




## PLANNING STATEMENT - SPECIFICATION DOCUMENT

<i>Project/Client/Title</i>	<i>LOCATION</i>	<div style="text-align: center;"> <b>T.C.M</b>    <b>SURVEY &amp; DESIGN</b> </div>
<b>Mr TANVIR MOUGHAL</b>	<b>8 LANGHAUL AVENUE</b>	
<b>PROPOSED CONSTRUCTION OF</b>	<b>CROOKSTON, GLASGOW</b>	
<b>SINGLE STOREY EXTENSION TO</b>	<b>G53 7RW</b>	
<b>REAR ELEVATION</b>	<i>REFERENCE TM 001</i>	
DATED: 1ST MARCH 2021	<i>SCALE:</i> NTS	
SIGNED: <span style="background-color: black; color: black;">[REDACTED]</span>	<i>REV:</i>	

*115 Hamilton Road, Rutherglen, Glasgow G73 3HP Tel [REDACTED] 0141 583 1195*

## **SPECIFICATION AND GENERAL WORKS**

### **1.0 PREAMBLE**

- Owner of Premises – Mr Tanvir Moughal, 8 Langhaul Avenue, Crookston, Glasgow G53 7RW
- Application address – 8 Langhaul Avenue, Crookston, Glasgow G53 7RW

THE WORKS ARE TO COMPRISE THE FOLLOWING:

1. DEMOLITION OF EXISTING REAR LEAN-TO EXTENSION.
2. TEMPORARY SECURITY WORKS IN ORDER NOT TO LEAVE PREMISES UNSECURED OR SUBJECT TO WEATHER EXPOSURE.
3. CONSTRUCTION OF SINGLE STOREY EXTENSION TO REAR ELEVATION OF PROPERTY.
4. INTERNAL ALTERATIONS.

THE PREMISES COMPRISE OF A THREE STOREY DETACHED HOUSE CONSTRUCTED IN STRUCTURAL TIMBER FRAME, FREE CAVITY AND EXTERNAL FINISH PRIMARILY OF BLONDE FACING BRICKWORK WITH DARKER BROWN LOWER COURSING AND DRY CAST RENDER PREDOMINANT AT FRON ELEVATION.

WINDOWS AND DOORS ARE WHITE UPVC DOUBLE GLAZED. ROOF TILED IN GREY CONCRETE INTERLOCKING TILES. ROOF FACIA AND SOFFITS COMPRISE OF WHITE UPVC.

RAINWATER GOODS ARE BLACK PVC.

PREMISES SERVICED WITH MAINS WATER, GAS AND ELECTRICITY. PREMISES ARE ALSO SERVICED WITH A SOIL AND WASTE CONNECTION TO MAIN PUBLIC SEWER VIA A DISCONNECTING MANHOLE IN DRIVEWAY. SURFACE WATER FROM PREMISES CONNECT TO MAIN PUBLIC SURFACE WATER DRAIN VIA DISCONNECTING MANHOLE IN DRIVEWAY.

EXISTING PLOT SIZE = 389SQM

FLOOR PLATE OF EXISTING HOUSE = 80.42SQM

RATIO HOUSE TO PLOT = 21%

FLOOR PLATE OF PROPOSED HOUSE = 108.4SQM, AN INCREASE OF 27.98SQM, EXTERNAL SIZES

RATIO OF HOUSE TO PLOT = 28%

### **2.0 GENERAL**

ALL BUILDING MATERIALS AND PRACTICES TO BE IN STRICT COMPLIANCE WITH REQUISITE BUILDING REGULATIONS (SCOTLAND) 2004.

ALL TIMBER FOR JOINERY SHALL BE UNSORTED GRADE AND OF APPROVED SPECIES.

ALL TIMBERS TO BE FRAMED TOGETHER IN THE BEST POSSIBLE MANNER AND TO INCLUDE ALL NAILS, BOLTS, HANGERS, CONNECTORS AND STRAPS REQUIRED.

ALL TIMBER TO BE TREATED AGAINST FUNGAL, ROT AND INSECT ATTACK.

ALL DRAINAGE AND FOUL PIPEWORK TO BE LAID IN PROTECTIVE FILL IN ACCORDANCE WITH BS5955 PART 8, 2001 AND TO THE APPROVAL OF THE LOCAL AUTHORITY INSPECTOR.

SURFACE WATER DRAINAGE LAID LESS THAN 600MM BELOW GROUND LEVEL TO HAVE CONCRETE PROTECTION.

MINIMAL DISRUPTION TO EXISTING MAIN STONE HOUSE STRUCTURE.

EXISTING FOUL SEWER AND SURFACE WATER DRAINAGE THAT RUNS FROM THE PREMISES TO PUBLIC SEWER AND DRAIN RESPECTIVELY IN LANGHAUL AVENUE, TO BE PROTECTED AT ALL TIMES WITH NO CONTAMINATION OF THE LINES PERMITTED.

ALL EXISTING AND PROPOSED SITE DRAINAGE LEVELS TO BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR, PRIOR TO COMMENCEMENT ON SITE OF MAIN WORKS.

NO NOTCHING OF JOISTS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

DIMENSIONS SHALL NOT BE SCALED FROM THIS DRAWING. ANY DIMENSION NOT SHOWN SHOULD BE CHECKED ON SITE OR VERIFIED WITH THE ARCHITECT.

ALL EXISTING BUILDING DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

ALL GLAZING TO BE TO BS 6262 PART 6 2005 WHERE TOUGHENED SAFETY GLASS IS REQUIRED AT LOW LEVEL GLAZED AREAS.

GLAZING SHOULD BE DESIGNED TO RESIST HUMAN IMPACT AS SET OUT IN BS 6262: PART 6:2005, WHERE ALL, OR PART, OF A PANE IS:

- WITHIN 800MM OF FLOOR LEVEL; OR
- PART OF A DOOR LEAF; OR
- WITHIN 300MM OF A DOOR LEAF AND WITHIN 1.5M OF FLOOR LEVEL.

ALL ELECTRICAL WORKS TO BS 7671: 2008 INCORPORATING AMENDMENT 1: 2011. ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH INSTITUTE OF ELECTRICAL ENGINEERS REGULATIONS (18<sup>TH</sup> EDITION).

ALL ELECTRICS TO BE INSTALLED AND/OR TESTED BY AN APPROVED ELECTRICIAN. A SELECT OR NICEIC ELECTRICAL INSTALLATION CERTIFICATE IS REQUIRED PRIOR TO ACCEPTANCE OF THE COMPLETION CERTIFICATE.

SMOKE DETECTORS FITTED IN ACCORDANCE WITH BS 5389-1: 2017 COMMERCIAL PREMISES.

HEATING INSTALLATION TO BE RENEWED AND HI EFFICIENCY CONDENSING GAS BOILER TO BE INSTALLED TO PROVIDE HEATING AS WELL AS HOT WATER.

RADIATOR DESIGN TO BE CONSIDERED FOR EFFICIENCY IN SIZE AND TYPE.

DAYLIGHT TO BE 1/15<sup>TH</sup> OF FLOOR AREA.

OPENABLE AREA TO BE 1/30<sup>TH</sup> OF FLOOR AREA.

ALL BUILDING WORKS TO BE CARRIED OUT IN A WORKMANSHIP-LIKE MANNER, BY COMPETENT TRADESMEN, USING APPROVED MATERIALS IN ACCORDANCE WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICE, IN SO FAR THAT THEY APPLY.

CONTRACTOR MUST CONSIDER ALL WORKS THAT CREATE:

- DUST
- NOISE – CONSIDERING RESIDENTIAL PREMISES IN CLOSE PROXIMITY.
- EXPOSURE OF SUBSTANCES TO SKIN, EYES, INHALATION
- LEAKAGE FROM SITE THAT CAN/COULD CONTAMINATE SURROUNDING ENVIRONMENT, WATER COURSES AND DRAINAGE INFRASTRUCTURE.
- RISK DUE TO CONCEALED SERVICES IN WALL AND FLOORS.

CONTRACTOR MUST LOCATE ALL MAINS SHUT OFF VALVES AND TEST EACH TO ENSURE THAT THEY ARE 'MAIN' AND OPERATE/ISOLATE AS DESIGNED BEFORE ANY WORKS COMMENCE. ENSURE THAT ALL SERVICES ARE ISOLATED TO THE SPECIFIC WORK AREAS BEFORE WORKS COMMENCE AND ALL RELEVANT SIGNAGE DISPLAYED.

### **3.0 CONTRACTOR NOTES**

THE CONTRACTOR MUST UNDERTAKE A RISK ASSESSMENT IN RESPECT OF THE PROPOSED WORKS AS OUTLINED ON ALL THE CONTRACT DRAWINGS AND SPECIFICATIONS. A METHOD STATEMENT SHOULD ALSO BE PREPARED BY THE CONTRACTOR. NO WORKS SHOULD COMMENCE UNTIL THE RELEVANT RISK ASSESSMENT AND METHOD STATEMENT DOCUMENTATION HAS BEEN PREPARED REVIEWED AND SIGNED OFF BY THE APPOINTED PROJECT LEADER/CLIENT.

IT MUST BE UNDERSTOOD THAT THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF HEALTH AND SAFETY ONCE THEY ARE FORMALLY INSTRUCTED BY THE CLIENT TO CARRY OUT THE SCOPE OF WORKS. THIS IS UNLESS THE CLIENT APPOINTS, IN WRITING, THE DESIGNER TO CARRY OUT THESE DUTIES. THE FORMAL RESPONSIBILITIES MUST BE CLARIFIED BEFORE ANY WORKS ARE CARRIED OUT.

ALL WORKS CARRIED OUT BY THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS NOTED UNDER THE HEALTH AND SAFETY AT WORK ACT, THE WORKING AT HEIGHT

REGULATIONS, THE CDM REGULATIONS AND ALL OTHER RELEVANT LEGISLATION, HSE GUIDELINES AND RECOGNISED INDUSTRY BEST PRACTICE.

THE CONTRACTOR SHOULD BE FULLY AWARE OF THE PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH ANY OF THE WORKS. IF THERE IS ANY DOUBT, THE CONTRACTOR SHOULD CONTACT THE CLIENT OR INDEED THE DESIGNER FOR CLARIFICATION.

THE FOLLOWING ITEMS OF WORK ARE PERFORMANCE SPECIFIED.

THE CONTRACTOR OR SUB CONTRACTOR ARE RESPONSIBLE FOR THE DETAILED DESIGN OF THESE ELEMENTS WITHIN THE SPECIFIED DESIGN PARAMETERS

- RADIATOR SIZING
- ROOF TRUSS DESIGN
- SPECIALIST BI-FOLD DOORS

#### ADDITIONAL NOTES ON TEMPORARY WORKS

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY PROPPING OR BRACING SUPPORTS THAT ARE REQUIRED TO ALLOW THE NEW WORKS TO BE CARRIED OUT SAFELY. THE DESIGN FOR THE TEMPORARY WORKS SHOULD BE DISCUSSED WITH THE ARCHITECT TO ASSESS IF A STRUCTURAL ENGINEER IS REQUIRED FOR COMMENT PRIOR TO THE WORKS COMMENCING BASED ON RISK ASSESSMENT BY MAIN CONTRACTOR THAT ENGINEERING MAY BE REQUIRED FOR AN ELEMENT OF THE WORKS.

PROPERTY TO BE SUITABLY SCAFFOLDED TO ALLOW FOR THE NECESSARY SAFE ACCESS TO HIGH LEVEL AREAS SUCH AS ROOFS AND INTERNAL FRAME WORKS AND STRUCTURAL BEAM WORKS.

CONTRACTOR MUST NOT LEAVE PREMISES EXPOSED TO WEATHER IF AVOIDABLE AND MUST ALSO ENSURE THAT SITE/PREMISES ARE SECURED TO MITIGATE AGAINST DAMAGE AND THEFT.

#### **4.0 DEMOLITION DOWNTAKINGS AND PREPARATORY WORK**

CONTRACTOR MUST ENSURE THAT ELECTRICAL SERVICES ARE ISOLATED BACK AT MAIN SUPPLY/CONSUMER UNIT AND OUTLETS TESTED TO ENSURE THIS IS COMPLETE. THE CONTRACTOR SHOULD REMOVE THE FUSE/MCB AT SOURCE AND DISPLAY A SIGN AT THE MAIN BOARD THAT WORKS ARE IN PROGRESS. CONTRACTOR MUST INFORM CLIENT OF THIS PROCEDURE.

THE CONTRACTOR MUST BE FULLY AWARE OF THE MAINS GAS SUPPLY TO THE PREMISES AND THE PROXIMITY

CONTRACTOR MUST ALSO IDENTIFY THE MAINS WATER INCOMING FEED TO THE PROPERTY IN CASE EXCAVATIONS / WORKS DAMAGE SAID SUPPLY.

CONTRACTOR TO CARRY OUT A TRACE SURVEY/CCTV TO CLEARLY IDENTIFY THE SIZE, DEPTH AND CONDITION OF EXISTING MAINS SURFACE WATER AND COMBINED FOUL DRAINAGE BEFORE ALTERATIONS COMMENCE.

DRAINAGE SERVICES TO BE PROTECTED DURING WORKS.

#### MAIN DOWNTAKINGS:

CONTRACTOR NOTE THE PROXIMITY OF OTHER RESIDENTIAL PREMISES.

- 1) NO DOWNTAKEN MATERIALS TO BE HEAPED ON SITE UNLESS HAPPED OVER TO AVOID WIND CATCH AND DAMAGE TO THIRD PARTY PREMISES.
- 2) NO DEMOLITION MATERIALS OR PLANT TO OBSTRUCT THE PUBLIC FOOTPATH/REALM.
- 3) ELECTRIC, GAS AND WATER SERVICES DISCONNECTED AND CAPPED OFF AS AND WHEN REQUIRED OR INDEED IF NECESSARY TO ALLOW FOR THE PROPOSED WORKS.

- 4) SURFACE WATER AND WASTE SERVICES PROTECTED AND ENSURE NO DEBRIS ALLOWED TO CONTAMINATE SAME.
- 5) ADEQUATE SECURITY MEASURES TO BE ALLOWED FOR DURING DEMOLITION WORKS AS WELL AS THE TEMP BUILD UP TO PROTECT SECURITY OF PREMISES UNTIL COMPLETION.
- 6) CONTRACTOR AND CLIENT TO AGREE WITH NEIGHBOURING PROPERTIES ALL NECESSARY ACCESS PERMISSIONS TO FACILITATE THE WORKS AND TO AGREE TO MAKE GOOD AS WORKS PROGRESS AND TO COMPLETE SATISFACTION OF NEIGHBOURS ON FULL AND FINAL COMPLETION OF WORKS.
- 7) PROTECT EXISTING BRICKWORK AND RENDER FACADES THROUGHOUT.
- 8) CAREFULLY STRIP OUT ALL FIXTURES AND FITTINGS FROM EXISTING PREMISES THAT REQUIRE TO BE REMOVED.
- 9) CAREFULLY AND SYSTEMATICALLY DECONSTRUCT REAR LEAN-TO EXTENSION AND REMOVE ALL MATERIALS FROM SITE.
- 10) MAKE GOOD ANY DAMAGE THAT MAY HAVE BEEN PREVIOUSLY CAUSED TO EXISTING FACING BRICKWORK AND CLEAN OFF CONSTRUCTION MATERIALS AND SUCH LIKELY CONTAMINATION.
- 11) SITE TO BE CLEARED OF ALL DEBRIS, RUBBLE AND GENERAL SURFACE DEPOSITS WITH NO SHARPS PRESENT THAT COULD CAUSE HARM.

ALL DEBRIS TO BE REMOVED OFF SITE TO A REGISTERED WASTE RECEIVER DEPOT AND DOCQUET SUBMITTED TO CLIENT FOR FILE.

#### **5.0 NEW WORKS**

- A. CONSTRUCTION OF A SINGLE STOREY EXTENSION TO REAR. EXTENSION TO BE CONSTRUCTED ON CONCRETE FOUNDATIONS AND BUILT IN TIMBER FRAME WITH FACING BRICKWORK EXTERNAL LEAF. COLOUR FINISH OF EXTERNAL FACING BRICKWORK MATCH THE EXISTING BRICKWORK FINISH AND COLOURS.
- B. WINDOW CILLS TO MATCH THAT OF EXISTING.
- C. ROOF TO COMPRISE PREFABRICATED TIMBER TRUSSES, HOISTED INTO POSITION AND CLAD AS TRADITIONALLY WITH HI PERFORMANCE FELT, TIMBER BATTEN ARRANGEMENT AND GREY INTERLOCKING CONCRETE TILES.
- D. WINDOWS AND DOORS TO BE WHITE DOUBLE GLAZED UPVC TO MATCH EXISTING
- E. POWDER COATED ALUMINIUM BI-FOLD DOORS FITED BY SPECIALIST CONTRACTOR LIKLEY TO BE DARK GREY IN COLOUR.
- F. PROPOSED ROOF FACIA AND SOFFITS, INCLUDING GABLE SKEWS – TO BE WHITE UPVC WITH DRY VERGE DETAILING TO TILES.
- G. FLOOR COSTRUCTION TO COMPRISE OF A REINFORCED CONCRETE FLOOR SLAB WITH KINGSPAN INSULATION.
- H. RAINWATER GOODS TO BE BLACK PVC DEEPFLOW GUTTERS CONNECTED TO BLACK PVC CIRCULAR AND STYLE IN BLACK UPVC WITH MATCHING DOWN PIPES TO VENTILATED TRAPS.
- I. ALTERED AND EXTENDED SURFACE WATER AND FOUL DRAINAGE TO BE DESIGNED TO INCORPORATE ACCESS POINTS AND RODDING EYE FACILITY.
- J. EXISTING GAS FIRED HIGH EFFICIENCY BOILER LOCATED SUITABLE TO SERVE EXTENDED PREMISES.
- K. INTERNALLY ALL NEW WALLS TO BE TIMBER STUD, INSULATED WITH PLASTERBOARD WITH PLASTER FINISH.
- L. NEW KITCHEN TO BE DESIGNED TO AFFORD ACCESSIBILITY AS PER CURRENT BUILDING REGULATIONS.
- M. FIRE DETECTION SYSTEM – EXISTING HARD WIRED SYSTEM EXTENDED TO SERVE NEW LAYOUT.
- N. INTRUDER ALARM



- O. VENTILATION – MECHANICAL EXTRACTION TO BE PROVIDED TO EXPEL AIR TO EXTERNAL VIA WALL AND CEILING MOUNTED MECHANICAL EXTRACTION VENTS AS REQUIRED BY BUILDING REGULATIONS.
- P. ALL WORKS TO BE FURTHER DETAILED (SPECIFIED) FOR BUILDING WARRANT SUBMISSION TO SOUTH LANARKSHIRE COUNCIL.

### PHOTOS



FRONTAGE





REAR