

SPECIFICATION

JOB DESCRIPTION:

INCREASE OF DORMER AREA AND INTERNAL ALTERATIONS

SITE ADDRESS:

3 NESTON ROAD, WALSHAW, BL8 3DB

ISSUE LOG:

REV:	ISSUE DATE:	AMENDMENT:
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JB DESIGNS

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INTRODUCTION

1. The proposed works are located at 3 Neston Road, Walshaw, Bury.
2. The property is a dormer bungalow and of traditional brick construction. There is a kitchen, 2 reception rooms, conservatory, utility room, 2 bedrooms, 2 bathrooms and a dressing room to the ground floor and 2 bedrooms to the first floor. The roof as existing has a concrete tile finish. Access to the property can be sourced via the left side elevation. To the front of the property there is a double drive leading to a small garage.
3. The site is to be prepared for the works and any temporary services provided following the termination of any services that are no longer required.
4. The local authority is to be notified on the commencement of works.

GENERAL CONDITIONS

1. All works are to be carried out in accordance with the Planning Regulations, Building Regulations and the Construction (Design and Management) Regulations 2015. Any works that fall under the Party Wall Act (1996) should be addressed prior to works commencing.
2. All materials and construction methods to conform with the latest British Standards. Workmanship will comply with the latest British Standards Codes of Practice and BS 8000 (Workmanship on Building Sites). Where there are no British Standards Code of Practice exists for the operation, the workmanship and materials shall be of the highest standards laid down by the trades federation.
3. All works shall be completed according to the drawings and specifications as prepared by the Architect and Structural Engineer and in accordance with the approval granted by the Local Authority.
4. Details are to be prepared by the Main Contractor of all adjoining areas and boundaries that may be affected by the proposed works. This is to be issued and agreed with concerned parties, prior to commencement. This is then to be consulted on completed and all damages made good.
5. All dimensions, areas and levels should be checked on site prior to construction.
6. Any materials or products stated in the specification are to be used or substituted for similar or better quality.
7. Prior to the works commencing any existing services (internal and external). Any services located close to the construction are to be protected/ encased.
8. Any anomalies between the approved drawings and the site conditions or the requirements of the Building Inspector to be resolved before the works in question proceed.
9. The Main Contractor is to agree with the Client the limited areas for Safe Working and the Storage of Materials, with the designated area to be fenced off to avoid damage to other areas of the land. Care should be taken by all operatives to avoid neighbouring property and /or land.
10. Any scaffold or access needing on neighbouring land should be agreed between the Homeowner, Client and Main Contractor. Permission to be obtained in written and terms of making good agreed prior to any actions. All requests and terms should adhere to the Access to Neighbouring Land Act.
11. The Main Contractor shall, at his own expense return all areas of the Site at least to the existing standard prior to the works being started.
12. The Main Contractor is responsible for ensuring all necessary Health and Safety, in accordance with the Health and Safety Executive (HSE) provisions and the Contract, Design Management (CDM) procedures are adhered to.

SUB-STRUCTURE & SUPER STRUCTURE

1. All externally exposed timbers or timbers within the structure to be pre-treated against fungal attack in accordance with BRE Technical Notice 24.
2. All timbers to be stress graded.
3. All roof timbers to be as stated in the Structural Engineers information and/ or the roofing manufacturers' information.
4. If applicable foundations to be taken down to load bearing strata. Construction and mix to comply with Local Authority Building Control. Foundations to be 150mm deep, 600mm wide C30 concrete. Concrete to be sulphate resisting where it may come in to contact with fill material.

Depth to be 900mm minimum from external ground floor level and no higher than existing foundation level. Should ground bearing not be possible at 900mm further investigation is to be carried out and a suitable depth determined.

Any trees that may be within a distance that may influence the foundations should be addressed prior to works commencing and a suitable process determined.

Any drains that pass through the proposed excavation are to be protected by precast concrete lintels.

5. Any hazardous ground conditions to be addressed prior to the works commencing.

FLOOR STRUCTURE

(If found to be applicable once destructive works commence)

GROUND BEARING FLOOR SLAB – 'U' VALUE: 0.22 W/m²k

1. Clean hardcore laid and compacted in 150mm thickness. 50mm Sand blinding compacted above hardcore.
2. 1200 gauge visqueen lapped onto external brickwork at DPC level.
3. 100mm Kingspan or similar type insulation to base of slab with 25mm upstand to perimeter of slab.
4. 150mm concrete slab with 1n^o layer of anti-crack A mesh seated on plastic rebar supports. Steels to be located 40mm from top of slab. Slab to be ground bearing unless ground conditions determine this is not possible.
5. 65mm thick concrete screed in compliance with BS EN 13813.

FIRST FLOOR CONSTRUCTION

1. 120mm x 47mm timber floor joists hung on joist hangers at 450mm centres complete with 150mm c 38mm solid strutting. Hangers to comply with BS 6178 Part 1 or BS-EN 845 -1 installed to the manufacturers recommendations.
2. For joists running alongside external walls straps are to be used at maximum centres of 2m.
3. Acoustic sealant to be used at joint below first floor at joints with lower stud partitions if relevant.
4. Tongue and groove floorboards to a minimum thickness of 16mm laid at right angles to joists or chipboard (moisture board in bathroom) to BS En 13353 (BS EN 312 – type P5) minimum thickness of 18mm.
5. Underside of first floor construction to be fixed with plasterboard and skim.

EXTERNAL WALLS

(If found to be applicable once destructive works commence)

WALLS UP TO DPC

1. 102mm thick engineering brick external skin.
2. 100mm wide clear cavity down to 225mm from ground level.
3. 100mm concrete commons to internal skin.
4. DPC laid at 150mm from external ground level.

WALLS ABOVE GROUND

1. External brickwork to match existing as closely as possible. External walls to achieve 'U' value of 0.28W/m²k.
2. 100mm cavity fully filled with Dritherm 37 or similar. Blockwork to be Celcon standard or similar. Cavity to be closed at all jambs and cill with appropriate cavity closers, Thermabate or similar.
3. Wall ties to be stainless steel type A. Fixed at 900mm horizontal centres and 450mm vertical centres (2.5 per m²). Amount of ties to be increased to 300mm vertically around new openings and at verges.
4. Brickwork to be toothed in and all cavities to be continuous where new walls abut existing property. Alternatively brickwork to abut existing property perpendicular using Simpson Strong Tie crocodile wall extension profiles or similar.
5. Cavity trays to be provided above all openings and abutments, extending a minimum 150mm beyond each side and turned up at stop ends.
6. Lintels to be installed to openings within cavity walls to be IG type L1/S 100 or similar. Minimum end bearing to be 150mm. Installed in accordance to manufacturer's instructions.
7. Cavity weep holes to be provided over all lintels and cavity trays at a minimum 450mm centres, minimum 2n° per opening.
8. All masonry walls to receive movement joints at minimum 6m centres.
9. DPC to be polyethylene 1200 gauge ribbed/ gridded black polythene laid in continuous strips, to full width of masonry. Lapped and bonded at junctions, corners and angles.
10. Ceilings to be sealed at junction with walls.
11. All joists to be encased in Gyproc Fireboard or similar installed to manufacturers recommendations.

INTERNAL WALLS

NON LOAD BEARING WALLS

1. 75mm x 50mm timber studs fully filled with insulation. Noggins at midspan. Plasterboard and skim to both sides.
2. All new lintels to be Catnic or similar with a minimum end bearing of 150mm.
3. All new steelwork/ lintels are to be boarded with plasterboard and skimmed in order to provide a minimum of 30 minutes fire protection.
4. Cavity trays to be seated directly above external lintels and weep holes provided externally.

ROOF CONSTRUCTION

1. Pitched roof to achieve 'U' value of 0.16W/m²k.
2. Roof tile to match existing main roof as closely as possible. Tiles to lap 100mm (suitable for the pitch)
3. Breathable felt laid with minimum 150mm lap.
4. All roof timbers to be treated with preservatives.
5. Pitch trusses, centres, bracings, restraints etc to be as per manufacturers/ structural engineers calculations.
6. Wallplate to be 100 x 75mm fixed to inner skin of blockwork. Ridge board/ steel, struts, collars etc to be as per engineers details.
7. 900mm galvanised steel straps to be installed at 2m centres at wall plate, ceiling and rafter level.
8. Insulation to be 300mm Rockwool or similar product at ceiling level. Plasterboard and skim to underside of ceiling joists.
9. 150mm lead flashing to wall abutment and built into cavity tray.
10. Valley to be laid in accordance to the required pitched and be suitability weatherproofed to ensure no passage of moisture.
11. Should valley be constructed using lead, the materials should be blue code or red code, lapped to a minimum of 150mm and laid in maximum strips of 1.5m.

DORMER CONSTRUCTION

1. Dormer front wall to be construction off the existing ground floor external wall. If this is not possible a trimmer is to be installed to carry the front frame.
2. Dormer cheeks studs to be supports on double floor joists or a double rafter.
3. Lintels to be installed above all openings.
4. Ventilation to be provided from eaves to ridge throughout roof area. Providing a clear path and not blocked by insulation.
5. Insulation between studs to dormer cheeks to achieve U value of 0.28 W/m²k.
6. Insulation at roof level to dormer to achieve u value of 0.18 W/m²k.

MECHANICAL INSTALLATION, VENTILATION AND DRAINAGE

1. Rapid ventilation to a minimum of 5% of the floor area to all habitable rooms.
2. Bathroom to have mechanical ventilation of 15l/s.
3. The heating system is to be extended to new rooms. Specifics to be designed by the Heating Sub Contractor (Gas Safe Registered). The system is to comply with the requirements of Approved Document L1A – Domestic Heating Compliance Guide.
4. All drainage located within the excavation to be encased in concrete and lintels provided over pipework that passes through walls below ground.
5. Double seal covers to manholes that are located within the area of the extension.
6. Manholes to be provided over any area where the drain changes direction.
7. All new drainage to be laid to falls of no less than 1:40 and to be 100mm diameter plastic.
8. Above ground drainage:
 - WHB: 32mm diameter waste pipe, 75mm deep seal, anti-syphon trap, connecting into the SVP.
 - WC: 110mm diameter waste pipe, 110mm diameter p-trap, connecting into SVP, 25mm diameter overflow pipe discharging externally.
 - Shower: 40mm diameter waste pipe, 75mm deep seal, anti-syphon trap, connecting into the SVP.
 - SVP to be 100mm diameter plastic and to extend 900mm above any opening when discharging externally.
9. Gutters to be 100mm half round PVC. Downspouts to be 65mm PVC. Colour to match existing.
10. All drainage to be reviewed on site with Contractor prior to construction to ensure proposed falls and layout are achievable.
11. Trickle vents to be installed within all new windows.

ELECTRICAL INSTALLATION

1. All electrical works to be completed by a competent person registered with a Part P self-certification scheme. The Main Contractor is responsible for ensuring the appointed operative provides evidence of certification.
2. All wiring to be concealed within the fabric of the building. All wiring concealed within plasterboard to be run horizontally or vertically only and adequately protected according to BS 7671
3. General lighting and power circuits to be run in 624B twin and earth LSZH cable 300/500V BS 7211.
4. Energy efficient internal and external light fittings to be provided. All lighting to comply with Approved Document L1B. Low energy lighting is defined as luminaries with an efficacy of 45 lumens per circuit watt or better. All light fitting are to be permanently fixed to wall or ceiling.
5. Downlights to be LED GU10s with a minimum life of 30,000 hours. All downlighters to be sealed for air tightness with intumescent fire hood, 30 minutes fire rated.
6. Smoke alarms to be hard wired, mains operated with battery back up to BS 5446:PT1. Smoke alarms to be fixed to ceiling in appropriate locations. 300mm from walls or light fittings. Smoke detectors to be installed in circulation areas.
7. Sockets, switch and light fittings to be located in positions agreed with the Client and in accordance with Part P.

WINDOWS AND DOORS

1. All windows to be double glazed k glass 4-16-4 argon filled.
2. Toughened glazing to be installed to any window or door where the glazing is below 800mm from internal finished floor level.
3. All windows to be fitted with trickle vents.
4. Escape window to be provided to all habitable rooms. Minimum openable area of 0.33m² with no dimension less than 450mm.
5. No cill to be less than 800mm or higher than 1100mm. Or where cill is below see point 2.
6. New windows to provide 'U' value of 1.4 W/m²k
7. Doors to provide 'U' value of 1.4W/m²k
8. New windows and doors to be in accordance with PAS24:2012
9. Escape windows to be installed in proposed first floor bedrooms.

INTERNAL FINISHES

1. Internal doors to match existing or to be agreed with Client. Fire rated as required. Skirting, architraves and window board profiles to be agreed with Client.
2. Walls to be plastered and painted using vinyl matt emulsion, colour to be agreed with Client. Ceilings to be plasterboard, skimmed and painted using vinyl matt emulsion, colour to be agreed with Client.