY
REAR EXTENSION WITH TIMBER DECKING TO REAR AT:-
59, WEETSHAW CLOSE,
SHAFTON,
BARNESLEY,
SOUTH YORKS.
S72 8PZ.

CLIENT:-

Mr. L. WATSON & Miss. N. MAKINGS.

AGENT:-

D. JACKSON.

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OSSETT,

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SPECIFICATION.

N.B.

The existing single storey rear extension and conservatory are to be demolished to allow the construction of the proposed works.

1. FOUNDATIONS:-

To be min. 250 deep x 600 wide in C35 concrete.

All foundations to be excavated down to a min. 750mm. below finished ground level and with a formation to the satisfaction of the Building Inspector.

2. CAVITY WALL CONSTRUCTION:-

Outer skin of facing bricks to match the existing house up to first floor level with of 100mm. thick Plasmor Fibolite Thermalbond blocks with 25mm. thick two coat cement:sand 1:4 external render above, 100mm. wide cavity with stainless steel wall ties @ 750 cts. horz., 450 cts vert. and 225 cts. vertically at reveals and 55mm. thick Kingspan Thermawall TW 50 insulation, inner skin of 100 thick Plasmor Fibolite Thermalbond blocks, all bedded in cement:sand, 1:3 mortar.

All new masonry to be securely bonded to existing walls.

Interior finish to be 12.5mm. thick two coat plaster and skim.

3. Flexible mineral cavity closer to top of cavity wall.

4. Underfloor ventilation to be provided by 150 x 225 airbricks @ max. 1.800m. cts. with cavity liners and cavity tray d.p.c's.

5. Underfloor insulation is to be min. 120mm. thick Kingspan Thermafloor TF 70 insulation located between the ground floor joists.

6. Lintels to external openings to be Keystone type S/K-90 with insulated cavity tray d.p.c's, unless noted otherwise.

All external openings to have insulated d.p.c's. to horizontal and vertical reveals.

Internal openings to be spanned with Naylor p.c. conc. lintels type R6 unless noted otherwise.

7. 30 x 5 x 1.000m. long galv. m.s. straps to be fixed at rt. angles to roof spars, ceiling joists and floor joists @ max. 1.800 cts. and built into the cavity wall.
8. Ventilation to the roof spaces to be provided by the use of a breathable roofing membrane.
9. Existing windows are to be re-used where possible with all new windows to be in 'timber effect' P.V.C.u. casements to match the existing, with low-E double glazed units (min. 16mm. gap) with a U value of 1.6, with a min. area of 1/10th. floor area of respective room, with min. opening area of 1/20th. floor area, and fitted with trickle ventilators with a min. area of 5,000sq. mm.
Windows to all new habitable rooms to have an opening panel with a clear opening of 0.33 sq.m. with a min. dimension of 450mm. high or wide, and with a bottom of opening height of max. 1.1m. above floor level.
New glazed doors and adjacent windows and glazing below 800mm. above floor level to have toughened glazing.
10. 'Velux' roof window to be installed complete with all purpose made flashings and insulating collars.
11. Alternative roof construction to be in trusses to be manufactured to B.S. 5268, Part 3, 1998, complete with all bracings, by a nominated supplier and calculations sent to Barnsley M.B.C. for approval.
12. New roofs to be covered in tiles to match the existing roof on 25 x 38 battens on a breathable roofing membrane fixed to the roof spars.
13. Code 5 lead valleys are to be installed at the junctions of the new and existing roofs.
14. Herringbone strutting to be installed at mid-span between floor joists.
15. All new timber stud partition walls are to be in 50 x 75 timber studding with 12.5mm. thick plasterboard & skim both sides and voids filled with Rockwool insulation.
16. Mechanical ventilation to be provided as follows:-
Kitchen - 60 litres/sec.
Utility - 30 litres/sec.
En-suite - 15 litres/sec.
House bathroom - 15 litres/sec.
W.C. - 6 litres/sec. with 15 min. overrun.
17. Washbasins to have 32mm. dia. wastes with 75mm. deep trap.
Baths and showers to have 40mm. dia. wastes with 75mm. deep trap.
W.C. pans to have 100mm. dia. wastes with 'p' trap.
New waste pipes to be connected into new stub stacks fitted with air admittance valves and new soil and vent pipes, connected into the existing drainage system, as shown on the floor plan drawings.
New en-suite wastes to discharge down the relocated soil & vent pipe
18. The existing soil and vent pipe is to be relocated to allow construction of the rear extension, fitted with a durable birdproof cover, and taken up min. 900mm. above the head of the nearest window.
19. The new rainwater gutters are to discharge down new rainwater pipes into relocated trapped rainwater gullies connected into the existing drainage system.
20. All new drainage to be Hepworth vitrified clay 'Hepsleve' pipes laid to falls to manufacturers recommendations, complete with inspection chamber to B.S. 8301.

21. Where any drainage passes through the new foundations, the concrete and brickwork is to be built a min. 75mm. clear of the pipe and spanned with a p.c. concrete lintel.
22. Any work to the heating and hot water systems to be carried out by a 'Gas Safe, registered engineer. The boiler and discharge to be sited in accordance with table to diagram 34 of Approved Document J.
23. Thermostatic radiator valves are to be fitted to the new radiators.
24. Insulation is to be provided to the primary pipework and ductwork.
25. All new lighting to be energy efficient.
26. An independently wired mains operated alarm system is to be installed with interlinked smoke detectors in the hallway and landing.
27. 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
28. The preservative treated timber decking to the rear is to have handrails min. 1.100mm above decking with balusters @ max 100mm. cts. and steps with min. 230mm. treads and max. 200mm. risers.