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

Chartered Builder and Designer

52 MERTON ROAD
BOTTESFORD
SCUNTHORPE
NORTH LINCOLNSHIRE
DN16 3LP
[redacted]

Proposed Extension to 97 Brocklesby Road, Scunthorpe

Particular Specification

- The above proposal includes for the following:

a) Construct rear extension with Lounge on Ground Floor and Bedroom at First Floor.
b) Improve access to extension by removing walls.
c) Construct Garage.

- Roof tiles to be Brown Double Roman.
- Facing bricks to be as existing LBC Heathers 73mm thick.
- 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 = 0.29). Cavity to extend 225mm minimum below DPC.
- New brickwork and blockwork to be secured to existing brickwork/blockwork by crocodile clips.
- 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 blocks below GL 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.
- PVC DPC.
- Expansion joint to be 12mm Furfix.
- Plaster all internal wall and ceiling surfaces. Ceiling to be 9.5mm plasterboard and skim.
- Concrete strip foundations to be 600 x 230mm under external cavity walls.
- The stud partition 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.
- Floors to be floor tiles on 50mm sand/cement screed reinforced with Chicken Wire on 100mm concrete on 1000g polythene vapour barrier on 80mm Kingspan Kooltherm K3 floorboard (U value = 0.22) boards tightly butted on 1200g polythene dpm on 150mm well consolidated and blinded 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.
- Catnic or Birtley Building Products' galvanised steel lintols in external walls of extension to be insulated to 0.35 and have minimum end bearing of 150mm.

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- All internal doors undercut by 10mm.
- New 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 and inner pane of Low E glass. (U value = 1.8w/m2k).
- Any windows with glass below 800mm above floor level and for doors below 1500mm to be in safety glass, in accordance with the relevant requirement of BS6206. All windows and doors to be draughtsealed.
- Pitched roof to extension to be interlocking roof tiles on 50mm x 25mm sw battens on DALTEX ROOFSHIELD underlay/breather membrane on 50 x 100 rafters at 450mm centres. Ceiling joists to be 50 x 195mm at 450mm centres. Hip rafters to be 50 x 195.
- Valleys to be code 4 lead on valley boards.
- Trusses to be fixed to wall plate using metal straps/clips.
- Every 3rd truss/rafter to be fixed to wall with metal straps.
- Where joists run parallel to gable walls they are to be secured to walls with metal straps at 2 metre centres along roof and ceiling lines to provide lateral support across 3 trusses including noggins to be placed under metal straps.
- Lay 300mm fibreglass to main roof space, 150mm running between ceiling joists and 150mm laid at 90 degrees across joists.
- Provide insulation retainers at eaves level.
- Install mechanical extract fan to WC, 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**", in accordance with BS5839 pt6 2004 with battery back up.
- Space heating 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.
- All wastes to be deep sealed.
- Sink 42mm waste.
- All drains to be 100mm plastic (fall 1 in 40).
- Those drains that run under building to be encased in 150mm 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. Minimum gutter size 115mm dia with outlet of 63mm dia.
- First floor to extension to be 22mm T&G chipboard on 75 x 170 floor joists @ 400mm centres with 1 row of strutting at mid span.

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- The first floor over new Kitchen area where brick walls are to be taken out thus lengthening the span the existing 50 x 175 floor joists at 450mm centres are to be strengthened by adding further 50 x 175 joists at centre spacing (225mm centres).
- The new joists to be fixed onto 50 x 175 trimmed joist/joist hanger. The trimmed joists fixed across ends of existing joists fixed by saddle hangers. Shear at end of existing joists ok. (The above design by Mark Godwin of CR Parrott – Structural Engineers).
- Robust construction details at junctions of external elements.
- Energy efficient lighting to be used in extension. 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.