

## **Project 2020-176**

### Outline specification

1st floor extension to  
25 Langley Street  
Langley  
Norwich  
NR14 6AD

For Katrina Bowles & Gary Hackett

December 2020

**General:**

- The following specification is subject to the condition of the existing building at the point of work commencing.
- A structural engineer / Builder will supply the loading calculations for Building Control approval.

**Site Information:**

Site access is from 25 Langley Street, Langley, NR14 6AD

All construction works must be retained within the site.

**External Walls:**

- Typical timber frame construction with external cladding.

[Hardie board cladding](#)

**Internal walls:**

- Studwork partitions built off the floor deck

**Windows:**

- White Upvc double glazed units, soft coat low E = 0.05, Argon filled cavity.
- All windows and doors will be fitted with trickle vents for background ventilation.
- Windows and rooflights should achieve a 'U' value of 1.6W/m<sup>2</sup>K OR A Band C rating.

**Internal Doors :**

- Standard hollow core Internal doors.

**Background Ventilation:**

- A bathroom extractor fan should provide a min intermittent extract rate of 15 litres/second and a 10mm gap under the door.

### **Electrics:**

- **A review of the whole house electrics should be undertaken to check existing electrics has capacity for the extension & alterations.**
- Part P: Electrical certification will be supplied on completion by a certified person.
- 75% of all new lighting must be energy efficient. i.e.45 lumens/circuit watt.
- **On completion of works the Building Control Certificate must be obtained.**

### **Smoke & Heat detectors:**

- Provide fire and heat detection systems in accordance with current British standards. All wiring/ connections/ shall be installed to fire alarm equipment manufacturers instructions and wiring diagrams. The contractor shall carry out all testing and commissioning of the system.

### **Draughtproofing:**

- Concealed services to be adequately boxed and sealed at floor and ceiling levels. Piped services to be sealed where they project into hollow construction or to the outside air.

### **Internal Finishes:**

- **Walls:** To internal face of external wall, 11mm Hardwall plaster and 2mm Thistle Multifinish skim coat. Painted finish
- **Internal walls:** 2mm Thistle Multifinish skim coat. Painted finish.
- **Ceilings:** 2mm Thistle Multifinish skim coat. Painted finish.
- **Skirtings and Architraves:** to match existing. **TBC by Client.**

### **Heating:**

- TRVs shall be provided to new radiators.

### **Foul Drainage:**

- Access to the main foul drainage run is available across the garden.
- Investigation foul falls are achievable.

### **Surface Water:**

- All new down pipes must connect to the existing surface water drainage.
- If no surface water drainage exists allow for a crate soakaway to be installed 5m from any foundations.