

Extension Specification

Foundations: -
Foundations indicated relate to standard ground conditions-
Sizes may require adjustment to suit variable conditions and to have minimum 600mm from underside of foundations to ground level or tied to existing whichever is greater.
Walls above any drainage to be adequately supported by lintels or relieving arches.
External foundations for timber frame cavity walls to be in line with Structural Engineer's specification. Refer to SE drawings for all structural details.

Concrete to be 4/2/1 ratio, GRADE 25.
Cavity Weep Vents to be placed at 900mm Centres around external perimeter of extension wall at high and low level.
If on excavation non-traditional foundations are exposed, or the soil does not provide adequate bearing strata, Building Standards to be advised immediately.

Drainage: -
New rainwater pipe and trap from extensions to be connected to existing surface water system using 110mm diameter PVCu pipe. Pipe to be bedded and surrounded in pea gravel.
Foundations will be suitably stepped below drains which should be bedded in pea gravel and lintelled over where passing through sub structure.

All works to be carried out by suitably qualified person(s). All new sanitary pipework to be constructed and installed in accordance with the Building Standards (Scotland) Regulations and the recommendations in BS EN 12056-2: 2000 or any subsequent amendments. Refer to layouts/schematic for of new foul drainage.

New drainage to kitchen and utility room to be min 40mm Ø waste for include for anti-syphon trap installed for each new fitting. Foul drainage from new WCs, WHB to connect to SVPs to rear of property; with min 110mm Ø waste for WC and min 40mm Ø waste for WHB & Shower. Drainage to be laid to 1 in 40 gradient. Include for anti-syphon trap installed for each new fitting.

Timber Kit - Walls: -U-Value of 0.17
New walls to be tied to existing house wall with BBA approved Expamet multi-start wall starters. External cavity wall 345mm constructed with outer leaf of 100mm block with roughcast finish to match existing with facing brick base course to match existing, 50mm clear air cavity, YBS breather foil on 12mm plywood on 150 x 50mm timber studs with 150mm Ecotherm Eco-Versal 0.022W/m2K Rigid insulation board between studs and 20mm over, (or similar and approved 0.022W/m2K rigid insulation) 500 gauge polythene vapour barrier over studs to warm side of insulation finish with 12.5mm plasterboard. Vertical dpc cut into existing house wall from horizontal dpc to lead flashing.
DPC where cavities are closed and at threshold.

Roof Insulated Slope: -U-Value of 0.12
Roofing tiles to match existing house on 25mm x 38mm battens and counter battens on 1 layer breathable roofing felt on 18mm sarking. Roof structure to engineer's drawings with pitched internal ceiling. Insulate roof with 150mm Ecotherm or similar and approved 0.022Wm2K insulation between rafters and 60mm below and finished with 12.5mm plasterboard. 500 gauge vapour barrier to warm side of insulation. Raters and trusses to engineer's specification.

Roof- Flat Roof: -U-Value of 0.12
Flat dormer roof to have EPDM finish with 130mm Ecotherm Rigid insulation on 1 layer breathable membrane on 18mm OSB on joists to engineer's specification with furring pieces to create fall. Plasterboard to under side of joists with integrated vapour barrier

Steps: -
Platform serving outward opening doors to have min 900mm projection beyond door swing and max 220mm rise. Private stair steps to have 300mm going and 220mm rise max. Steps to be built off 150mm thick concrete raft foundation with 150mm scarcement round edge. Concrete to be 4/2/1 ratio. Steps to be built using facing brick with concrete slab on top. Protective barrier to external decking to be min 1100mm high. A handrail is required to the external steps where the total change in level exceeds 600mm.

Staircase: Internal stairs to have max 220mm rise and min going of 225mm the aggregate of the going plus twice the rise of the external steps requires to be between 550mm and 700mm. Handrails should be not less than 900mm where a handrail is provided to one side, or 800mm where a handrail is on both sides.

Dormer walls 0.17: to be in line with engineer's specification. Lead cladding fixed to 25x38mm vertical batten @ 500mm max spacing - vapour barrier- 9mm OSB - 145x45mm C16 timbers 150mm Ecotherm rigid insulation board 0.022W/m2K (or similar and approved) to be used between studs. Finished with 60mm Ecotherm rigid insulation over studs and 12.5mm plasterboard.

Floor: Suspended Timber -U-Value of 0.15
Floor finish to be confirmed on 22mm T&G Chipboard Flooring. SC3 grade floor joists at 400mm centres to Structural Engineer's specification. 150mm Eco-Versal Rigid insulation board or similar and approved 0.022 between the joists taken to full length at edge to avoid thermal bridging. 50mm Site concrete. Visqueen 1200g Polythene DPM. 20mm Sand Blinding. 100mm consolidated hardcore.

If on excavation non-traditional foundations are exposed, or the soil does not provide adequate bearing strata, Building Standards to be advised immediately.

Foundations indicated relate to standard ground conditions. Foundations to have minimum 600mm from underside of foundations to ground level, tied to existing house foundations or taken to a suitable bearing strata which ever is greater.

Frames Windows and Doors U-value 1.4w/m2K

All low level glazing to resist human impact in accordance with BS6262: Part 4: 2005.New double glazed doors and windows to new kitchen /family room area to have min U-value of 1.4w/m2K. Doors to be reinforced double glazed wall frames with Toughened low 'e' glass. 150 x 30mm sub-cill bolted to new brickwork with nylon M10 diameter frame anchors at 600mm centres.

All other new windows to bedroom dormers to be double glazed with U-Value of 1.4W/m2K
New windows and doors to be fitted with 10000mm2 trickle vents.
Cills to be bedded in Mastix or Silicon.
Vertical dpc cut into existing house wall.
Window and doors should meet the recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2009).

The clear opening width of new door openings should be not less than 775mm, or 800mm where access is from a corridor with a width less than 1050mm, other than when approached head on

Heating & Plumbing: -
Any new radiators to be fitted with thermostatic radiator valves as extension to existing heating system. All pipework to be insulated.

Water efficient fittings provided in new kitchen: Taps serving sink to have max flow rate of no more than 6litre/min.

Knockout: -
Remove existing rear elevation window and doors, insert new lintel and knock out brickwork to form new opening in line with engineer's specification. Load to be supported in line with engineer's recommendations and new lintel installed to suit new openings. Close cavities and insert new dpc all round.

LIMITING AIR INFILTRATION
All gaps to be suitably sealed around openings, dry linings, between dry linings and masonry walls, around doors and windows and at all junctions of floors, walls and ceilings. All vapour control membrane junctions to be sealed with tape. Any service penetrations and boxing/ducting for services to be sealed. All windows to be 100% draught sealed.

INTERNAL JOINERY WORKS/ FINISHES:
Skirtings, facings, aprons & cills: all paint grade timber, with rounded/ eased edges. Sizes/ locations as per detail drawings. All internal doors to have clear opening of min 755mm.

INTERNAL FINISHES/ DECORATION:
Walls & ceilings: generally, all plasterboard primed to receive min 2 coats emulsion paint finish, colour TBC by client. Any new timber finishes to match existing dimensions and styles.

Electrical: -
Electrical work to be carried out in strict accordance with the current edition of the Regulations for Electrical Installations BS7671:2018 18th Edition of the Wiring Regulations First Amendment.
All sockets to be fitted at a min of 400mm from floor level, and 350mm min from a corner. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface. Where sockets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.
All light switches to be positioned between the heights of 900mm and 1100mm maximum.
Xpelair DX 400 or equal extractor fan in kitchen. Fan to be independently switched to allow for intermittent operation. Extract capacity 60 litres per second (minimum).
Smoke and heat alarms are interlinked mains operated with battery backup installed in accordance with BS 5839 Part 6: 2019. Grade D system should be installed in all dwellings, comprising of:
• at least 1 smoke alarm installed in the principal habitable room
• at least 1 smoke alarm in every circulation space on each storey such as hallways and landings
• at least 1 smoke alarm in every access room serving an inner room
• at least 1 heat alarm installed in every kitchen.
•

Audibility - smoke alarms should be located in circulation spaces: not more than 7m from the door to a living room or kitchen
• not more than 3m from every bedroom door, and
• in circulation spaces more than 7.5m long, no point within the circulation space should be more than 7.5m from the nearest smoke alarm.

Lighting:
• Internal new light fittings to be low energy light fittings (fixed lights or lighting units) that number not less than three per four of all the light fittings in the main dwelling spaces of those areas (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes).
b. Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.
c. Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings.
A single switch should normally operate no more than six light fittings with a maximum total load of 100 circuit-watts.

Ventilation:

TRICKLE Ventilation provided to each of the following rooms, room, via vents in window frames (existing or new):
•Kitchen: new window to be fitted with integral trickle vent, to provide combined min 10,000mm² free area.
•Utility / Bathrooms: Trickle vent 10,000mm2 to be fitted to new window.
• Apartments to have 12,000mm2 trickle vents.

New MECHANICAL Ventilation, Vent Axia or equivalent, required to kitchen; to provide min levels noted; refer to service layout drawings for location of fans:
•Kitchen: mechanical extraction capable of at least 30l/sec (intermittent) above hob; or 60l/sec (intermittent) elsewhere.

Air Infiltration: - All windows to be fitted with weather seals. All openings round perimeter to be sealed with mastic.

NO	DESCRIPTION	DATE
STATUS	PURPOSE OF ISSUE Planning Permission	

Belle Unique Ltd
40 Main Street, Kilsyth,
Glasgow, G65 0AQ
t: 01236 827 509
e: design@belle-unique.co.uk
w: www.belle-unique.co.uk



Project	
Proposed Rear Extension, Garage & Dormers	
5 Lairdshill Place, Kilsyth, G65 9EX	
Title	Specification
Client	Jack Wilhare

DRAWN BY KRB	CHECKED BY	DATE Dec 23
SCALE (@A2) 1 : 100		PROJECT NUMBER 136
DRAWING NUMBER 136-08		REV