

Specification of works

Bronerion
Plantation Road
East Markham
Notts
NG22 0SD

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SPECIFICATION OF WORKS

Broneirion, Plantation Road, East Markham NG22 0SD

Description of works

The proposed works are for the construction of a ground floor extension to the existing shower room at the side of the property.

Materials and Workmanship

Will be appropriate for the type of work, complying with all relevant British Standards and all recognised design standards. Products will be new unless otherwise specified and certificates of compliance with British or European Standards will be provided when required by the Supervising Officer and Building Control Authority.

The Contractor

It is the contractor's responsibility to comply with the statutory requirements for health and safety. The contractor must identify existing services before works start. Where positions are not shown on drawings the contractor must obtain relevant details from service authorities, statutory undertakers or their owners. The Health and Safety at Work Act must be strictly adhered to and care and consideration must be taken with regards to adjacent land.

Setting out and accuracy

The contractor is to check all levels, dimensions, drainage and general construction and notify the client / Supervising Officer of any discrepancies and obtain further instructions before commencing works.

Permissions

Planning and Building Regulation approvals are required

Site Preparation

The contractor will clear the area of the work and allow for keeping site clean and tidy including hire of skips as necessary. Access to the property must be maintained at all times.

EXTENSION

New drainage (below ground level)

Provide new underground drainage as shown on plan in 100mm dia Hepworth Superseve bedded on pea gravel min. fall 1:80. Any foul and surface water drainage passing below the extensions will be exposed and will be renewed as specified above. All new and existing drains beneath the extensions will be encased in concrete. Where the drain passes through any wall of the extension this will be protected by a pre-cast concrete lintel to be placed 50mm above the barrel of the pipe and a movement zone to be provided to give 50mm around pipe. Movement zone masked both sides with rigid sheet material to prevent entry of bedding material or vermin. Construct new inspection chamber as shown on plan using Marley 450mm chamber or traditional construction in 225mm engineering brick off 150mm concrete base with cover. Connect to existing drainage.

Foundations

(NB all foundations to be constructed in accordance with Regulation H4) 600mm x 225mm C35 concrete strip 600mm below GL or 1000mm in clay. Foundation depth to be to satisfaction of the Local Authority Building Inspector. Foundations to be taken below invert of any adjacent drainage runs.

Substructure

Cavity construction brick and block (filled), Celcon trench blocks or concrete trench fill.

External Walls

New walling to be fixed to existing with proprietary fixings (furfix or similar). Cavity wall with brick in lime mortar rendered colour as existing to approval of Planning Officer, 90mm cavity with 50mm Kingspan Kooltherm K108 and 100mm Thermalite Turbo inner skin with 13mm plasterboard and skim on dabs. Close cavity at high level with mineral wool and ensure wall and roof insulation continuous. All reveals, heads and sills to be insulated using 'Thermabate' cavity closer or equivalent.

Tie irons (stainless steel) to be provided spaced 750mm horizontally and 450mm vertically maximum and every block at reveals.

Un-bonded reveal wall ties to be spaced vertically 300mm within 225mm of opening. All returns to brickwork min. 665mm.

Damp Proof Course

DPC to be minimum 150mm above ground level to external and internal wall .
Damp proof course to all openings and reveals. Tray damp proof course over all external openings as appropriate with weep holes at 450mm centres along toe of lintel.

Floor Construction

65mm sand / cement screed with steel float finish on vapour control layer (min. 500g) on 100mm flooring grade insulation Kooltherm or equal approved on 150mm mesh reinforced (A142) concrete on 2000 gauge DPM with taped joints lapped min 600mm linked to DPC in walls (min 150mm above GL) on 19mm sand blinding on 150mm consolidated hardcore.

Provide 25mm insulation to slab edges at junction with walls.

Floor to achieve 0.20w/sq m. Floor to be brought up to existing FFL.

The shower room floor is to be graded to form level access wet room area or supply and fit Tuff Form (or equal approved) shower tray of agreed size and Tuff form TF75 gravity waste or Harmer waste trap connected to drain as shown.

The shower room is to be covered with Polysafe non slip vinyl flooring system, colour as per client's choice. Provide 150mm coved skirting to walls, C8 C7 cap tiles as appropriate with all joints welded.

Window

New window to be PVC u double glazed units with inner leaf having reflective qualities ie. 'k' glass and air gap exceeding 16mm to achieve u value of 1.6 w/sq m. (to meet App. Doc.L) and Window opening light to rooms must be a minimum of 1/20th of floor area with part of opening light at least 1750mm above floor level. Draught free trickle vents to be fitted to heads of frame to provide minimum 8000sq mm ventilating area. Safety glazing to be provided in all critical areas (within 800 mm of floor level). Glass to be kite marked. Obscured glass to window.

Lintels

Catnic CG 90/100 lintels to all openings in new brickwork as shown on plan. Cavity weep holes to be provided at 450mm centres. The contractor is to check the suitability of the Catnic lintels prior to fixing.

Roof Construction

GRP Roofing on 125mm Kingspan insulation on vapour barrier bonded at edges on 22mm marine ply decking on 147mm x 47mm pre-treated sw joists (SC4) @ 450mm ctrs with 13mm vapour check plasterboard and skim to underside. Cavity wall insulation to continue up to underside of roof decking to front elevation and 300mm above within the side parapets. Provide 30mm x 5mm ms lateral restraints 1200mm long at 1000mm centres. Fit firing pieces to joists for flat roof to achieve minimum fall 1:80. Provide code 4 lead flashings / cavity tray at junctions.

Rainwater goods

100mm ½ round PVC gutters with 75mm down pipes connected to existing surface water and if required connected to new soakaway minimum 5.0m from building (BS8301) with 1 cu. m capacity. Carry out percolation test as required.

Shower

Provide and install strictly in accordance with the manufacturer's instructions a Redring Selectronic electric shower unit, thermostatically controlled, with an anti-scald device complete with 1.m telescopic rail and 1.5m extended hose located in centre of new former and useable from sitting position but to enable use in a standing position also. Allow for equipotential bonding as required throughout the shower area.

Shower Trolley

To be provided by Social Services. The contractor will fit all required hoses to suitable trapped wastes if required as per the manufacturer's instructions.

Ventilation

Supply and fix Xpelair CF 20 humidistat controlled fan or equal approved to external wall in and in accordance with the manufacturer's instructions. Minimum extraction 15 litres per second. Wire to light switch and allow for 15 minute overrun. Ensure 10mm air gap at bottom of shower room door.

Electrical works

Supply and fit energy efficient light fittings / switches in accordance with Approved Doc L1. Fit condensation proof light fitting and pull cord switch to shower room. Provide Electrical Installations Certificate to BS7671 on completion of works. All works in accordance with Part P (Electrical Service) of Building Regs. Carried out by suitably qualified Electrician. Install a smoke alarm system wired to existing electricity supply in accordance with BS5839.

Heating

Supply and fit a suitable radiator to the shower room with TRV's and connected to existing heating system. Ensure all new pipework is insulated to Part L.

Alterations

Adapt existing utility room with removal of PVC windows to front and side. Make good to roof and provide all necessary flashings as required.

Gas Meter

Reposition gas meter as shown on plan

Stuart M Worsnop
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