PROPOSED SINGLE STOREY REAR EXTENSION at 9, GREENHILL, BROUGHTON, N. LINCS., DN20 0AN for Mr & Mrs M. Brown
Project No. 19/02.

OUTLINE SPECIFICATION.

1.0. GENERALLY.

1.1. Archaeological Interest: Not applicable.
1.2. Arboriculture Report: Not applicable.
1.3. Flood Risk : Not applicable
1.4. Boundary Issues: To be addressed direct by the Client.
***1.5.* Radon Gas Protection:** Not applicable.
***1.6.* Public Sewer Build Over:** Not applicable.
***1.7.* Planning Designation:** Pre-Approval for Permitted Development Application.
***1.8.* Building Regulations:** Required
1.9. Drawings & Schedules:
1.9.1. 19/02/01 – General Arrangements
1.9.2. 19/02/02 – Site Plans.
1.9.3. 19/02/LS1 – Lintel & Beam Schedule.

GENERAL NOTE :

The existing rear extension to the adjacent property, No.10 has been in place for about 20 years and was built over the boundary line by half the thickness of the party wall. Whilst there are no records of any previous owner's agreement to this, we have no objection to the situation going forward.
All of the proposed construction will be located and carried out on the applicant's side of the boundary line.

2.0. EXTENSION:

2.1. Site Preparation and Strip:

Locate and protect existing services and drainage before commencing excavations.
Break up existing paving and remove redundant drainage.
Provide temporary rainwater disposal from existing rwp.
Remove topsoil and vegetable matter from the footprint of the new extension.
Remove existing retaining wall and steps.

2.2. Foundations:

2.2.1. Trench Fill:

Should the subsoil be found to be cohesive (clay) a reassessment of the foundation design may be necessary.
450mm wide concrete (1:2:4).
Depth to underside min 900mm.
Actual width & depth of foundations to be compatible with ground conditions and determined on site with the BCO.
Max loading 15KN per m.r.

2.2.2.. Foundation Extension (party wall):

Expose the existing foundation and excavate to underside level 200mm wide enough to accommodate drilling.
Drill foundation edge 20mm dia 300mm deep at 600mm crs
Grout in 20mm dia m.s dowels 500mm long
Cast concrete foundation extension 250mm wide.
***ALTERNATIVELY** – 600mm wide trench fill over and down to the underside of the existing foundation.*

2.3. Footings (up to dpc):

100mm 4.2N Plasmor Stranlite blocks (1400kg/m.cu) in 1: 3 mortar.
Exposed face work (min 3 courses) to be Class B engineering bricks or equivalent porosity in 1:3 mortar.
Mechanically compacted hardcore backfilling under over paving.

2.4. Ground Slab (ground bearing) (max U value .20:

150mm mechanically compacted and sand blinded hadcore.
1200g polythene dpm lapped onto dpc's
100mm conc (1:2:4) oversite.
150mm Kingspan.
500g polythene vapour check.
18mm t&g flooring grade chipboard.
Floor finish

2.5. Drainage :

NOTE : We have assumed that the existing surface water outfall goes to a soakaway in the rear garden. However, due to the slope of the garden being towards the dwelling and the likelihood of unsuitable sub soil a connection to the foul outfall may be a more practical solution. Check on site.

Re-locate and utilise the existing rainwater outfall.
Fit new debris retaining gulley.
Check the existing soakaway to ascertain its capacity to accommodate the additional run off.
If deemed necessary provide new Soakaway to accommodate the rainwater run off in the rear garden located a minimum of 5m from any building and designed in accordance with BRE Digest 365. The results of the percolation test to be submitted to building Control in order to justify the size of the proposed soakaway.
All new drainage to be 100mm dia UPVC laid to 1:80 fall beded and surrounded in 150mm pea gravel.

2.6. Air Leakage.

Building envelope to be built in accordance with guidance contained within the 'Robust Construction' manual to limit unwanted air leakage and cold bridging.

2.7. External wall:

2.7.1. Generally:

Damp proof courses to be 2000t pvc.
Parapet capping to be either powder coated aluminium or 75mm x 400mm pcc concrete beded on dpc
Bond to existing brickwork with Furfix.

2.7.2. *Half* brick *facing parapet* wall (on boundary above adjacent pitched roof line) :

Facing bricks (metric) similar to existing in 1:1:6 mortar.

2.7.2a. 100mm block wall (on boundary up to adjacent pitched roof line) :

75mm cavities with fish tail ties at screwed to the wall at 900mm crs horizontally, 450mm crs vertically in a diamond stagger pattern.
75mm Dritherm insulation up to the level of the top of the roof insulation.
100mm 3.6N Plasmor Fibolite block (850kg/m.cu) inner skin
12.7mm Gyproc wallboard dry lining.

2.7.3. Rendered cavity (U value .28):

White, colour through resin based render.
100mm 3.6N Plasmor Fibolite block (850kg/m.cu) outer skin in 1:1:6 mortar.
100mm cavities with ss cavity ties at 750mm crs horizontally, 450mm crs vertically in a diamond stagger pattern with additional ties at 300mm crs at openings.
100mm Dritherm insulation up to the level of the top of the roof insulation.
100mm 3.6N Plasmor Fibolite block (850kg/m.cu) inner skin
12.7mm Gyproc wallboard dry lining.

2.8. Beams & Lintels:

For beams and Lintels see separate Lintel Schedule.
All spans for beams and lintels to be checked on site before ordering.
All bearings (min 150mm) to be full blocks / bricks fully bonded or concrete padstones as indicated.
Loadings assumed for calculation purposes are as follows:

a) Existing cavity wall 4KN/m.sq.
b) Proposed cavity wall 3KN/m.sq.
c) Flat roof & ceiling 2.25KN/m.sq.
d) Suspended floor 2.7KN/m.sq.

2.9. Flat Roof (U value .18):

50mm x 200mm (C16) wall bearers bolted to wall @ 1m crs, 10mm dia fixings.
50mm x 200mm (C16) roof joists at 600mm crs.
Roof joists secured to wall bearers with galv m.s. joist hangers.

Velux rooflight trimmers to be 75mm x 200mm (C16) and located on site to accommodate splayed reveals (See drwg 01 Section A.
Graduated and tapered firrings ranging from 100mm (to give a 1:40 fall) to zero.
22mm t&g moisture resistant chipboard deck.
500g polythene vapour check with taped and sealed laps
150mm Kingspan.
18mm t&g moisture resistant chipboard deck.
Fibreglass or Elastomeric roof seal with min 150mm skirtings.
Roof finish to be dressed up the internal faces of parapet walls and roof window upstands to the underside of cappings/roof window units.
Roof finish to be dressed 150mm up the external face of existing abutting cavity walls. Cavity trays to be chopped into the walls and a code 4 lead cover flashing provided with weep holes at 1m crs.
Provide 4No. 300mm x 300mm Promanade tiles as a splash pad for existing rwp discharge from high level.

2.10. Rainwater Disposal (White UPVC):

White upvc large hopper
100mm dia fall pipe.
Cut back existing rwp and fit shoe to discharge to flat roof.

2.11. External Windows & Doors (max 'U' value 1.6 W/m.sq. K) :

Window to be white upvc with 28mm gas filled, high performance double glazed units.
Retained doors to ED1 to be checked for adequate U value and the safety glazing kite markings before being incorporated into D1.
SG – Safety glass.
1400mm x 800mm flat Velux rooflight mounted on min 150mm upstand.
Trickle vents to be inserted into door and window heads in accordance with Part F.
Door and Window opening sizes to be checked on site prior to manufacture.
Area of glazing to external walls, including allowances for removed areas does not exceed 25% of the net floor area.

2.12. Fire Protection:

Exposed faces of steel beams and lintels to be clad in one layer 12.7mm plasterboard with 3mm plaster skim finish.

2.13. Joinery:

Skirtings – 125mm MDF, Architraves – 75mm MDF.

2.14. Decoration:

Emulsion to walls & ceilings and oil based paint to woodwork.

2.15. Electrical Installations:

All Electrical Works 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 Local Authority – Building Control should be satisfied that Part P has been complied with. This will require an appropriate BS7671 Electrical Installation certificate to be issued for the work by a person competent to do so.
Economy light fitting (ELF) to be installed as indicated on layout drawings or at a rate of 3 in 4 fittings, whichever is the greater.
All new switches and sockets to be in accordance with AD M.

2.16. Heating System:

Extend existing water filled heating.

2.17. External Works:

Paving level to be a minimum of 150mm below dpc.
Slab paving to rear Patio Area falling away from the building. Area to be determined on site.
Provide central trapped gulley with connection to existing outfall to soakaway.
Construct retaining wall and steps.

3.0. ALTERATIONS.

3.1. Provide a code 4 stepped lead skirting to provide a seal to the adjacent pitched roofing
3.2. Make good reveals following removal of ED1.
3.3. *Cut back* fence panel and re-connect to the new extension.
3.4. Chop in cavity trays at abutments and provide a code 4 lead cover flashing to roof skirtings.