

WORK SPECIFICATION - REAR EXTENSION, FRONT PORCH & OUTBUILDING

- General Notes
1. All dimensions in mm and all levels in metres and unless otherwise stated.

2. Minimum Grade timber to be C16 (refer to BS:5268).

3. No works to commence without Building Regulations approval.

4. Minimum bedroom to all habitable rooms to be 2300mm.

5. The Contractor is to comply with the approved plan at all times. Any alterations to the approved plan must not be made unless prior approval is given by local authority and architect.

6. Refuse collection to be maintained (section 55 public health act).

7. The contractor is to confirm the exact nature, size and depth and location of statutory undertakers apparatus prior to the commencement of siteworks. The contractor is to excavate by hand in the vicinity of statutory undertakers apparatus, taking care not to disturb services, disrupt or damage any other services or cause of the ground to shift. The Contractor is to take responsibility and risks associated with the support and protection of apparatus during excavation works.

8. All concrete to be Grade C35 with water resistant additive.

9. Nominal cover to reinforcement shall be 35mm.

10. All reinforcement shall conform to relevant British Standards

11. Minimum lap for reinforcement shall be: Mesh fabric reinforcement A393 - 400mm

12. All steelwork to be Grade S275 and coated with 2 coats of Zinc Phosphate

13. All new steelwork to be built into existing and new walls and have min. 150 bearing either side. All steelwork to have min. 0.5 hour fire resistance

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15. External end bearing ends built into walls to be treated with preservative

16. All ops. water and electrical installations to be to approved standards and regulations.

17. Contractor to consult with client with regards to type and number of internal/external fixtures, fittings and furnishings.

18. All work to be carried out in accordance with current Building Regulations and the relevant British Standards - COP - CE and the satisfaction of the LBCO and Planning Authority.

19. The Contractor is to provide full weather protection during through to completion of contract.
- Foundations

Inspired existing foundations to ascertain depth and soil condition.

Foundations to be 750mm wide and 225mm thick C35 Grade concrete and reinforced in accordance with BS5951.

Reinforcement to base with 30mm cover.

Foundations to be taken down to base-bearing strata and to the approval and full satisfaction of the Local Authority and the Contractor (LABCQ). Present foundations and/or structures requiring existing foundations and retaining walls.
- Walls Below DPC

Approved foundation grade blockwork below ground level. Brick below DPC to be F2 rated Class A or Class B engineering brick.

Lean mix concrete cavity fill up to 225mm below DPC. 4 courses facing brick min below DPC to outer leaf of external wall.
- Walls

External Walls - Outer leaf to be 100mm brickwork to match existing property. Allow for 100mm cavity partially filled with 50mm Kingspan Kooltherm K100 Cavity Board cavity insulation on all walls. Cavity wall has to have a retaining clip for securing the insulation to the masonry plane and be of a grade (up to min) solid blockwork with 120mm lightweight plaster with 3mm skim finish. 'U' value 0.18W/m<sup>2</sup>K. Allow for ventilating existing floor voids using telescopic air vents. Allow for air bricks in new walls.

Ensure cavity wall ties are positioned at maximum 750mm horizontally. 450mm vertically. Additional ties required at 225mm vertical centres to side of all openings and at 225mm continuous centres along the verge.

Allow VBS Enclosure insulated cavity closer or equivalent.
- Internal Non-head Bearing Walls:

Internal walls to be constructed using 100x450mm SVU timber studs comprising head and side plates, uprights at 400/600mm centres to be treated with preservative. External walls to be treated with preservative. Kingspan Kooltherm K100 Cavity Board cavity insulation on all walls. Cavity wall has to have a retaining clip for securing the insulation to the masonry plane and be of a grade (up to min) solid blockwork with 120mm lightweight plaster with 3mm skim finish. 'U' value 0.18W/m<sup>2</sup>K. Allow for ventilating existing floor voids using telescopic air vents. Allow for air bricks in new walls.

Ensure cavity wall ties are positioned at maximum 750mm horizontally. 450mm vertically. Additional ties required at 225mm vertical centres to side of all openings and at 225mm continuous centres along the verge.

Allow VBS Enclosure insulated cavity closer or equivalent.
- Roof Construction

Pitched Roofs

Roof covering to pitched roofs to rear extensions, porch and outbuilding to be Malley plain concrete roof tiles with the exception of the rear ground floor extension which should be FortiCore Centurion low-pitched tiles. Tiles to be laid on 2x3x50mm SVU treated battens on breathable membrane and in accordance with BS5534 and 5230. Allow for 100mm gap between battens and roof beams/purlins/rafters. Wall-clashes or ties be strapped to the walls at 1m centres using galvanised mild steel metal straps (cross section of 30x5mm) - Installed to the full satisfaction of the Building Control Officer.

Bottom boom of ceiling joists to be under-drawn with 12.5mm plasterboard skinned. In-conjunction with this so super 10 barrier insulating fabric and battens, all in accordance with the manufacturers instructions.

External walls and roof insulation to match existing - with a 25mm wide ventilation strip to allow cross ventilation to roof.

Tiles must be mechanically fixed with a clip or nail if they are single-lapped. Use mechanical fixings when using mortar for verges, ridge or hips in accordance with BS5534. Alternatively a dry fix system can be used.

Cavity and roof insulation to be butted together at eaves and gaps sealed using expanding foam to maintain continuity of insulation.

Code 5 lead flashing to be used for construction of valley gutters with 18mm wdp ply liner.

Allow for breathable felt at roof level below rafters/purlins. Allow for ventilated loft space with eaves level vents.

Roof insulation at ceiling level to be Kingspan Nilvent breathable membrane and vapour barrier with 150mm thick Kingspan Kooltherm K107 between and above ceiling joists. Max 'U' value 0.15W/m<sup>2</sup>K. Ensure rafters are able to carry weight of insulation. Assume truss rafters are min. 147mm deep (depending on design of truss rafters. By specialist) Consult with Kingspan technical enquiries for further advice. - Tel: 01544 387382.
- Floor Construction

New Ground and Front Porch

Extension and Front Porch

Allow for minimum 225mm ventilated void below floor and 100mm leanmix on 200 gauge visqueen DPM. Allow for timber joists @ 400mm c/c with 150mm thick Kingspan Kooltherm K103 Kooltherm insulation between joists (A393 mesh fabric reinforced concrete slab (A393 mesh fabric reinforced top and bottom with 35 cover) on 1200 gauge Visqueen Damp Proof Membrane lapped onto DPC. 150mm above external ground level. Compact slab on 50mm sand blinding on compacted hardcore base (depth to suit ground conditions). Ground floor to achieve a min. U value of 0.18W/m<sup>2</sup>K.

Allow for 22mm thick moisture resistant floorboarding on vapour control layer on 50wide x 120mm thick moisture resistant timber battens @ 600mm c/c with 100mm thick Kingspan K103 Kooltherm insulation between joists (A393 mesh fabric reinforced concrete slab (A393 mesh fabric reinforced top and bottom with 35 cover) on 1200 gauge Visqueen Damp Proof Membrane lapped onto DPC. 150mm above external ground level. Compact slab on 50mm sand blinding on compacted hardcore base (depth to suit ground conditions). Ground floor to achieve a min. U value of 0.18W/m<sup>2</sup>K.
- Outbuilding

Allow for 22mm thick moisture resistant floorboarding on polythene separation layer with 100mm thick Kingspan T170 Kooltherm insulation on 150mm Grade C35 reinforced concrete slab (A393 mesh fabric reinforcement top and bottom with 35 cover) on 1200 gauge Visqueen Damp Proof Membrane lapped onto DPC. 150mm above external ground level. Compact slab on 50mm sand blinding on compacted hardcore base (depth to suit ground conditions). Ground floor to achieve a min. U value of 0.18W/m<sup>2</sup>K.
- New Extension First Floor Construction

Timber joist @ 400mm c/c with 22mm thick moisture resistant timber floorboards and 150mm Kingspan Kooltherm K103 Kooltherm insulation between joists. Allow for 100mm thick double up joists under partitions. 12.5mm gypsum foilbacked plasterboard & skim to ceiling with 100mm Rockwool quilt sound deadening between joists.

12.5mm gypsum foilbacked plasterboard & skim to ceiling.
- Ventilation Glazing

Double glazed unit (K-Glass) set in UPVC frames to match existing adjacent windows. Glazing to doors and windows with a sill height less than 800mm from finish floor level to be safety glass.

Windows to have an open area 1/20th the area of room served. Background ventilation to be provided by trickle vents equal to 8000mm<sup>2</sup> and 4000mm<sup>2</sup> to wc.

Measures to be taken to deal with thermal bridging. Install draught seals to inspectors satisfaction.

Obscure glazing to all side windows. Bathroom/WC to have mechanical ventilation in the form of a fan extracting at a rate of 15 ltrs per second linked to the light switch with a 15 minutes overrun facility.
- Drainage

Run of drainage surface water and combined public sewers to be determined on site prior to commencement as agreed on site with LABCQ. All drains to be 100mm dia upvc laid to falls to be 1:40. All drains to be bedded in pea gravel. Where pipes pass through walls and foundations these are to be bridged with concrete joints giving 50mm clearance between adjacent pipes. Where applicable separate drainage system to be maintained. All drainage to be fully accessible with roddable gullies/access chambers. New IC's rodding eyes to be Hepworth or similar and approved and laid as per manufacturers instructions and recommendations.

S.V.P to have rodding point.

The whole of the proposed drainage system is to be tested prior to backfill and again on completion.

Sinks to have a 50mm diameter waste pipe and 75mm deep seal trap. Sink to discharge into a back inlet gully.

WC's to have a 75mm trap and a 100mm diameter waste pipe. Basin to have a 38mm diameter pipe and a 75mm trap. Connected to a new 100mm dia soil vent pipe and to discharge 900mm above any opening windows.

Any waste pipes with excessive lengths to be provided with anti-vac traps.
- Pumbing must be installed to ensure appliances drain effectively without causing cross-flow, backflow, leakage or blockage. underground pipework with less than 750mm cover to be insulated.
- New inspection chambers to be 450mm diameter plastic inspection chambers on a 100mm concrete surround.
- All drainage works to be to the complete satisfaction of the Local Authority Building Control Officer.
- Smoke/Heat Detectors  
To be mains wired and interlinked with battery back up.  
HD - Heat detectors to BS 5446-2:2003  
SA - Smoke alarm to BS 5446-2:2003
- Electrical Works - NICEIC - NAPIT - BRE CERTIFICATE - ELECSA
- All wiring and electrical work, to which the requirements of Part P apply must be designed, installed, inspected and tested in accordance with the 17th Edition Wiring Regulations BS7671 the IEE 17th Edition Wiring Guidance and Building Regulations Part P (electrical safety). On completion of the works a copy of the installers Electrical Installation / Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority and prior to covering all wiring / cables. The applicant / installer is to ensure that the installation is inspected by a competent person (the person must be registered with an authorised self certification scheme as above) and on completion of the work, in addition to the installation certificate, an additional competent person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority.
- All new light fittings should have an efficiency of at least 75 Light Source Lumens per Circuit Watt .
- Switches and socket outlets for lighting and other equipment in habitable rooms to be positioned between a zone of 450mm and 1200mm from finished floor level.
- Ventilation  
Bathrooms to have min 15 ltr/sec extraction all ducted to external air, operated from light switch and fitted with overrun.  
All extract fans to terminate to external air.
- All electrical works to be undertaken by a contractor who can self certify under a part P Certificate.
- Heating  
Install 1 No. double-panelled radiator each in existing and proposed living spaces.
- Decoration  
All timber work except self finished doors to be knotted and primed, apply two coats undercoat, one coat white gloss finish. All plastered finishes apply three coats emulsion.
- | Revisions |           |                           |                                          |
|-----------|-----------|---------------------------|------------------------------------------|
| Date      | July 2024 | Planning Application for: |                                          |
|           |           | Extensions                | 10 Century Square, Thornhill Lees, Dews. |
|           |           | Drawing Title:            |                                          |
|           |           | Work Specification        |                                          |
|           |           | Drawing No:               | S03                                      |
|           |           |                           | Rev                                      |
|           |           | Scale: As shown           | Paper Size: A2                           |