

EXTENSION TO BUNGALOW

**Mr & Mrs Knowles
15 Bradwell Avenue
Dodworth
BARNSELEY
S75 3QU**

Drawing Number 0445/001 as existing

Drawing Number 0445/002 as proposed

OUTLINE SPECIFICATION OF WORKS

General Matters:

- Drwg: No's 445/001 & 002 are, General Arrangement drawings produced for the purpose of obtaining Planning Permission and Building Regulation Approval only.
- It will be the Building Contractors responsibility to develop Drwg No 445/002 in more detail, ensuring at all times compliance with relevant approvals, current Building Regulations, Manufacturers/Suppliers recommendations and relevant British Standard Codes of Practice covering all elements of the works
- All materials used in the construction shall be of good quality and fit for purpose.
- The electrical services to the existing conservatory must be terminated at the distribution board by a suitably qualified electrician, before any work commences on site, in the interest of Health and Safety.

Demolition of Conservatory

- The glazed roof and window/door elements are to be carefully taken down and stacked on site ready for possible collection by others. Stone/block work cavity walls, sleeper walls and all foundations are to be grubbed up and timber suspended floor dismantled, all materials to c.a.
- Care to be taken not to damage existing 100mm drain encased in concrete under conservatory.

SUBSTRUCTURE

Below Ground Works

- Strip footings 750 x 200mm 35 Newton concrete at variable depths to suit prevailing ground conditions following excavation. Minimum cover 450mm G.L. to top of concrete. Bottom of foundation excavation to be agreed as suitable load bearing strata with Building Inspector before any concrete poured.
- External wall footing nom: 300mm wide comprising two ½ brick skins in commons/facings (or approved frost resistant 10N foundation block work) in designation 1 (1:3 mix) mortar up to dpc level. 100mm cavity filled with concrete up to GL.
- S.S. wall ties to DD 140 type 2 - 225mm long at maximum 900mm centres horizontally and 450mm vertically.
- Ground slab 100mm 30 Newton concrete on Visqueen 1000 dpm on sand blinding on compacted hardcore bed. Visqueen to be turned up perimeter of slab.

- 2 No rainwater pipes into Hepworth or similar plastic drainage system comprising double hopper fittings, bedded on and surrounded 100mm concrete, to receive sealed r.w.p. connection and cover plate removable for rodding. 100mm diam underground plastic s.w. pipes surrounded with pea gravel to existing S.W. drain as drawing.

SUPERSTRUCTURE

Masonry Walls

- Cavity Walls comprising half brick skins, facings to match existing, 50mm clear cavity, 50mm Kingspan Kooltherm K8 insulation cavity board, retained on round plastic clips over wall ties. 100mm medium density concrete load bearing block work finished internally with 15mm lightweight 2 coat plaster system. Bottom level of Kooltherm K8 cavity insulation to be 150mm below top level of insulation in suspended timber floor. Top of cavity to be sealed at eaves with calcium silicate board.

U value External Masonry Wall 0.27 W/M² K

- S.S. wall ties to DD 140 type 2, 225mm long at 600mm centres horizontally and 450mm vertical. At masons openings ties set back 225mm from reveals to be stitched 225mm vertically and 300mm horizontally round openings.
- All masons opening to receive approved proprietary plastic insulated cavity closers nom. 100 x 50mm to jambs and cills.
- Mortar to be designation 3 (1:6 mix) above dpc level.
- Approved slip resistant dpc course to external walls and on top of brick sleeper walls to suspended timber floor.
- IG (or similar approved) g.m.s. insulated cavity tray lintels sized to suit openings with cloaking dpc to external skin and minimum end bearing 150mm.
- Airbricks 215 x 65mm built in at low level as drawing to vent floor void.
- Movement joints (m.j.) to be installed at new to old brickwork junction, achieved by fixing Ancon or similar s.s. key channels to existing brickwork to receive flat s.s. debonded ties at 450mm crs, staggered between 2 leafs masonry. Fibre backed board packs to form 18mm m.j. external to be filled polysulphide mastic colour brown and internal back to back plaster stops. Vertical dpc to be installed into saw cut to existing wall to prevent damp penetration.
- Half brick sleeper walls with ventilation slots to support suspended timber floor joist at mid spans with g.m.s. joist hangers to each end.

- New m.o. for window Ref. W01 in existing brick/block wall with Woodwool blown cavity fill. Provide temporary support to ends of adjacent Trussed Rafters while forming new opening and fixing new support Lintel over. M.g. any damage to insulation and re-fix existing window to new opening as other new windows.
- Old m.o. to be m.g. 2 skins 100mm block work toothed in and plastered over both sides.

Window/Door Assemblies

- Total area of new windows and glazed door in external wall to lounge extension not to exceed 25% of floor area plus area of existing glazed doors/windows Ref gd 02.
- Ref W01 – Existing UPVC double glazed window unit and cill to be relocated as drawing.
- Ref W02 to W09 – New high performance double glazed windows with metal reinforced insulated, frames, colour dark brown woodgrain finish to match existing, including matching internal window boards. Opening lights to provide rapid ventilation exceeding 1/20th floor area along with background ventilation by high level adjustable trickle vents or minimal trickle setting on opening lights, either system minimum 1.75m above FFL to prevent discomfort from draughts.
- Ref gd01 – New double glazed door assembly generally as windows but with transom/lock and Safety Glass to Part N Building Regulations

U value of external Windows/Doors not to exceed 1.6 W/M² K

- Ref dg 02 – Existing UPVC door/window assembly removed and new pine timber doors/window frames single glazed safety glass to Part N fixed into existing masons opening.

Roof and Fascias

- Contractor to check and confirm Marley Mendip concrete interlocking roof tiles, colour Antique Brown, to be continuation of existing tiles using same head lap and gauge, on tanalized 50 x 25mm s.w. battens on breathable but waterproof continuous sarking membrane over trussed rafters to BSCP at 600 crs same pitch as existing, seated at ends and securely fixed onto 100 x 50mm s.w. wallplate
- Trussed rafters by specialist manufacturer after site survey, drawings and calculations approved by B. Regs. Every alternate truss to be tied to wall with 30 x 5 x 1000mm long g.m.s. straps well screw fixed to block work. Diagonal and horizontal wind bracing as required using s.w. battens nailed to trusses.

- Sloping edge trim to underdrawn ceiling soffit as drawing, constructed from 38 x 50mm s w timber fixed/hung from underside trussed rafters and side walls generally at 600 crs before covering with 12.5mm foil backed plasterboard and skim coat to all sloping and flat soffits.
- All penetrations through ceiling for light drops/pipes etc and junctions with walls are to be sealed, resulting in a “well sealed ceiling” with minimal leakage into roof void.
- Cold Roof ceiling void to receive 100mm Rockwool quilt between ceiling spars and 150mm Rockwool at 90° to first layer forming total 250mm depth of insulation.

U value to insulated ceiling 0.16 W/M² K

- Roof ventilation to be minimum equal to 10,000 mm²/m continuous run at eaves and 5,000mm²/m continuous run at ridge using following Marley proprietary roof ventilation systems.
 - ❖ Universal eaves vent top of fascia, eaves rafter roll and felt support tray.
 - ❖ Ventilated dry ridge system half round colour brown.
 - ❖ Dry hip system to match ridge half round colour brown.
- Fascias and return soffits in UPVC colour dark brown to match existing.

Suspended Timber Floor

- Moisture resistant flooring grade tongue and grooved chip board 22mm thick on 47 x 97mm tanalized s.w. floor joists grade SC3 timber at 450mm crs spanning 1.55m seated on dpc on ventilated intermediate sleeper walls/g.m.s. joist hangers at ends.
- Kingspan Thermafloor T.F. 70 insulation 100mm thick cut to friction fit with sides and ends spay foamed before being pushed home resulting in adhered airtight construction.

U value suspended timber floor 0.19 W/M² K

Plasterwork

- Wall plaster Thistle browning following by Thistle Multicoat nominal thickness 15mm.
- G.m.s. lathe fixed to all corners and plaster stops to windows and doors.
- 12.5mm foil backed plaster board and skim to stove flue encasement and sloping/flat ceilings.

Solid Bio Fuel Stove

- Make and model of appliance not yet determined, but features will include doors to firebox and ash container, (enclosed appliance), boiler facility, dedicated combustion air by pipe from outside, S.S. insulated twin wall flue with cleaning chamber immediately over stove.
- Stove recess as drawing to have solid concrete constructional hearth filling recess and projecting 150mm from sides and 300mm at front with 30mm upstand to floor all as part J Building Regs.
- Stove to be HETAS certified approved appliance. Stove and flue to be installed by HETAS registered Engineer and certified on completion.

Gutters and RWP's

- UPVC dark brown colour/sections to match existing.

Electrical Installation

- Work to employers requirements by B. Regs part P registered, contractor to provide certificate on completion certifying works N.I.C.E.I.C. or similar.

Workmanship

- All works to comply with BS 8000 and any other relevant BSCP's along with recognised good working practice.