

Specification:**General:**

All work in accordance with the current Building Regulations

Contractor to check details and dimensions prior to commencement of work

Any discrepancies to be agreed with owner before proceeding with the work

Any extras, including the price, to be agreed with owner before proceeding with the work

Changes to the plans and specifications may result in further applications being made to the local authority and additional cost

All materials used are non-combustible giving a class 0 surface spread of flame rating

Workmanship to be in accordance with manufacturers' recommendations, British Standards and Codes of Practice

Drainage:

Roof water drainage—locate existing drainage serving the rainwater pipe in the rear corner of the original building and connect using a roddable gulley using 100mm Osma drainage —black deep flow UPVC ogee guttering to black UPVC rainwater fall pipes— use gutter brackets with no fascia or soffit boards to match existing

Foul water drainage into existing foul water drainage system as shown (all above ground drainage)

Foul water system as shown with a direct connections to the kitchen waste pipes for the new Utility Room and to the existing external soil and ventilating stack to each side of the drainage system) via 40mm waste pipes with 75mm deep seal and anti-vac traps

Waste pipe from kitchenette into existing soil pipe drainage—dig under soil and vent pipe to determine the line of the drainage and connect the kitchenette waste pipes with 40mm waste pipes to stub stack and 100mm Osma to soil stack drainage (may need to form a new inspection chamber at that point)

Roof:

See plan number: EMA/2021/0010/0006

Services:

Electrical work to be to the design of the client - all designed, installed and tested to BS 7671:2001 with a commissioning certificate to the Building Control Service

Lighting outlets to be capable of having a lamp with a luminous efficacy of greater than 40 lumens per circuit watt

All power, telephone, TV and lighting with outlets to be sited and designed strictly in accordance with Building Regulation Approved Document M—Sockets and switches —450mm above ground level

'Endon' EL-YG-5007 Low energy chromate-treated cast aluminium outdoor fitting —energy saving lamp over new porch entrance door

Walls (Extension and porch):

New external cavity walls 100mm dense blockwork outer leaf and 100mm blockwork inner leaf and rendered and painted —85mm cavity (single skin walls to porch) filled with 85mm Earthwool DriTherm 32 Ultimate Super – U value 0.22Watts/m²K—stainless steel wall ties designed in accordance with BS DD 140-2 : 1987 or BS EN 845-1 : 2003 suitable for structural stability in accordance with BS 5628-3: 2005— spaced 750mm horizontally and 450mm vertically – 300mm vertically at reveals first row 600mm centres and below damp proof course level - damp proof course

Internal walls are non-loadbearing and 75mm² timber studwork at 400mm centres with 'Rockwool' sound insulation slab with 9mm plywood facing with 9mm plasterboard and skim either side

Cavities closed at window/door reveals by returning blockwork and providing a vertical insulating damp proof course

650mm wide trench fill foundations one metre deep with 1:2:4 concrete mix and bridge over drainage— surround drain under building in concrete where necessary

Ground floor (Extension and porch): — Slate tiles (Porch) or finished timber boarding on 70mm battens (tiled shower room/WC floors) on 85mm FF4085 'Celotex' insulation on 1200gauge damp proof membrane on 150mm concrete floor on 100mm hardcore with sand blinding - 25mm Celotex upstands inside perimeter walls with floor damp proof membrane continuous with inner leaf damp proof U value of 0.16Watts/m²K

Internal stairway— As shown with 194mm risers and 250mm goings with 2m headroom and 800mm in width— handrail at 900mm above pitch line—landing top and bottom—first floor landing handrail at 1100mm with fully glazed balustrading and oak newel posts and handrails to clients' requirements

Provide a gas inset fire with a balanced flue outlet and a Gas Safe commissioning certificates to the Building Control Service

New heating, radiator and water storage by specialists (including WC and shower room towel rails)—see separate details with commissioning certificate to building control

'Mira' Jump 8.5kW electric shower with 1200mmx800mm base with isolating switch

'Vent Axia' Silent bathroom extractor fan with roof outlet giving 30 litres per second extract

Cooker hood outlet to be 60litres per second extract to outside air

All pipe runs to be lagged—fittings to be designed to conserve water consumption—hot water blending valve to the sink

Fire Provisions:

Provide an L3 smoke detection system and carbon monoxide system to the stove to BS5839 Part 1 on the ceiling on each floor as shown and a fixed heat detector adjacent to the kitchenette with commissioning certificate to the Building Control Service ●

External Paving/Timber decking:

80mm thick slate slabs to entrance area and timber decking

Construction Design and Management Regulations:

Client to be aware of duties under the CDM Regulations including all necessary provisions under the Health and Safety at Work (etc) Act 1974.

Vehicular Access and Parking:

Existing and not altered

Windows/Doors:

UPVC double glazed windows as shown with 12,000mm² background ventilation — U value of 1.2Watts/m²K and to match the existing style

Use timber stained 'stable door' style to external utility room door—U value of 1.2Watts/m²K

Biofold doors as shown (or French doors to the clients choice

Glazing to new windows and doors to be annealed safety glazing below a height of 800mm and 1500mm respectively in accordance with BS 6206:1981

Sills to windows and doors to match existing

Provide rooflights as shown with doubled up rafters

Take down chimney stack in roof space

First floor: — 18mm finished timber boarding (tiles to shower room) on existing 60mmx150mm floor joists at 400mm centres add 100mm 'Rockwool' and strutting to mid-span—double trimmers to stairway off 100mm newel posts

Solar Panels:

New roof at the rear to be provided with solar panels as shown

Extension Lean-to Roof:

Lean-to roof —Slates to match existing or similar on 38x18mm battens and counter battens to BS 5534 on boarding on two layers hot applied built up felt roof and 47mmx200mm C24 rafters at 600mm centres —use 150mm 'Celotex' PIR XR4000 insulation between the rafters with 1200 gauge polythene vapour control layer with 9.5mm plasterboard and skim with gun grade sealant at each fixing point of the plasterboard—U value— 0.20Watts/m²K—continuous 25mm soffit ventilation to roof using 'Glidevale SV' soffit ventilator and continuous 5mm head ventilation at flashing using 'Glidevale Premier Lead Vent - rafters are 10mm thicker than required to allow the breathable felt to have a 10mm sag/drape

Head of rafters to be 'birdsmouthed' over 50x100mm wall plate bolted to existing wall at 300mm centres - each rafter connected to wall plate using 2No. 150mm galvanised steel nails and 30x5mm galvanised steel anchor straps to the roof rafters at 2m centres

Loft conversion, dormer, rear extension and porch

At: Stone Cottage High Bickington Devon EX37 9BB

Client: Andy and Sarah-Jane Payne

Drawing No: EMA/2021/0010/0007

Specification

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