

PRELIMINARY

PROPOSED REPLACEMENT OF CONSERVATORY WITH A SINGLE STOREY REAR EXTENSION, INTERFACE ALTERATIONS, EXTERNAL ENVELOPE ALTERATIONS AND THE PROVISION OF A SECOND FRONT VEHICULAR ACCESS at 57, NORTHLANDS ROAD, WINTERTON, N. LINCS., DN15 9UL for Mr & Mrs P. Freeman of The Swan Inn, 3, Dereham Rd., Mattishall, Norfolk, NR20 3QB. Project No. 23/19.

OUTLINE SPECIFICATION.

This Outline Specification is provided as an aid to enable the provision of an Estimate or Budget costs.

Notwithstanding the details contained within, all construction is to comply with current Building Regulations, Planning Conditions, Building Control Conditions, Statutory Requirements and any additional requirements imposed by Building Control.

DESIGN CONCEPT.

Replacement of an inefficient Conservatory with a flat roofed extension whilst retaining as much of the existing foundations and external walls as possible and upgrading where necessary.

Re-roofing the existing Kitchen extension to align with the new.

The removal of an existing redundant PCC Garage and dilapidated Car Port.

The introduction of render to the N, E & W facing elevations to cover previous making good works to the facework.

The restoration of the fencing to the Southern boundary.

The construction of a second front access off the highway to facilitate exiting the property in forward gear onto the highway since there is insufficient turning space at the front of the property.

1.0. GENERALLY.

1.1. Archaeological Interest: None that we know of

1.2. Arboriculture Report: N/A

1.3. Flood Risk: N/A

1.4. Boundary Issues: The Southg boundary fencing line will be restored by agreement with the owners of No. 55.

1.5. Radon Gas Protection: None required as far as we know

1.6. Public Sewer Build Over: N/A

1.7. Planning Designation: A Householder Application will be submitted

1.8. Building Regulations: A Full Plans Application will be submitted

1.9. Drawings & Schedules:

1.9.1. 23/19/01 – Existing General Arrangements (A3)

1.9.2. 23/19/02 – Proposed General Arrangements (A3)

1.9.3. 23/19/03 – Existing Elevations (A4)

1.9.4. 23/19/04 – Proposed Elevations (A4)

1.9.5. 23/19/05 – Carcassing (A4)

- 1.9.6. 23/19/06 – Existing Block Plan (A4)
- 1.9.7. 23/19/07 – Proposed Block Plan (A4)
- 1.9.8. 23/19/08 – Location Plan (A4)
- 1.9.9. 23/19/LS1 – Lintel & Beam Schedule.
- 1.9.10. 23/19/EEFS – External Envelope Finishes Summary.

2.0. PRE-CONSTRUCTION:

2.1. Actions required prior to proceeding with the Works:

Locate existing services and drainage.

Protect services and drainage to be preserved under existing paving & landscaped areas.

Check that the internal dimensions determining window, door and partition locations and sizes are compatible with your requirements and furniture locations & dimensions.

Discharge any pre-commencement Planning & Building Regulation Conditions.

Check existing lintels for external elements to comply with Lintel Schedule LS1

Check that the existing foundations are adequate to take the additional loading

Check existing cavity width and if there is cavity insulation present.

Check for existing loft insulation.

Check the spans of the ground suspended floors (SF)

Check the underfloor ventilation continuity.

Determine the outfalls from the existing rainwater pipes

Obtain samples of materials to be used by your Builder prior to placing orders

Select a Rendering specialist and determine their comments and recommendations regarding application of render to a variable substrate i.e. a mix of block and facing brick.

2.2. Materials and Workmanship:

Materials should comply with the appropriate British Standard or agreement (BBA) Certificate.

Alternatively, the materials should be marked, stamped, independently certified, or otherwise justified by test or calculation to show their suitability.

Standards of workmanship should meet the relevant BS 8000 series.

3.0. REAR EXTENSION:

3.1. Site Preparation :

Erect infill fencing to the South boundary.

Remove radiator and blank off.

Demolish Conservatory whilst retaining the existing masonry foundations and ground slab.

Remove Kitchen roof.

Remove EW6, EW7 & EW8.

Remove studding and ED6

Strip out Kitchen

Remove ED7 & EW5

3.2. Drainage :

3.2.1. Storm Water.

All rainwater to be disposed of via the existing outfalls.

3.2.2. Foul Water.

Break out existing ground slab for drainage branches.

New drainage to be 100mm dia UPVC laid to a fall of 1:60 bedded and surrounded in 150mm bed of pea gravel connected to MH1.

Provide underfloor trap to Toilet whb.

Construct new manholes MH2 & MH3 and fit med galv m.s. duty covers

3.3. 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.

3.4. Masonry:

3.4.1. Block cavity wall (U value .18).

15mm proprietary white resin based colour through render.

100mm 3.6N Plasmor Fibolite block (850kg/m.cu) to both inner and outer skins in 1:1:6 mortar incorporating bed reinforcement.

50mm cavities (to match existing) with ss cavity ties at 750mm crs horizontally, 450mm crs vertically in a diamond stagger pattern with additional ties at 300mm crs at openings.

Cut tooth and bond facings to existing.

Bond blockwork to existing with Firfix.

Provide cavity continuity.

Proprietary insulated cavity closers

Polypearl injected cavity insulation (if no cavity insulation exists in the retained masonry and the option for injecting the whole house is adopted)

75mm PIR insulation internal lining

9mm Gyproc wall board dry lining and 3mm plaster skim.

3.4.2. Existing cavity wall.

12.7mm Gyproc wall board dry lining and 3mm plaster skim.

3.4.3. Parapet capping.

Graphite grey powder coated aluminium capping on dpc on 18mm exterior ply ground fitted in accordance with manufacturer's instructions.

3.5. Beams & Lintels:

For beams and Lintels see separate Lintel Schedule, LS1

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 3.5KN/m.sq.
- c) Pitched roof 2.25KN/m.sq.

3.6. Flat Roof Carcassing:

See drwg 05.

3.7. Flat Roofing:

500g polythene vapour check.

150mm PIR Insulation.

18mm moisture resistant t&g chipboard decking.

25mm x 25mm triangular abutment fillets

In-situ Fibreglass roof seal with min 150mm upstands and bonded to 2No. code 5 lead gargoyles.

3.8. RW Disposal (white UPVC);

75mm square rwp extensions to match existing.

2No. Hopper Heads.

3.9. External Glazing (max 'U' value 1.4 W/m.sq. K) :

Windows and doors to be split frame, graphite grey externally and white internally in UPVC glazed with 28mm gas filled, high performance, double glazed, units. Max U value 1.4W/m.sq. K.

SG – Safety glass.

OB – Obscure glass

Trickle vents to be inserted into door and window heads in accordance with Part F.

Door & window opening sizes to be checked on site prior to manufacture.

Area of glazing does not exceed 25% of the net overall floor area therefore complies with L1b.

3.10. Fire Protection:

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

3.11. Plumbing:

All h&c pipework to be copper and insulated
Hot water taps to be on the left.

3.12. Joinery:

Skirtings – 125mm MDF, Architraves – 75mm MDF.
White UPVC window boards.
Undercut all internal doors by 10mm to facilitate cross ventilation.
Studding to be 50mm x 100mm soles, heads and studs @450mm crs
100mm acoustic quilt between the studs, 15mm Gyproc wallboard and plaster skim both sides.

3.13. Decoration:

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

3.14. 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 throughout
All new switches and sockets to be in accordance with AD M.
Provide extract fan in Utility, V30 – 30 lt/sec.
Provide extract fan in Toilet, V15 – 15lt/sec connected to the lighting and fitted with a 20min overrun facility.

3.15. Heating System:

Water filled radiators connected to existing heating ring.

3.16. Mains Services:

Re-locate gas meter in externally accessed wall cabinet.

4.0. INTERFACE WORKS:

Block up EW7, EW8 & ED8 with cavity walling abd.
Form opening O1.
Extend fibreglass roofing up and under existing roof tiling as detail 'X' on drwg 02
Code 4 lead flashings.

5.0. INTERNAL ALTERATIONS:

5.1. Bathroom.

5.1.1. Site Preparation.

Strip out.
Investigate existing boxing adjacent ED5.
Remove flooring.
Extend branches to sanitary fitting locations, incorporating an underfloor trap and terminating with a grommeted cap.
Install 100mm dia UPVC vent pipe terminating with a vent tile above the head of W8.
Make good flooring.

5.1.2. Window 8.

Remove existing loft hatch etc.
Trim out existing roof for W8. See section D on drwg 05.
Fit Velux window 8.
Form shaft in 38mm x 75mm studs @ 450mm crs.
Insulate with 2 x 75mm PIR insulation.
Line out with 9mm plasterboard and 3mm plaster skim.

5.1.3. Sanitary Ware.

Fit un-trapped wastes to shower, bath & whb directly to trapped branch.
Fit WC.
All h&c pipework to be copper and insulated
Hot water taps to be on the left.
Hot water to bath to be limited to 48 degrees.

5.1.4. Joinery.

Fit white melamine Contour ply pipe boxing by Contour Castings to VP

5.2. Kitchen.

Remove chimney breast and flue (external chimney already removed) and m.g. floor and ceiling.
Fit Kitchen.
Install a cooker hood extractor, V30 – 30lt/sec

Install new back inlet gulley to take kitchen sink waste.
Install a hard wired Heat Sensor (HS) with battery back up – minimum D2 grade LD3.

5.3. Loft Hatch.

Trim out for new loft hatch in Hall.
Fit new insulated and draught sealed proprietary loft hatch.
Fit loft access ladder.

6.0. EXTERNAL ENVELOPE.

Chop out for and insert external lintel elements to W4, W5 and W6 if none exists.
Form new W7
Reduce EW4 to form W4 opening.
Block up W3 and W9 with cavity walling abd.
Fit new white UPVC windows abd to W4, W5, W6 and W7.
15mm white resin based render to N, E and W elevations.

7.0. EXTERNAL WORKS:

Remove Car Port and PCC Garage.
Form new access to Highway.
Crossover by a NLC approved contractor.
Patio paving to the rear of the building off the West elevation. (area not specified)

8.0. OPTIONS:

- 8.1. Contact Polypearl for a whole building cavity survey and a quotation for injected bead insulation.
- 8.2. Following a loft space check consider increasing the depth of the loft insulation to at least 300mm of Rockwool.
- 8.3. Following the determination of the existing drainage it might be worth exposing the covered over MH 1A (assumed) and utilising it to connect the new bathroom layout drainage branches. However, this will require the provision of a screw down double seal recessed manhole cover to provide access at the point of connection for the WC.
- 8.4. Remove the suspended ground Bathroom floor and replace it with a solid ground bearing floor.
- 8.5. Demolish the whole of the Conservatory and rear extension including floors and foundations and start from scratch. Builders may well suggest this for simplicity.

23-19 - Specification – 28.11.23 – Planning and B Reg Applications