

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 the Building Contractor 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, 8 S Codes of Practice, Statutory Undertakings and the Local Authority Inspectorate.

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 house particularly when building new walls from the existing structure and forming openings and inserting steelwork.

The project comprises the conversion of the existing attic into a new Master Bedroom with En-suite and the construction of a 'Conservatory' style link to provide a new entrance with steps leading up to the garage which is to provide a terraced area with extended stone wall.

Demolitions, Excavations and Foundations
For the attic conversion, provide protection around the staircase and suitable scaffolding and form an opening into the existing attic.

For the Conservatory, provide protection and demolish the present Entrance Porch and pavings ready for the new construction. New foundations to front and rear to support the Conservatory framework. Excavations required for new floor.

Excavate to reduce levels and over the site and cart away and form foundations to BS 8004 1986 Code of Practice for Foundations, BS 8110 Structural Use of Concrete Pt 1, 1985 Code of Practice for Design and Construction and to the satisfaction of the Local Authority Inspector.

The Contractor shall be responsible for the overall design of the foundations and any soil investigations necessary.

Walls

To form dwarf walls below Conservatory structure at the rear and at the front and to include wall up to new front window adjacent to door as indicated and to be concrete blockwork 100mm matching stone with 50 residual cavity, 50 Kingspan K8 insulation board installed strictly in accordance with the manufacturers written instructions, with taped joints, 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 tray dpm.

Allow for the installation of new cavity trays at the junction with the new Conservatory roof ready for new lead flashings.

Allow for a vertical cut and installing a DPM at junction of Conservatory adjacent to gable end.

The existing garage structure is to be checked for load bearing prior to the installation of the new beam and block floor. Extend walls to suit new construction when floor levels agreed.

To the external wall adjacent to Greenfield Road provide protection, licenses, etc., and scaffolding and extend the wall vertically as shown on the drawing, in matching stone (may be blockwork above within the new Patio area (by agreement) and including matching stone copings and curved coping. Pointing to match.

Form new openings in attic as indicated. Form new window openings as indicated.

The new attic partition comprises 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 members at all junctions and to be secured to masonry at 400mm c/s vertically. This construction also to side walls under eaves in an agreed position.

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

Floors

The new ground floor construction comprises a 65mm lightly reinforced screed (with 20mm perimeter insulation cut from main boards) on 500 gauge polythene separating membrane on 75mm Kingspan K3 Floorboard in break bond on 125mm concrete slab reinforced with A252 mesh on 1200 gauge Visqueen on sand blinding on 150mm well consolidated hardcore

Floor to run through level with existing.

The first floor construction within the Conservatory comprises 22mm fl. gr. chipboard screw fixed with glued joints and glued to 50mm x125mm C16 joists (max span 2m). Allow for mid-strutting and edge noggins top and bottom and provide 100mm mineral wool insulation (min density 10kg/m³) between floor joists. Joists span from existing gable wall across to garage wall and floor to be 150mm higher than new garage terrace.

The new flat roof to the Terrace comprises paviors to client choice on proprietary plastic supports on single ply non-bitumen single ply membrane laid strictly in accordance with the manufacturers written recommendations on 70mm sand and cement screed on insulation on beam and block floor (or on 22mm flooring grade chipboard glued and screwed to 50 x 175 C16 joists at 400mm c/s (max. span 3m) supported on and built into existing walls.) (100mm Kingspan insulation). Floor lined if required to u/side in garage.

Ensure that the single ply membrane is dressed up the walls to the side and is continuous with both cavity trays and code 4 lead flashings. (and to adjoining neighbour's wall by agreement).

The attic floor construction is to be checked and new provided if required from new 50 x 200 C16 joists at 400c/s spanning across wall plates in between existing ceiling joists and tied to same as necessary.

Make good to other floors where partitions have been altered.

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 matching and of the pattern indicated on the drawings (and as agreed with the client). Windows shall have 10k trickle vents and low 'X' double glazing and to be agreed with the client and shall include side hung casements. (min opening 450 x 900).

Windows are to be 'velux' style within the existing roof to the converted attic. When installing the 'velux' windows use the manufacturer's proprietary flashing units.

The main windows and doors are provided within the new conservatory construction.

Zno circular windows are to be provided as indicated.

Conservatory

The conservatory is to be provided as indicated on the drawings and include opening lights in the sloping roof and front and rear doors at ground level and a door onto the new terrace.

Glass and glazing to comply with BS 6206 and BS 6262 and safety glass (Part K4)

Roof

The existing roof is to be inspected and repaired in agreement with the client including checking the flashings around the chimney stacks and the bedding and integrity of the copings.

Strip back the slates as necessary and form openings for the new 'velux' windows. Double up rafters and trim out as necessary. Fit code 4 lead flashings at the junctions of Conservatory and gable end to new cavity trays.

Steelwork

The steelwork requirement within the new attic conversion is to be assessed on site.

Joinery and Internal Finishes

Provide and fit, to client choice, all new skirtings, architraves, cill boards, boxings and all necessary joinery (noggins, solid blockings, etc.) to complete the works. FD20 doors as indicated around stair well up to attic.

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 and to masonry gable wall allow for a paring coat prior to skim finish on 12.5mm plasterboard on adhesive dabs.

Provide full fill insulation to the attic with a skim finish on TW56 to sloping ceilings and walls. Allow for water resistant boards to the En-suite and Utility area. Note existing gable wall in the Conservatory is not to be plastered.

Make good to first floor ceilings where opening s formed and other reveals and soffits where disturbed at the new openings.

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 works.

Smoke detectors are to be installed in the hall and landing together with a heat detector in the kitchen and shall be hard wired back to the consumer unit. Fans are to be fitted to the new En-suite to provide 15l/min.

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

Domestic space and water heating shall be extended from the present system in agreement with the client. The present boiler is to be checked and replaced as necessary due to the size of the attic conversion. **Note that there is to be no heating in the Conservatory.**

Extend the existing hot and cold water services to serve the new En-suite and Utility

Plumbing installation by a corgi registered installer.

Drainage

The present soil and vent pipe extends at the rear to serve the bathroom. A new branch is to be provided to serve the En-suite in the attic and will run in the eaves space terminating in a stub stack with AAV. The En-suite fitting are to discharge into the new stub stack. The utility sink to discharge to the drain run to the side.

The layout and installation of the drainage is to comply with BS 8301:1985. Underground drainage is 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.

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.

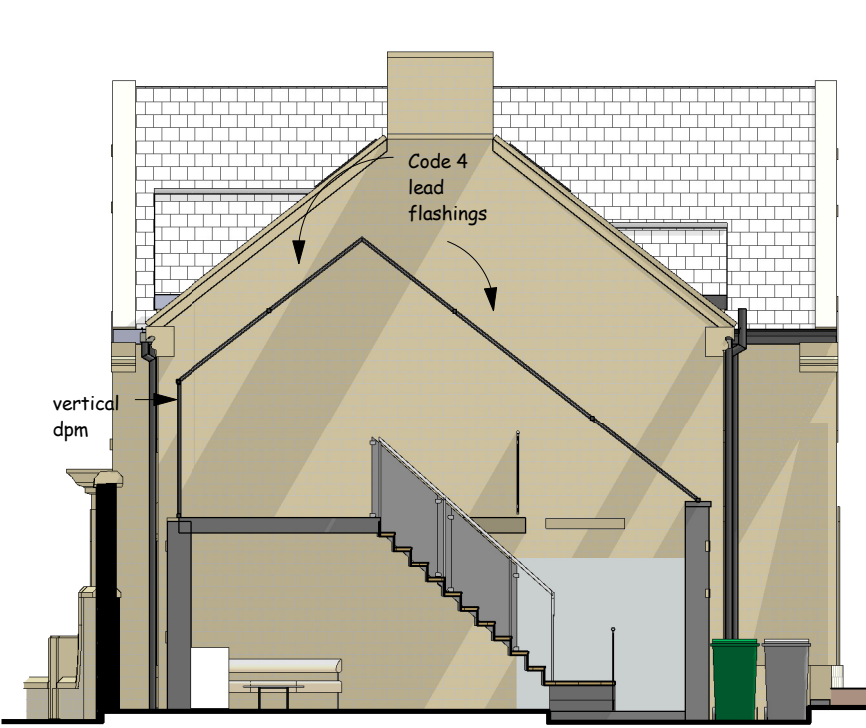
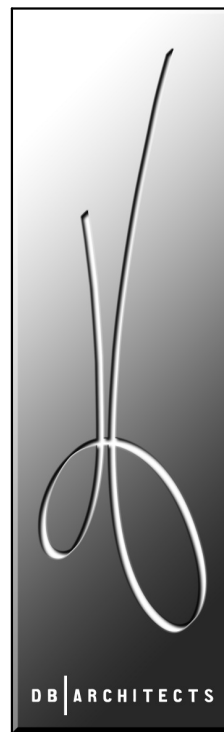
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External Works

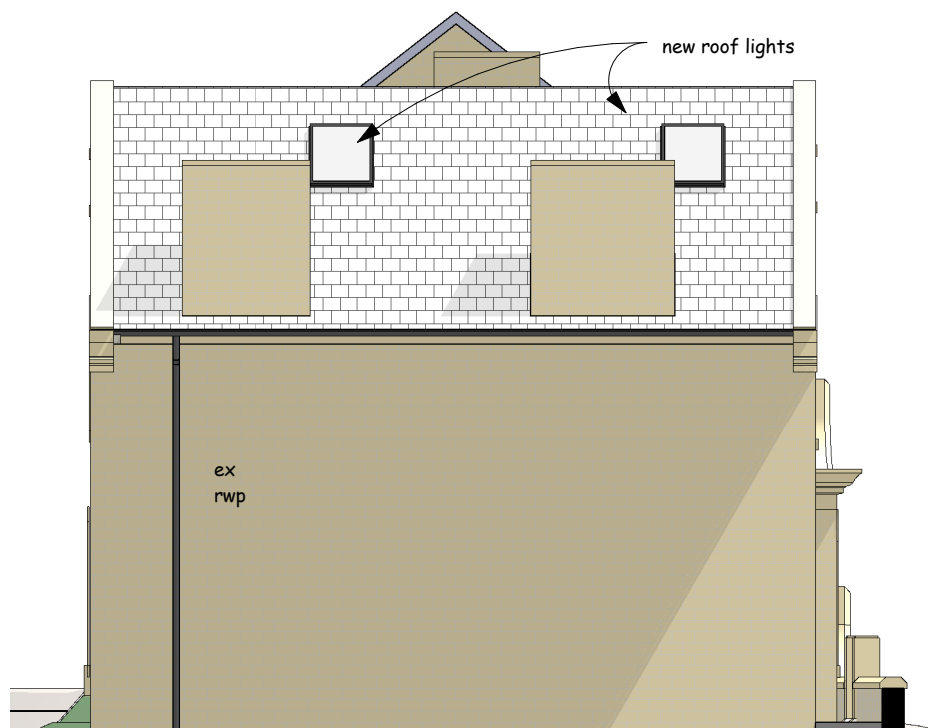
Make good to all disturbed by the works and leave the site clean and tidy

Do not scale - Use figured dimensions only

Project	Proposed Attic Conversion to Bedroom and Raised Terrace and Glazed Cover above Garage at 23 Greenfield Road, Holmfirth. HD9 2LA		
Client	Mr and Mrs Carder		
Dwg Title	Plans, Elevations and Views as Proposed		
Dwg No.	1940 - 02 Rev A	Scale	1 : 100
Date	20/07/2020		
DB ARCHITECTS		31 Moor View, Meltham, Holmfirth, HD9 5RT t:01484 850579 e:david.dbarchitects@virginmedia.com	



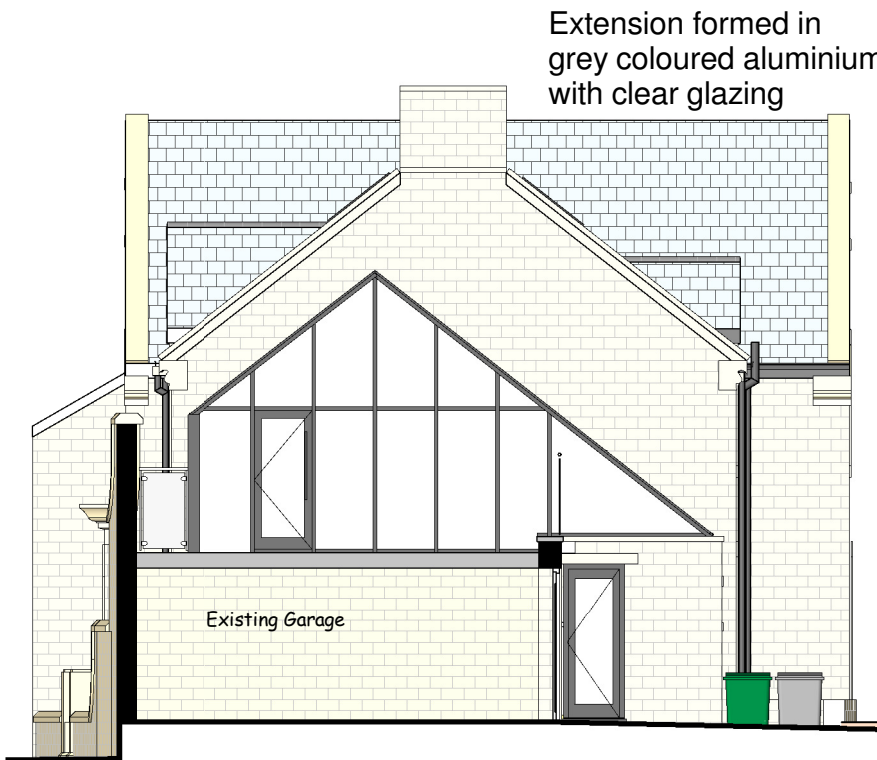
Sectional Elevation E
1 : 100



Side Elevation W
1 : 100



Rear Elevation S
1 : 100

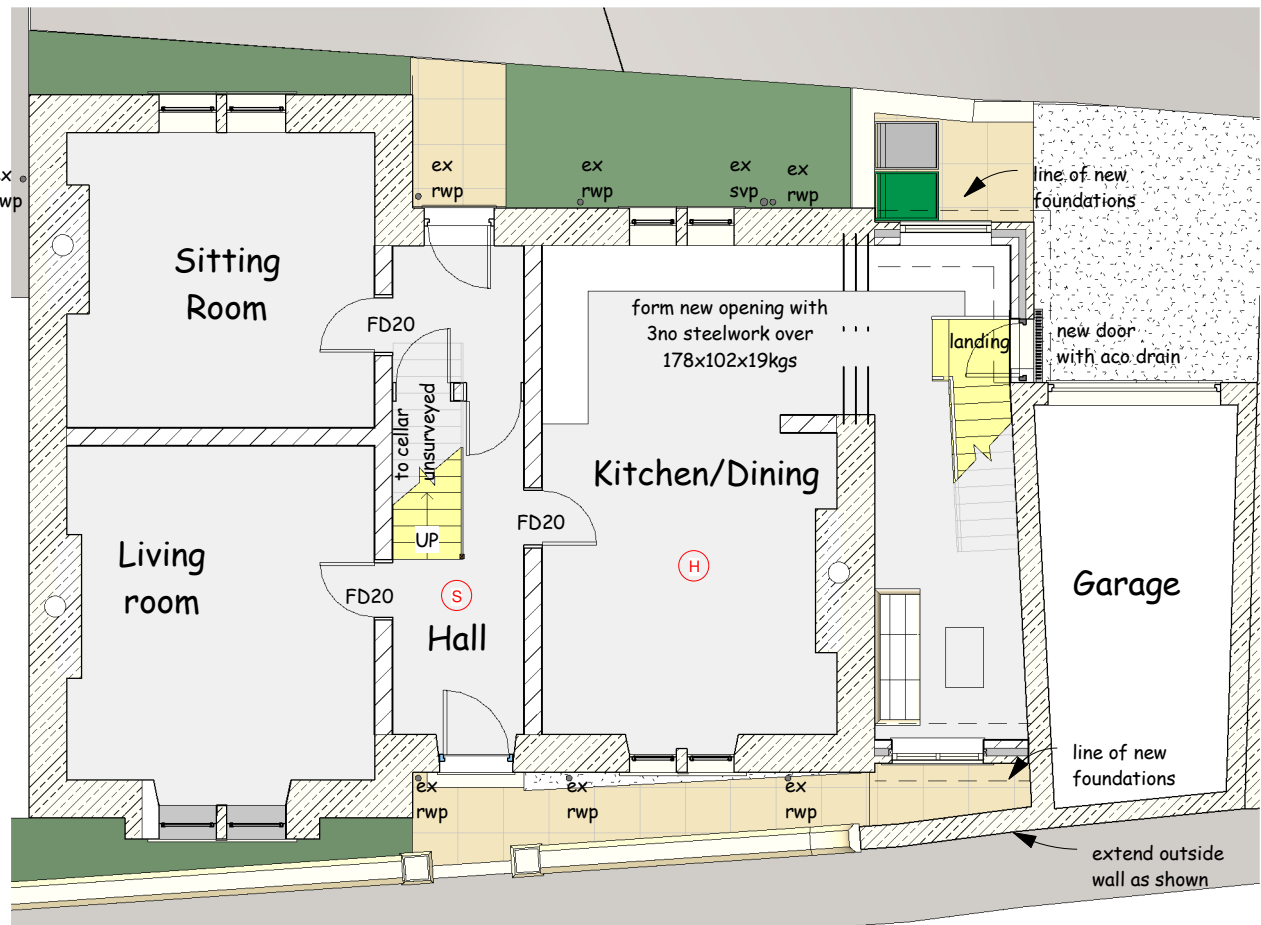


End Elevation
1 : 100

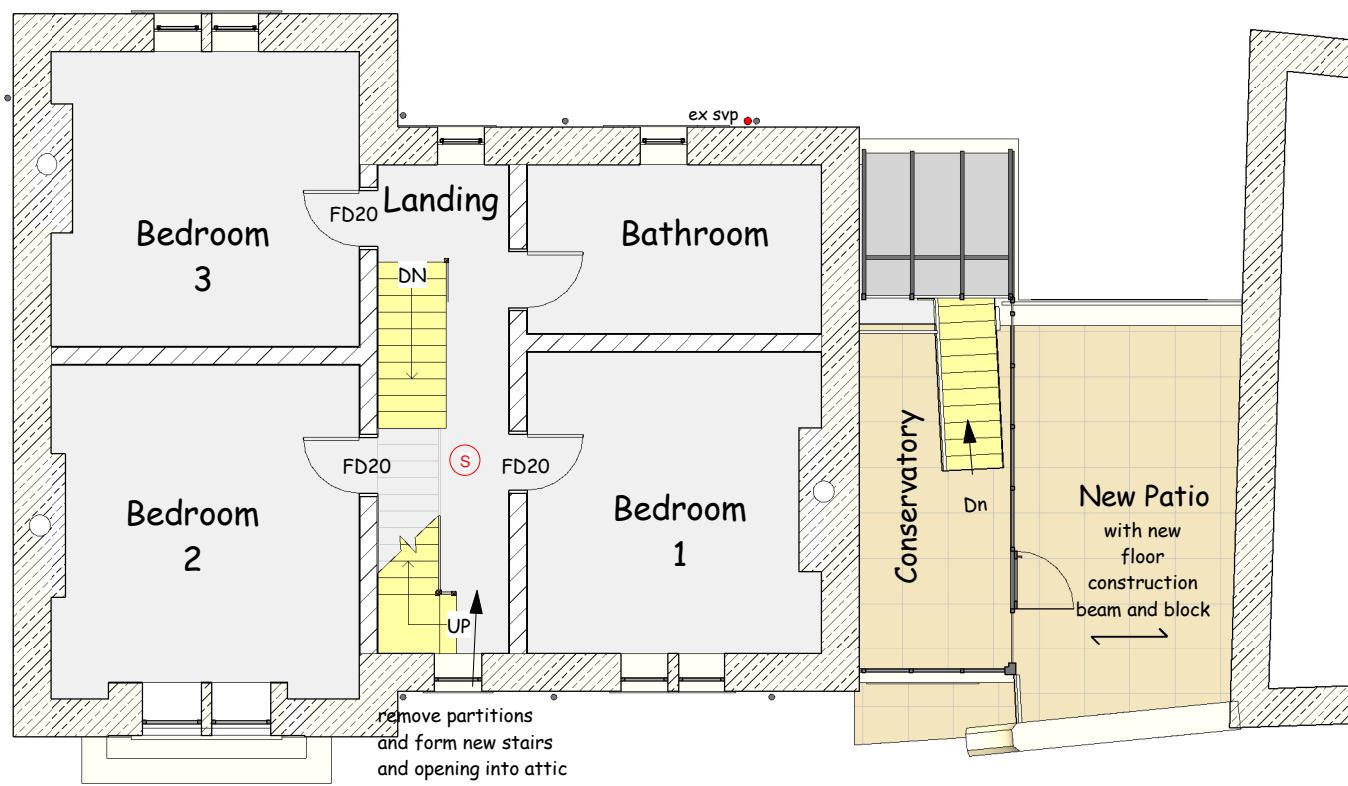


Front Elevation N
1 : 100

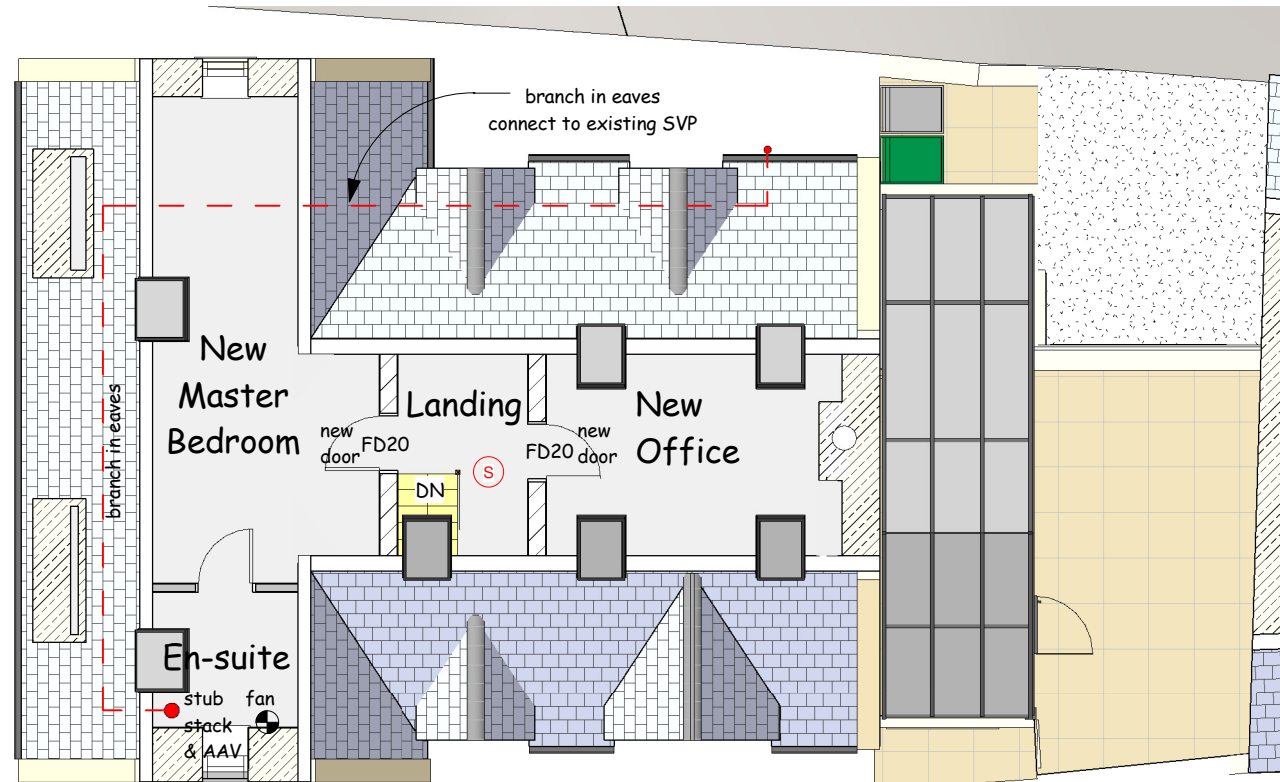
Front Elevation N
Showing Conservatory
Door
1 : 100



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100



Attic Plan
1 : 100