



Outline Specification and Schedule of Works

for

Proposed Extensions to Retail premises at
1 Wessendenhead Road, Meltham,
Holmfirth HD9 4ET

for

C P S Financial Services

May 2019

OUTLINE SPECIFICATION and SCHEDULE of WORKS

This drawing, Outline Specification and Schedule of Works is for approval under the current Building Regulations and for the guidance of Building Contractors undertaking the project.

The works are to be carried out competently, with proper materials and in a workmanlike manner in accordance with BS 8000 and shall comply in all respects with the latest Building Regulations, British Standards, B S Codes of Practice, Statutory Undertakings, the Local Authority Inspectorate and the Architect.

The Contractor should have a full knowledge of standard and safe working practices in the construction industry and in particular the need to ensure the structural stability of the building particularly when building new walls from the existing structure and forming openings and inserting steelwork and in particular the requirements of the CDM Regulations 2015 as they apply to this construction site.

Note in particular that the site is on the corner of Wessendenhead Road and Holmfirth Road and appropriate precautions and safety measures are to be put in place to protect the general public and occupants of the building during the course of these works. (and the phone box).

The works also include the provision of all services and payment of the necessary fees to the statutory undertakings and also the provision of SAP/EPC and Air Tightness Testing.

The project is to be supervised by DB Architects to whom all queries should be directed. All commissioning, completion and testing certificates to be provided to the Architect.

Preamble

The project comprises a front two storey and a first floor single storey extension to provide a new Entrance Lobby with stairs, leading to a new office suit above, including two separate front offices, a rear meeting room with a small kitchen and toilet adjacent.

Planning Permission was been granted for this project ref; 2018/93475 on 23rd January 2019 with a number of conditions as follows;

- 1 'The development hereby permitted shall be begun within three years of the date of this permission'.*
- 2 'The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule list in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence'.*
- 3 'The development hereby approved shall not be occupied until the ground floor windows in the northeast elevation of the extension have been dark tinted. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) the tinted glazing shall be retained thereafter.*

None of the above conditions needs to be discharged by application.

Drawings associated with this project are;

1809 - 01	Plans, Elevations and Views as Existing and Proposed - scale 1:100 (A1)
1809 - 02	Plans, Elevations and Views as Existing and Proposed with Working Details – scales 1:200 and 1:100 (A1)
1809 – 03	Section at Timber Frame Wall - scale 1:10 (A4)
1809 – 04	Section at New Wall - scale 1:10 (A4)

Prior to a start on site the outside of the building is to be inspected and any signs, lights,. Switches and the like should be removed in agreement with the client. New signage is to be left until the extension has been completed and to be the responsibility of the client.

Site Compound and Scaffolding

There is a large shared car parking area at the rear of the site and an area for the Contractor is to be agreed and designated for material storage, welfare, toilets and site office.

The building is to be scaffolded (by the Main Contractor and to an agreed HSE standard) to provide access for the works to the existing parapet, extension and new roof.

Phasing

The works are to be partly phased by constructing the front extension up to the ashlar (art stone) header course, ready for the preparation of the remaining parapet to receive the new timber frame construction.

Demolitions, Excavations and Foundations

Remove the existing paving at the front of the building and prepare for excavation. Inspect the ground and assess the possibility of any service cable or pipework in the area prior to any further excavation.

Piling and Ground Beam

The front extension foundations, due to the probability of old foundations/cellar walls, shall comprise a ground beam which is to be excavated (in a suitable working space) and cast to 450mm x 450mm with continuous cage reinforcement as detailed by the piling contractor with piles in the positions indicated.

This detail is to be confirmed with the Main Contractor (possible alternative detail) and the pile log and calculations sent for approval to Kirklees MC prior to the work commencing.

A foundation link between the ground beam and the existing foundations/wall is to be established by 3no 400mm long M15 Hilti HY150 resin anchors at 150mm c/s to each leg (In agreement with the Building Inspector and the Architect).

Concrete infill to be grade RC35 with rounded aggregate max size 10mm.

Reinforcement generally to be to BS4449:2005 and B393 fabric to BS4483/8666:2005.

The existing building foundations shall also be inspected. At the front during the excavations just described and at the rear a trial hole shall be excavated and inspected. The existing foundations thus exposed shall be assessed for the additional loading to be imposed from the floor, timber framed walls and new roof and to be confirmed with the Building Contractor, Architect and Building Inspector prior to commencement of the first floor extension.

The Contractor shall be responsible for the overall design of the foundations, any soil investigations necessary and the supervision of the Piling Contractor which shall also include attendance and excavation as agreed.

Masonry Walls

To be matching coursed art stone, 100mm on bed with 50 residual cavity, 50 Kingspan K8 insulation board installed strictly in accordance with the manufacturers written instructions 100 concrete block, stainless steel wall ties at 450c/s vert. 750c/s horiz in staggered rows with additional ties at all insulated dpm/closures and allow for matching stone heads and cills with Catnic or similar above new openings and tray dpms. (see in particular drawing no 1809 - 04)

Note that the walling detail shall match that of the existing building with every alternate course raked out and shall line through level with the existing. Generally joints to be flush and brushed and the cement mortar used shall contain lime and to be of an agreed mix.

The new art stone transoms and heads shall line through with the existing (the transom is in gold passivated aluminium) adjacent but in the new work is to be done in art stone to the same depth. The head shall be the same size.

When the external wall is complete and secure the existing aluminium 'curtain walling' framework can be removed. A new 150mm thick concrete blockwork wall is to be constructed from the existing foundation as indicated and up to the remaining small curved external wall adjacent to the double doors. The existing wall and window adjacent to next door can also be removed and a new opening created to provide a store area and access to the new display window. Allow for the installation of cavity trays.

Note that the blockwork wall is to extend up to the first floor in the area of the stairs only.

These details to be confirmed on site with client and Architect.

Bond internal and external leafs to the existing structure as work progresses and pick up any necessary structural support.

Allow for non-destructive stone cleaning to the existing art stone feature header course

Timber Frame Walls

The external structure to the first floor extension is to be timber frame.

Remove the coping covering to the feature art stone header course and internal walling to expose the roof structure and prepare the wall to receive the new construction. The height of the extension is to be agreed following this investigative work and the final construction.

The wall comprises (see in particular drawing no 1809 – 03) vertical boarding as supplied by Messrs Timber Specialists (Unit 4 Littleroyd Business Park, Queens Mill Road Huddersfield HD1 3RR) type Thermo D Redwood, finished size 18mm thick x 136mm wide, 'V' jointed, tongued and grooved, fitted in full lengths on 25mm x 50mm horizontal battens on 20mm x 40mm spacer laths on breathable sarking on 18mm WBP plywood on breather membrane on 50mm x 100mm timber framing (note double studs below each joist) from double sole plate bolted to existing blockwork below up to double head plate to take TJI joists.

Colour to be agreed and confirmed later with the client and Architect.

Frame filled with full fill *Kingspan* Thermawall TW55 (or similar approved) and lined internally with *Kingspan* TW56 (with 25mm insulation).

Above the 3no wide windows allow for a special TJI joist between to take the roof load in agreement with the manufacturer (see roof section)

A dark grey flashing is to be included at the base, as indicated, on suitable ply/batten backing fixed to masonry fixed on clips supplied by the manufacturer (Guttercrest). Ensure that the breather membrane is fitted and runs at the back of the flashing against the wall and that the breathable membrane discharges over the top, all as indicated. Ensure that the dimensions shown are fulfilled to achieve the shadow line required.

A dark grey combined fascia and coping unit, as indicated, on suitable timber framework and plywood linings is fitted at the top on clips provided by the manufacturer (Guttercrest) and ensure that the breather and breathable membranes extend the full height and return under the coping unit to the other side to the single ply roofing membrane. Ensure that the dimensions shown are fulfilled to achieve the shadow lines required.

Allow for the installation of new cavity trays at the junction with the new flat roof and the existing flanking wall, ready for new lead flashings.

Provide new internal stud walls as indicated on the drawing constructed from 50 x 75mm timber framing at 400mm c/s from continuous sole and head plates with noggins at 1200mm c/s vertically and with additional framing timbers at all junctions and to be secured to masonry at 400mm c/s vertically. Walls to be constructed from the new floor.

All partitions to have 75mm sound attenuating quilt tightly packed between the studs.

Floors

The small new ground floor area comprises a 65mm sand and cement screed on 75mm *Kingspan* Thermafloor TF70 (P/A is 1.2) on breather on 125mm lightly reinforced concrete slab on dpm on 150mm well consolidated hardcore. DPM to be lapped to side dpcs and bonded to flanking walls. Ensure floor runs through level with the existing.

The existing roof finish is to be completely removed and the concrete slab exposed. This is to be inspected and its' suitability established for acting as a floor. Once cleaned and levelled as necessary a new floor is to be constructed. This floor comprises 22mm fl. gr. chipboard screw fixed with glued joints and glued to 50mm x 75mm battend supported on resilient supports on the existing slab.

Include 75mm mineral wool insulation (min density 10kg/m³) between the floor battens.

Make good to ground floor where partitions have been altered and adjoining new.

Timber Treatment

All structural and external timbers shall be tanalised to a net dry salt retention of 4.3kgs/m³ either by the double vacuum process using organic solvent to BS5707 or vacuum/pressure process with water borne preservative to BS4072 and all cut ends of timbers to be re-treated as recommended by the preservative manufacturer.

Windows and Doors

Windows and doors shall be dark grey uPVC and of the pattern indicated on the drawings (and as agreed with the client). Note that the large ground floor windows and the entrance door in the new construction have a small clerestory window above the main pane and that glazing to these two large windows (not the other windows) is to be an agreed grey tint.

Windows shall have 10k trickle vents and low 'k' double glazing and shall comply with BS 6206 and BS 6262 and safety glass (Part K4) as appropriate.

Provide and fit also a new entrance door screen as indicated, including ironmongery and as agreed with the client.

The timber cladding is to return at the head, reveal and soffit to reduce the visual width of the window frames and on the ground floor set into the cavity behind the external leaf. This detail is to be agreed on site with the client and Architect.

Ventilation

Provide and install as described and indicated on the drawings permanent ventilation ducts (sleeved as necessary) with internal controllable fly screened grille and externally a weather proof brown coloured cowl. (4no - each to provide 10,000mm² free air).

Roof

The flat roof comprises a single ply (or built up felt by agreement) EPDM membrane which is to be laid strictly in accordance with the manufacturers written recommendations on 100mm *Kingspan* Thermaroof TR31 on firrings (0mm to 100mm to provide a fall from the front to the rear of 1:120 minimum) on 11 7/8 inch TJI 560 (reducing to TJI 360 as indicated) at 400c/s and 600c/s as shown on the roof layout and as agreed with the Building Inspector and Architect. The underside to be fitted with an additional 50mm of *Kingspan* Kooltherm K7 roof board. The void is unvented but the underside is boarded with a foil backed skimmed 12.5mm plasterboard.

Note that the TR31 is to be bedded on a gun grade mastic sealant onto all timber surfaces to seal the foil underside face to the structure and all installation is to be in accordance with the written recommendations of the manufacturer.

Install Code 4 lead flashings as necessary and at parapets to lap under aluminium copings.

Form an opening in the parapet upstand and form a welged drip and outlet to a new hopper head to discharge into the extended rainwater pipe.

Steelwork

There is a steel column and steel beam in the present single storey building and these are to be investigated as part of the building process.

The structure is to be exposed and existing support and roof construction investigated and discussed with the client, Building Inspector and Architect.

Joinery, Internal Finishes and Kitchen Fittings

Provide and fit, to client choice, internal doors and frames, skirtings, architraves, cill boards, boxings and all necessary joinery (noggin, solid blockings, etc.,) to complete the works. Ironmongery is to be chosen by the client. (Allow for 1no FD20 Fire door to Kitchen).

Means of escape is to be agreed with the Building Inspector. Maximum travel distance to the stairs is 6.5 metres.

Plaster finishes are, to new blockwork walling, skim finish on 12.5mm plasterboard on adhesive dabs, to stud partitions and ceilings skim finish on 12.5mm plasterboard, to external timber walls skim finish on *Kingspan* TW56 and to masonry gable allow for a parging coat prior to skim finish on 12.5mm plasterboard on adhesive dabs. Allow for water resistant boarding to the Toilet and Kitchen.

Make good to reveals and soffits where disturbed at the new openings.

In agreement with client provide and fit a kitchen base units with worktop and stainless steel single bowl sink with 900 high cupboard units above.

Staircase and Stairwell

The new staircase design (to be agreed with the client) comprises galvanised steel treads and strings with tubular handrail to one side. Rise 180mm, going 240mm with return to treads at front of 25mm and back of 80mm. Final design to be confirmed.

The underside of the staircase is to be lined separately for compartmentation between the ground and first floor areas and the windows adjacent allocated, one to the ground floor (LH side) and one to the first floor extension (RH side at entrance).

Plumbing, Heating and Electrical

The electrical layout for power and lighting shall be provided subject to client layout and to the latest edition of the IEE codes and switches and sockets to be between 450 and 1200 from floor level and low energy discharge lamps shall be installed throughout the new extension following agreement and to include external light adjacent to the entrance.

A new consumer unit is to be provided as agreed with the client for the new first floor offices.

Provide fans to the toilet and kitchen. Fan to the new Toilet to provide 15l/min and to the Kitchen 30l/min and also a heat detector and a smoke detector in the main office area and hard wired to the consumer unit.

The existing alarm system is to be extended to cover this extension as agreed with the client and the Building Inspector. A fire safety report should be available for the existing premises.

Electrical layout to be by a competent Part P qualified person.

Domestic space and water heating shall be provided from a new boiler situated in the toilet in agreement with the client. The availability of a gas supply at the rear of the building is to be investigated.

Plumbing installation by a corgi registered installer.

Drainage

The present soil and vent pipe is on the rear South elevation with a gulley adjacent and connects to the foul drain running in the rear yard. The stack is to be extended to provide connections for the toilet and lavatory basin and waste connections from the Kitchen.

The layout and installation of the drainage is to comply with BS 8301:1985. Underground drainage to be uPVC to BS4660:1978 and above ground drainage layout and installation is to comply with BS5572:1973 and of uPVC pipework serving fittings as shown on the drawings and laid strictly in accordance with the manufacturers written recommendations to minimum falls and to the satisfaction of the Local Authority

Provide a new hopper head to the flat roof discharge point (as already described) to be connected to the existing adjacent rwp.

No connection to the soil pipe within 200mm of toilet branch for 38dia wastes from shower trays and bath, 32dia wastes from wash hand basins, all with anti-siphonic re-sealing traps.

Test all drainage on completion.

External Works

Make adjustment to the paving at the front to provide access to the new entrance and make good around the extension.

Make good generally to external surfaces where disturbed and leave the site clean and tidy.