PROPOSED SINGLE STOREY REAR/SIDE EXTENSION at 69, FLIXBROUGH ROAD, BURTON-upon-STATHER, N. LINCS., DN15 9HE for Mr & Mrs R. Crouch Project No. 24/35.

Please note that we use Microsoft Office to generate our text and spreadsheets.

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, Statuary Requirements and any additional requirements imposed by Building Control.

DESIGN CONCEPT.

The proposal is to utilise and infill an unused area at the rear of the property and provide a modern open plan integrated Kitchen seating area.
The East facing pitched and vaulted roof design with Velux windows will capitalise on the rising sun and will provide added light to the inner lounge area.
The external rendered appearance will be matched to the existing wall finish.

1.0. GENERALLY.

1.1. Archaeological Interest: Not applicable as far as we know

1.2. Biodiversity and Geological Conservation: N/A

1.3. Arboriculture Report: Not applicable but there are mature trees on the adjacent property that are within fall distance of the existing building and extension.

1.4. Flood Risk: N/A

1.5. Boundary Issues: None

1.6. Radon Gas Protection: Not applicable as far as we know.

1.7. Public Sewer Build Over: N/A

1.8. Planning Designation: A 'Notification of a larger Domestic Extension' application.

1.9. Building Regulations: Building Notice to be submitted by the Builder prior to commencement on site.

1.10. Drawings & Schedules:

1.10.1. 24/35/01 – Existing GF Plan (A4)
1.10.2. 24/35/02 – Proposed General Arrangements (A4)
1.10.3. 24/35/03 – Elevations (A4)
1.10.4. 24/35/04 – Details (A4)
1.10.5. 24/35/05 – Block Plans (A4)
1.10.6. 24/35/06 – Location Plan (A4)
1.10.7. 24/35/LS1 – Lintel & Beam Schedule.
1.10.8. 24/35/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.
Determine the outfalls from the existing rainwater pipes
Obtain samples of materials to be used by your Builder prior to placing orders

2.2. Materials and Workmanship:

Materials should comply with the appropriate British Standard or aggrement (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/SIDE EXTENSION:

3.1. Site Preparation and Strip:

Remove ES1 and retain for re-use.
Demolish rear projecting structure whilst retaining a quantity of facing bricks.
Remove patio paving, topsoil and vegetable matter from the footprint of the new extension and paving.
Excavate to RL
Carry out Percolation Test.

3.2. Foundations (trench fill):

Should the subsoil be found to be cohesive (clay) a reassessment of the foundation design may be necessary.
600mm wide concrete (C25).
Depth to underside min 450mm, 900mm recommended.
Actual width & depth of foundations to be compatible with ground conditions and determined on site with the BCO.
Max loading 15KN per m.r.

3.3. Footings (up to dpc):

100mm 7.3N Plasmor Stranlite blocks (1400kg/m.cu) in 1: 3 mortar.
100mm cavities with ss cavity ties at 750mm crs horizontally, 450mm crs vertically in a diamond stagger pattern.
Bond blockwork to existing with Firfix.
Exposed face work (min 3 courses) to be Class B engineering bricks or equivalent porosity in 1:3 mortar.
100mm concrete (C25) cavity fill.

3.4. Ground Slab (max U value .18):

150mm mechanically compacted hardcore blinded with sand.
1200g polythene dpm lapped onto dpc's
100mm concrete (C25) oversite.
150mm Phenolic Insulation
500g polythene vapour check.
75mm s:c screed
Floor finish.

3.5. Drainage :

3.5.1. Storm Water.

All rainwater to be disposed of via Soakaways, designed based on percolation test results which are to be submitted to B Control and approved a min 7 days before construction/installation.
Soakaways to be located not less than 5m from a structure.
If ground is not suitable for efficient percolation use Wavin baskets at a rate of 10m.sq drained per basket + 50% installed in accordance with manufacturers instructions.
100mm dia UPVC pipework laid to a fall of 1:80 and beded and surrounded in 150mm pea gravel.
Debris arrest gullies.

3.5.2. Foul Water.

None

3.6. Air Leakage.

Building envelope to be built in accordance with 'Recognised Construction Details' to limit unwanted air leakage and cold bridging. See B Control e mail dated 8.11.24 for link.

3.7. Masonry:

3.7.1. Brick faced cavity wall (U value .18).

Sand & cement render with Tyrolean finish.
100mm 3.6N Plasmor Fibolite block (850kg/m.cu) inner skin in 1:1:6 mortar.
100mm 3.6N Plasmor Fibolite block (850kg/m.cu) outer skin in 1:1:6 mortar with bed reinforcement every other course.
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.
90mm Recticel PIR insulation with residual 10mm cavity to the outside leaf.
Bond blockwork to existing with Firfix.
Provide cavity continuity.
Proprietary insulated cavity closers
12.7mm Gyproc wall board dry lining and 3mm plaster skim.

3.7.2. Eaves corbelling.

Re-cycled facing bricks
Corbels to be max 60mm

3.7.3. Existing cavity wall.

Remove existing Tyrolean render.
12.7mm Gyproc wall board dry lining and 3mm plaster skim.

3.8. 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) Existing first floor 2.7KN/m.sq
d) Existing tiled roof 2.25KN/m.sq.
e) Proposed tiles roof 2.50KN/m.sq.

3.9. Roof Carcassing:

See drwg 04.
Cut back existing rainwater pipe and fit shoe.
50mm x 100mm wallplate.
Horizontal restraints, 30mm x 5mm galv m.s. straps secured to 3No. joists blocked off and hooked over the internal skin of the cavity walls. See drwgs 03 & 04 for locations.
Wall bearers bolted at 1200mm crs.
Black UPVC fascia & soffite

3.10. Pitched Roofing (max U value .15):

Dark Grey Sandtoft 20/20 roof tiles at 15 degree pitch.
Roof Shield (by Proctor) underlay.
If a dry verge system is to be installed it will comply to BS 8612: Dry fixed ridge, hip and verge system for slating and tiling. This means that dry verge products must be secured by mechanical means to the face of the batten and not by nailing into the end grain of the batten.
25mm x 50mm treated battens or to match existing.
150mm PIR insulation between rafters maintaining a 50mm air space over
Code 4 lead skirting flashing at interfaces.
Chop out for and insert cavity tray at the interfaces and inert code 4 lead cover flashing to skirtings.
12.7mm foil backed plasterboard and plaster skim to ceiling.

3.11. Rainwater Goods:

Black UPVC rainwater pipe and gutter.

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

ES1 to be modified and re-fitted at S1.
2No. Velux windows size 780mm x 1400mm fitted as a double with remote controlled electric opening mechanisms. Max U value 1.4W/m.sq. K. See detail 'Y' on drwg 04.
SG – Safety 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, taking into account overlap, exceed 25% of the floor area, therefore complies with L1b.

3.13. Fire Protection:

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

3.14. Joinery:

Skirtings – 125mm MDF, Architraves – 75mm MDF.
S2 to be a bespoke hardwood screen to match the existing Lounge screen.

3.15. Decoration:

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

3.16. 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.

3.17. Heating System:

Water filled radiators connected to existing heating ring.

4.0. OPTIONS:

4.1. Underfloor electric heating mats
4.2. Underfloor piped heating
4.3. S1 to be Sliding Folding Doors.
4.4. An additional 50mm PIR underdrawing insulation to underside of rafters
4.5. Increase the roof pitch to that of the existing roof and provide a flat top at the proposed ridge height.

24-35 - Specification – 21.2.25 – Planning and B Reg Applications.