PROPOSED CONVERSION OF STORE TO ATTACHED HAB ITABLE ACCOMMODATION AND THE CONVERSION OF A TWO STOREY GARAGE BLOCK TO A TWO STOREY ANNEX ACCOMMODATION at 'NEVERDUN', HIGH STREET, SOUTH FERRIBY, N. LINCS., DN18 6HZ for Mr & Mrs V. Leaning. Project No. 25/23.

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.

SHOP CONVERSION

To provide accessible bedroom and bathroom facilities to accommodate a person with limited mobility at ground floor level. The existing bathroom is at first floor
The masonry and roof structures are in reasonable condition
The ground floor is a timber suspended floor located below pavement and yard level, consequently it is damp, in need raising and is currently being used to store domestic items.
The Shop ceased being used as a General Retail facility in 1976 and has been utilised for storage associated with the attached dwelling.

GARAGE CONVERSION.

The two storey building suffered a roof collapse due to lack of maintenance and severe weather conditions, consequently the roof structure and the unstable gables were removed on safety grounds retaining the walls up to plate level and retaining the first floor joists.
The proposal is to create two storey detached, and self-sufficient, annexed accommodation unit for up to three persons.

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: N/A
1.4. Flood Risk: N/A
1.5. Boundary Issues: The rear wall of the existing Garage Block is located on the boundary shared with Mr & Mrs C. Webb of Humber Lodge
1.6. Radon Gas Protection: Not applicable as far as we know.
1.7. Public Sewer Build Over: N/A
1.8. Planning Designation: Householder Application to be submitted

1.9. Building Regulations: A Building Notice to be submitted by the Applicant in due course.

1.10. Drawings & Schedules:

1.10.1. 25/23/01*A* – Shop Conversion – Existing GF Plan & Section (A3)
1.10.2. 25/23/02*A* – Shop Conversion – Proposed GF Plan & Section (A3)
1.10.3. 25/23/03*A* – Shop Conversion - Existing Elevations (A3)
1.10.4. 25/23/04*B* – Shop Conversion - Proposed Elevations (A3)
1.10.5. 25/23/05*A* – Garage Conversion – Existing GF Plan & Section (A3)
1.10.6. 25/23/06*A* – Garage Conversion – Proposed Layouts & Sections (A3)
1.10.7. 25/23/07*A* – Garage Conversion - Elevations (A3)
1.10.8. 25/23/08*A* – Garage Conversion – Carcassing (A3)
1.10.9. 25/23/09*A* – Site Plan (A3)
1.10.10. 25/23/10*A* – Existing Block Plan (A4)
1.10.11. 25/23/11*A* – Proposed Block Plan (A4)
1.10.12. 25/23/12*A* – Location Plan (A4)
1.10.13. 25/23/13 – Photos – Sheet 1 (A3)
1.10.14. 25/23/14 – Photos – Sheet 2 (A3)
1.10.15. 25/23/EEFS – External Envelope Finishes Summary

2.0. PRE-CONSTRUCTION:

2.1. Actions required prior to proceeding with the Works:

Locate existing services and drainage.
Obtain Building Control acceptance of the proposed surface water drainage strategy.
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 Conditions.
Check that the existing foundations are adequate to take additional loadings. See 3.4 below.
Obtain samples of materials to be used prior to placing orders
Check that the existing boiler (Shop Conversion) has sufficient capacity to accommodate the additional output required.
Construct a facing brick reference panel to ensure a matching facing and mortar finish.
Check that there is sufficient capacity in the existing electrical and water services into the site to accommodate the proposed works.

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. SHOP CONVERSION:

3.1. Site Preparation and Strip:

Demolish Store 2, slab, and any foundations.
Clear Shop of all domestic items.
Strip ceiling and wall linings
Remove EW's 1, 2 7, ED's 2, 5 & 6
Remove existing suspended timber floor
Remove chimney flue.

3.2. Chemical dpc.

Inject chemical dpc to all external walls.

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

Build in 215mm x 65mm red UPVC telescopic air vents at 2m crs to two external walls to vent underfloor air space.
Raise 100mm 7.3N Plasmor Stranlite blocks (1400kg/m.cu) in 1: 3 mortar off existing foundation projections to support the beam & block.
Treat formation with weed killer
Beam & Block floor, designed by manufacturer and installed in accordance with their instructions. Calculations to be submitted to and approved by Building Control 7 days prior to installation.
1200g polythene dpm lapped onto dpc's
ALTERNATIVE: Mechanically compacted hardcore bed, sand blinded, 1200g polythene dpm lapped onto notional chemical dpc's, 15mm fibreboard to perimeter edges and 100mm concrete oversite.
150mm PIR Insulation
500g polythene vapour check.
18mm t&g flooring grade chipboard deck
Floor finish.

3.4. Drainage :

3.4.1. Generally.

Currently the foul outflow is connected to the main sewer and the rainwater discharges onto existing paving.

3.4.2. Storm Water.

We propose to discharge rainwater to the foul outfall.

3.4.3. Foul Water.

All new branches to be connected to existing MH1.
100mm dia UPVC pipework laid to a fall of 1:60 and beded and surrounded in 150mm pea gravel.

3.5. Air Leakage.

Building envelope to be built in accordance with 'Recognised Construction Details' to limit unwanted air leakage and cold bridging. See Building Alliance Interest Company at web site - buildingalliance.co.uk.

3.6. Masonry:

3.6.1. 1 Brick solid walls.

Infilling of redundant openings to be carried out using 100mm 7.3N Plasmor Fibolite block (850kg/m.cu) inner skins and re-claimed matching facings cut toothed and bonded to existing to outer skins all in matching mortar.
38mm x 100mm tanalised softwood (C16) studs at 600mm crs secured to inside face and offset by 10mm.
100mm PIR insulation cut between studs
12.7mm Gyproc wallboard and 3mm plaster skim.

3.7. 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 1B solid wall 4KN/m.sq.
b) Existing tiled roof 2.25KN/m.sq.
c) Existing suspended floor 2.7KN/m.sq.

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

Windows to be white UPVC, glazed with 28mm gas filled, high performance, double glazed, units. Max U value 1.4W/m.sq. K.
Trickle vents to be inserted into door and window heads (2075mm above ffl) in accordance with Part F. See drwg 02.
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.

3.9. Fire Protection:

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

3.10. Joinery:

Skirtings – 125mm MDF, Architraves – 75mm MDF.
White UPVC window boards.
Pocket doors to D2 & D3
All internal doors to be undercut by 10mm to facilitate free air movement.
Studding - 50mm x 100mm soles heads and studs at 450mm crs, and 12.7mm Gyproc wallboard and 3mm plaster skim both sides.
Acoustic Studding to Bathroom – 50mm x 100mm soles heads and studs at 450mm crs, acoustic mastic to all perimeters on both sides prior to boarding, 100mm acoustic quilt between studs and 15mm Gyproc wallboard and 3mm plaster skim both sides.
Fit Cloaks cupboard.
Fit Kitchen
Fit Pantry shelving

3.11. Plumbing:

All h&c pipework to be copper and insulated.
Hot water taps to be on the left.
Shower to be max flow rate of 9l/min fed off the hot water system.
50mm un-trapped shower waste to grommeted cap to underfloor trapped branch, 37mm wash hand basin waste and 44mm sink waste.
Fit out Bathroom appliances

3.12. Decoration:

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

3.13. 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.
1No. V30 (30lit/sec) air extract fan n.e. 45dB to cooker extract installed to comply with cooker manufacturers instructions.
1No. V15 (15l/sec) air extract fan n.e. 30dB to be connected to the light switch and fitted with a 20minute overrun facility.
2No. Smoke Alarm (SA), hard wired with battery back up and linked to the existing provision.

3.14. Heating System:

3.18.1. Water filled radiators.

Connected to existing heating ring.

4.0. GARAGE CONVERSION:

4.1. Photographic evidence requirements of Construction phase.

4.1.1. New build dwellings will need to clearly show drawings of all thermal junctions and continuity of insulations. This will help reduce heat loss and lower the risk of condensation and mould. This will also link back to the new SAP 10 program.

4.1.2. Photographs should be taken as a record during the construction of a property. The photographs should be made available to the energy assessor and the building control body. No restrictions are imposed on the persons authorised to take the photographs.

4.1.3. Photographs should be taken at various construction stages for each detail listed below and should be unique to each property. A minimum of one image should be provided per detail.

4.1.4. Foundations/substructure and ground floor to indicate thermal continuity of insulation and quality at a. Ground floor perimeter edge insulation b. External door threshold c. Below damp-proof course on external walls.

4.1.5. External walls: for each wall type to indicate thermal continuity of insulation, and quality at a. Ground floor to wall junction b. Structural penetrating elements.

4.1.6. Roof: for each roof type to indicate thermal continuity of insulation, and quality at a. Joist/rafter level b. Eaves and gable edges.

4.1.7. Openings: for each opening type (one image per wall or roof type is sufficient) to indicate thermal continuity of insulation, and quality at a. Window positioning in relation to cavity closer or insulation line b. External doorset positioning in relation to cavity closer or insulation line 5.8 5. Airtightness: additional photos for all details 1-4 to identify airtightness detail (if not included in continuity of insulation image).

4.1.8. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building: a. Plant/equipment identification label(s) including make/model and serial number b. Primary pipework continuity of insulation c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside of thermal envelope).

4.1.9. Photographic images should be digital and of sufficient quality and resolution to allow a qualitative audit of the subject detail. This may require close-up images in areas where a long shot image provides insufficient detail. More than one image of each detail may be necessary. Images should be taken using equipment capable of high resolution and should have geo-location enabled to confirm the location, date, and time that each image was taken. Image files

name should include the plot number and detail reference according to the numbers used in paragraph

4.2. Site Preparation and Strip:

Clear Garage of all items.
Strip first floor (joists & remain s of flooring)
Remove EW's 1, 2 & 3, ED1 & 2
Remove existing suspended timber floor
Remove chimney flue.

4.3. Chemical dpc.

Inject chemical dpc to all external walls.

4.4. Foundations (trench fill):

Should the subsoil be found to be cohesive (clay) a reassessment of the foundation design may be necessary.
600mm and 450mm 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 25KN per m.r.

4.5. Footings (up to dpc):

4.5.1. New cavity walls.

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.
Exposed face work (min 3 courses) to be Class B engineering bricks or equivalent porosity in 1:3 mortar.
100mm concrete (C25) cavity fill.

4.5.2. New Block Partitions.

100mm 7.3N Plasmor Stranlite blocks (1400kg/m.cu) in 1: 3 mortar.

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

Check that the existing floor is adequate to receive the DPM.
1200g polythene dpm lapped onto notional chemical dpc's
150mm PIR Insulation
500g polythene vapour check.
18mm t&g flooring grade chipboard deck
Floor finish.

4.7. Drainage :

4.7.1. Generally.

There are no existing branch drains to the Garage.

4.7.1. Storm Water.

To be connected to the foul outfall.
100mm dia UPVC pipework laid to a fall of 1:80 and beded and surrounded in 150mm pea gravel.
All rainwater pipes to connect to debris arrest gullies

4.7.2. Foul Water.

All new branches to be connected to lowered MH1.
100mm dia UPVC pipework laid to a fall of 1:60 and beded and surrounded in 150mm pea gravel.
Provide trapped drain to Toilet wash hand basin and Kitchen sink with grommeted cap at finished floor level top receive un-trapped waste.
The system will be vented by 'Dergo Valved SP.

4.8. Air Leakage.

Building envelope to be built in accordance with 'Recognised Construction Details' to limit unwanted air leakage and cold bridging. See Building Alliance Interest Company at web site - buildingalliance.co.uk.

4.9. Masonry:

4.9.1. 1 Brick solid walls.

Infilling of redundant openings and new gables to be carried out using 100mm 7.3N Plasmor Fibolite block (850kg/m.cu) inner skins and re-claimed matching facings cut toothed and bonded to existing to outer skins all in matching mortar.
38mm x 100mm tanalised softwood (C16) studs at 600mm crs secured to inside face and offset by 10mm.
100mm PIR insulation cut between studs
12.7mm Gyproc wallboard and 3mm plaster skim.

4.9.2. New Cavity Walls (300mm).

100mm 7.3N Plasmor Fibolite block (850kg/m.cu) inner skins in 1:1:6 mortar.
Matching re-claimed facing bricks to outer skins in matching 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.
2000t pvc dpc's.
90mm Recticel Eurowall PIR insulation with residual 10mm cavity to the ext leaf.
Proprietary insulated cavity closers
12.7mm Gyproc wall board dry lining and 3mm plaster skim.

4.9.3. Boundary Parapet.

1 brick wall 100mm 7.3N Plasmor Fibolite block (850kg/m.cu) inner skins in 1:1:6 mortar matching re-claimed facing bricks to outer skins in matching mortar.
Black powder coated aluminium capping installed in accordance with manufacturer's instructions.

4.9.4. Internal Block Walls.

100mm 7.3N Plasmor Stranlite blocks (1400kg/m.cu) in 1: 1:6 mortar.
12.7mm Gyproc wall board dry lining and 3mm plaster skim both sides

4.10. First Floor Carcass.

See drwg 08.
22mm t&g moisture resistant flooring grade chipboard flooring.
100mm acoustic quilt between joists
12.7mm Gyproc wallboard and 3mm plaster skim to soffite
Horizontal restraints, 30mm x 5mm galv m.s. straps secured to 3No. rafters blocked off and hooked over the internal skin of the cavity walls. See Drwg 07 for locations.

4.11. 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.
All stock steel to be painted two coat epoxy paint before delivery to site.
Loadings assumed for calculation purposes are as follows:

d) Existing 1B solid wall 4KN/m.sq.
e) Tiled roof 2.5KN/m.sq.
f) Suspended floor 2.7KN/m.sq.

4.12. Structural Steelwork (Ridge beams O1 & O2):

Bolt 75mm x 150mm timber plate to top flange of beams O21 & O2
Insert padstones to O1/R1 & R2 and O2/R2
Install Beams O1 & O2.

4.13. Roof Carcass:

See drwg 08.
50mm x 100mm (C16) wallplate.
Form boundary gutter in 18mm exterior grade ply constructed to falls.
In-situ fibreglass gutter lining dressed up under roof tiling and skirting to parapet, and bonded to 1No. lead lined gargoyle.
Fascias to be white UPVC
Soffites to be white UPVC t&g boarding
Horizontal restraints, 30mm x 5mm galv m.s. straps secured to 3No. rafters blocked off and hooked over the internal skin of the cavity walls. See Drwg 07 for locations.

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

Red clay Pantiles laid at not less than 35 degree pitch.
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.
Min head lap 100mm.
50 x 25 batten.
Black fibreglass valley linings
Roof Shield (by Proctor) underlay.
150mm PIR insulation to all ceiling areas
Code 4 lead cover skirting flashing to fibreglass gutter lining upstand.
12.7mm foil backed plasterboard and plaster skim to ceiling.

4.15. Rainwater Goods:

White UPVC moulded guttering on brackets at 600mm crs.,
Square white UPVC fall pipes (3No.)
White UPVC hopper heads (1No.)

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

Windows to be white UPVC, glazed with 28mm gas filled, high performance, double glazed, units. Max U value 1.4W/m.sq. K.
D3 to be white UPVC safety glazed sliding folding door with 1No. walk door
Fit 2No. Velux MK06 & 2No. MK08.
Trickle vents to be inserted into door and window heads (2075mm above ffl) in accordance with Part F. See drwg 06.
Door & window opening sizes to be checked on site prior to manufacture.
Area of glazing does not exceed 25% of the floor area, therefore complies with L1b.

4.17. Fire Protection:

Exposed faces of lintels and beams to be clad in one layer 12.7mm Fireline plasterboard with 3mm plaster skim finish.
For location of SA's & HS's see layouts.

4.18. SAP Assessment:

A SAP assessment and Overheating calculations to be carried out by GC Reports, Britannia House, High St., Scunthorpe. in compliance with L1b incl Part O compliance.
Air Testing will be carried out based on an air pressure of cub/hm squared to ensure compliance with the SAP requirements.

4.19. Joinery:

Skirtings – 125mm MDF, Architraves – 75mm MDF.
White UPVC window boards.
All internal doors to be undercut by 10mm to facilitate free air movement.
Studding - 50mm x 100mm soles heads and studs at 450mm crs, and 12.7mm Gyproc wallboard and 3mm plaster skim both sides.
Accoustic Studding to Bathroom – 50mm x 100mm soles heads and studs at 450mm crs, acoustic mastic to all perimeters on both sides prior to boarding, 100mm acoustic quilt between studs and 15mm Gyproc wallboard and 3mm plaster skim both sides.
Install hardwood staircase and balustrading in accordance with Approved Document 'K' underdrawn with 12.7mm Gyproc wallboard and 3mm plaster skim
Fit out Kitchen.

4.20. Plumbing:

Install mains water feed off main dwelling service and fit meter.
All h&c pipework to be copper and insulated.
Hot water taps to be on the left.
Shower to be max flow rate of 9l/min fed off the hot water system.
50mm shower waste and 37mm wash hand basin waste.
37mm un-trapped hand basin waste in Toilet to grommeted cap to underfloor trapped branch drain.
Internal stub SVP in bathroom to be fitted with an air admittance valve ('Dergo')
Fit out bathroom appliances
Fit out Toilet appliances.

4.21. Decoration:

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

4.22. Electrical Installations:

Install mains power feed off main dwelling service and fit meter
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.
1No. V30 (30lit/sec) air extract fan n.e. 45dB to cooker extract installed to comply with cooker manufacturers instructions.
2No. V15 (15l/sec) air extract fans to Bathroom & Toilet n.e. 30dB to be connected to the light switch and fitted with a 20minute overrun facility.
2No. Smoke Alarm (SA) and 1No. Heat Sensor (HS) hard wired with battery back up and linked to the existing provision.
Infrastructure for Electronic Communications to be in compliance with APP Doc R.
Provide external lighting, CCTV and security alarm.

4.23. Heating System:

Electric boiler
Water filled radiators
All to comply with the requirements of the SAP Report

4.24. Commissioning, Certification, and Information Provision:

Commissioning details, certificate and additional information will be required upon completion of the project, this will include the following but other details may also be requested:

4.24.1. Electrical commissioning certificate

4.24.2. Gas commissioning certificate

4.24.3. As built SAP calculations/certificate

4.24.4. EPC certificate

4.24.5 Air test certificate

4.24.6. Mechanical vents test certificate.

4.24.7. Sound Test

5.0. EXTERNAL WORKS:

See drwg 09.
Yard paving to be reduced in level to 375mm below the notional chemical dpc level of both the Shop Conversion and the Garage Conversion.
Make good newly exposed facing brickwork due to reduced level excavations
Re-align the fencing to the Western boundary
Provide hard parking area and access paving to front door, 150mm mechanically compacted hardcore and 100mm concrete paving with ramped access.
Paving generally to be 75mm deep porous Ecodek grids filled with compacted gravel.
Provide gravel filled medium duty manhole covers.

6.0. THINGS TO CONSIDER:

6.1. Construction Insurance. JCT Insurance Expert are specialists in Insurance advice for Building Projects.
Tele: 01825 754410, enquiries@jctinsurance.com

25-23 - Specification – 15.2.26 – Planning Application.
Revised 23.2.26.