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2 CARNOUSTIE DRIVE, SOUTH SHIELDS

SPECIFICATION

All work and materials to comply with Bldg. Regs, B.S's, C.P's, any relevant technical digests/manufacturers specification, etc., or equivalent European Standards. All materials to have appropriate CE certification/markings.
Unless otherwise agreed plans are prepared for Planning and Building Regulations purposes. Sufficient information is generally included for pricing purposes, but there may be items requiring further investigation such as drainage inverts, existing construction, Clients requirements, etc. This may give rise to minor variations to the cost of the work, for which the Designer will not be responsible. Such variations are generally of a minor nature and can be agreed with the Client/B.C.O. on site. Any variation should be priced and agreed before proceeding or as soon as is practical after the variation has been identified, preferably in writing. The contractor is therefore advised to visit site and/or discuss with the owner(s) any questions he may have regarding the existing site conditions and proposed works. The plans will not generally contain any serious omission or error, but if one is discovered it should be reported to the Designer for resolution as soon as it is discovered. Unless agreed otherwise, the Designers responsibility will be limited to gaining Local Authority and associated approvals, and responding to any problems/site queries relating to the plans by phone/email. Should any additional site visits be required or any amendments be made to the proposed work that are not initiated by the Designer additional fees may be payable and will need to be agreed in advance. Financial liability for any claim whatsoever will be limited to a maximum of three times the cost of the plans (excluding Council and other associated fees). It will be the owners' responsibility to obtain prices for the work, check out the solvency and competency of any contractor whether suggested by the Designer or otherwise, and make their own selection of builder. The contractor should confirm any omissions or provisional sums being made in relation to the specified works, such as the allowance for sanitaryware, the extent of any electrical work, etc. included (or excluded) from the price to be quoted. The owner(s) should verify with the contractor any guarantee periods to be provided, typically 3 - 6 months for general defects, 1 or 2 years for new electrical and heating installations, and up to 10 years for new roofing work, etc. Such guarantees should preferably be written into the contractor's price and job offer. It should be noted that most domestic building contractors will only provide a limited written guarantee so owners may wish to consider taking out an insurance backed guarantee if one is available for the work to be undertaken. Dimensions to be verified on site and any discrepancy resolved before work proceeds, to include any allowance for the insulated plasterboard lining to the external walls. Where dimensions are not given heights, wall positions, etc relate to existing building elements. Heights should be adjusted where necessary to suit nearest full brick coursing. Contractor should hold appropriate insurances (Public Liability). Owner to inform Building Insurers of proposed work. Contractor is responsible for temporary weatherproofing and maintaining security during construction. Carefully demolish garage, etc., digging up footings/floor only where necessary. Salvage any reusable timber, r.w. goods, etc. carting away all debris. Site to be left in a clean, tidy, and complete state with any damage to existing property made good.

HEALTH AND SAFETY

The owner is regarded as a domestic client for the purposes of the CDM Regulations 2015. The owner may appoint Gary Craig Architectural Services Ltd as Principal Designer by written agreement, but as there are no known legal consequences for the owner for not appointing a PD unless otherwise agreed it will be left to the contractor to carry out all duties in relation to the CDM Regulations. The Owner should provide any information they may have relating to the site and existing buildings or hazards that may be present, such as contaminated land, asbestos, overhead cables, buried services, etc. Unless stated otherwise, the owner has not made the designer aware of any such information. Unless agreed otherwise, Contractor is responsible for all safety precautions, carrying out the work in a safe manner, and acting as Principal Contractor in accordance with the CDM Regulations 2015 for domestic projects. The Contractor should allow sufficient time for Health and Safety to be considered in the planning, and construction work. They should have the skills, knowledge, and experience to identify, reduce, and manage, Health and Safety risks. If the work will take longer than 500 person days or 30 working days (with more than 20 people working at the same time) it will need to be notified to the HSE. In this instance no elements of construction have been amended in the design, but due regard has been paid to health and safety with, for example, the specification of upvc fascias and 'dry' roof fixings to minimise work at height and reduce future maintenance. The main risks remaining are:-
Falls from height, exposure to building dust, exposure to asbestos, electric shock, gas explosion, and general protection of the client, the public, and any other visitors. The Contractor should have the general competence and experience to deal with such risks, employ personnel that have the training and experience to carry out the job in hand safely, issue and use the appropriate personal protective equipment, and ensure the correct use of mechanical and other tools and equipment, that propping is installed within its loading limits, etc. Existing structures should be adequately propped, with the propping installed by competent personnel and not removed until all lintels have been

set solidly, all piecing up has been completed, mortar has been allowed to harden, etc. Sufficient personnel or mechanical equipment should be provided to safely lift building components into position, following safe lifting practices, and fix in place as quickly as is practical. Proprietary lintels preferred where loading allows as they are easier to handle and locate into position - cost should not come before health and safety. At the construction stage the Contractor should erect a safe scaffold, providing guard rails, mid-rails and toe boards, make sure that ladders are in good condition, at the correct angle (1:4), tied or footed, and provide secure working platforms as above on and/or below the roof as necessary. Pitched roof structures should be temporarily/permanently braced as soon as is practical after erection. Wet cutting and vacuum extraction on tools should be used, and any dust vacuumed up not swept, wearing a suitable well-fitting mask. Work should not start if it is suspected that asbestos may be present until a survey has been carried out by a competent person and any appropriate action/remediation has taken place in accordance with the survey recommendations. Note that due to the Control of Asbestos Regulations 2012 even the lowest risk of asbestos related work is notifiable to the HSE (Health and Safety Executive). Any work involving artexed surfaces, floor tiles, bitumen and asbestos cement roofing products, etc. (examples only, not intended to be an exhaustive list) that could have been installed before 1999, including drilling through or stripping out such materials, will require risk assessment, method statements, appropriate personal protective equipment, records of the work carried out, appropriate staff training, and staff health checks/records. The Contractor is therefore advised to obtain specialist advice if any doubt whatsoever exists in relation to the possible disturbance of asbestos based products/materials. Any asbestos based materials should be removed using appropriate protective equipment, bagged, sealed, and disposed of through a licensed tip and Client to be provided with appropriate certification to prove proper disposal. Electricity/gas supply should be turned off before drilling into walls, and carefully hand dig near any suspected underground services, do not use excavators or power tools in these locations. Unless such services can be isolated and diverted away from the work area they should be protected and recorded for inclusion in the Health and Safety File. Generally protect people by securing the site, keeping the site tidy, prefabricating building components off site where possible, following safe lifting practices, and laying flooring/providing permanent handrails as soon as practicable after installing joists, and completing the roof installation as soon as practicable after installing roof structure, covering/netting scaffolds and using rubbish chutes where necessary.
If the Contractor has any concerns that they cannot fulfill these criteria, does not understand any element of the design, or how it should be safely constructed, they should contact the Designer before proceeding with the works. The contractor should discuss how the health and safety/risks will be managed with the Designer and owner before work starts and throughout the build. Arrangements for adequate welfare facilities, including w.c., washing, clothes drying, and meal break accommodation, etc will have to be agreed before work proceeds.
The contractor should draw up a Construction Phase Plan before work starts on site, explaining how health and safety risks will be managed, proportionate to the scale of the work and associated risks.
At the end of the build the contractor should provide a Health and Safety File containing any useful information to help the current and future owners manage health and safety risks during any future maintenance, repair, additional construction work, or demolition.

FOUNDS

600x300mm. concrete (1:2:4) 900mm. minm. below ground. Founds to step under any drains which should be isolated from footings by 150mm. and bridged with reinf. conc. lintels. Note that there is a hedge in the front garden which has a conifer like appearance which should be identified and removed if it is likely to affect the building foundations (or foundation depth increased as necessary). Confirm hedge species/separation distances/foundation depths on site to B.C.O.'s satisfaction.

GROUND FLOOR

22mm. floor grade chipboard (type II/III moisture resistant) on 1000g vapour barrier on 100x50mm. treated battens @ 600mm. c/c with 100mm. Kingspan K103 between fixed to 100mm. concrete on 1200g dpm on 150mm. minm. hardcore/blinding. Dpm to be lapped to dpc in inner leaf. Any existing underfloor ventilation to be maintained with 225x150mm. airbricks ducted to void with 100mm. drain pipe, with stepped cavity tray dpc over.
If a concrete floor finish is required (to receive tiling for example) the floor should be constructed with 100mm. concrete centrally reinforced with A142 mesh on 100mm. Kingspan Kooltherm K3 on 1200g dpm on 150mm. minm. hardcore/blinding, with 25mm. insulation to perimeter. Similarly if underfloor heating is to be provided speci. to meet system manufacturers requirements – screed on insulation on concrete sub floor to same general specification.

FIRST FLOOR

22mm. floor grade chipboard (type II/III moisture resistant) with glued joints, glued to joists and fixed with screws or ring nails @ 300mm. maxm. c/c on 200x50mm. joists @ 400mm. c/c, built into internal walls. All timber to be pressure impregnated with preservative. Additional joist under parallel partition. Include for all perimeter noggins and 150x50mm. solid strutting to centre of span. 30x5x1000mm. galv. m.s. strap built into inner leaf and fixed to strutting. 100mm. mineral wool sound deadening quilt and 13mm. plasterbd/skim to ceiling. All joists to be fixed with galv. m.s. hangers to external walls.
Whilst a conventional floor specification is provided it is recommended that the use of a proprietary 'Silentfloor'/artificial joist system is adopted as it reduces the possibility of creaking in the floor and may not require additional insulation when used in conjunction with 15mm. plasterbd/skim. Manufacturers literature and design to be submitted to Building Control as soon as an order is placed to confirm adequacy of sound insulation and structural requirements.

WALLS

Facing brick to match existing, 100mm. cavity, 100mm. GTI Toplite or equivalent inner leaf, insulated plasterbd. on dabs (brick sample to be provided for Client approval as necessary). U - value required 0.18W/m2K. To achieve this

with 100mm. cavity it should be filled with 100mm. Dritherm 32 cavity batt insulation and a 52.2mm. insulated PIR plasterboard finish (40mm. PIR + 12.5mm. plasterboard). Please note most other cavity wall insulations do not achieve the same value as Dritherm 32, even other Dritherm products like 34 etc. and if this specification is not strictly adhered to cavity/insulation will have to be increased to 150mm. and appropriate lintels provided for the increased wall thickness. Wall ties to BS1243, DD140 or BS EN 845-1 austentic stainless steel only – 750mm. c/c horiz., 450mm. vert., n/e 300mm. vert. to roof verges, and each block course at jambs. Mortar pointing to match existing - flush, struck, or bucket handle finish, not recessed. Wall insulation taken to underside of floor slab level. Gable roof peaks to be insulated full height. Bwk/blockwk bonded to existing and cavities/coursing maintained. Bwk or dense block only below dpc set 150mm. minm. above ground level (and lap to dpm in inner leaf) with concrete cavity fill to 225mm. below dpc. Block up existing opening where shown, and remove chimney/make good walls to match existing construction. Include for plaster/dry lining to existing external walls forming part of new extension. Partitions 13mm. plasterbd/ skim each side of 75x50mm. framing (450mm. c/c to vert. studs). Incorporate sound deadening mineral wool quilt where indicated. Provide additional noggins/patresses to fix wall units/sanitaryware as necessary.

DOORS/WINDOWS

Upvc (or composite) double glazed door/window framing. Confirm door and window colour/patterns/hardware with owners. Provide a low level thresh and install door frame as low to floor as possible. Provide self cleaning glass and/or easy clean hinges to first floor windows. All door glazing to be toughened/safety glass in accordance with the Part K Approved Document. Toughened glass to be heat soaked. All external openings to be draught sealed. Openable sashes minm. one twentieth of room floor areas with 8000sq.mm. trickle vents to frame heads. Proprietary insulated dpc's (or continuous insulated cavities) and mastic seal to jambs. Obscure glazing to w.c./en-suite in an agreed pattern. First floor window pattern must incorporate escape provision to each habitable room – a lower pane with a maximum height to the opening of 1100mm., fully openable 0.33sq.m. minm. area with a minm. dimension of 450mm. in either direction e.g. 450x750mm. Double glazing to doors and windows must achieve a maxm. 'U' value of 1.4. A variety of specialized glazing systems are available such as Pilkington Optifloat outer pane, 16mm. Argon filled cavity, K Glass A or S inner pane (U value 1.4/1.2 respectively). Any alternative glazing specification must be agreed with Building Control before ordering.

LINTELS

Birtley CB90/CB90HD (as necessary to suit span/loading/wall thickness) or equivalent lintels to external openings with insulated box section, INT100HD/SB100HD or reinforced concrete to each leaf of single door internal openings. 150mm. minm. end bearings (100mm. to reinforced concrete). 13mm. plasterbd/skim finish to all lintels.

ROOF

Roof coverings should be B Roof (t4) rated (European Standard) or BS 476-3 class AA, AB or AC, or better. All roofing work to comply with B.S.5534:2015 in terms of fixing of tiles and underlay, etc. Dry verge/ridge fixings to B.S.8612 current edition. Smooth concrete Double Roman or equivalent interlocking tiling, suitable for pitch achieved/to match existing as closely as possible (sample to be provided for Client approval as necessary) on 50x25mm. treated battens on Tyvek breathable/unventilated (Nilvent or equivalent) underlay with eaves protector, etc. all in accordance with manufacturers specification. Confirm roof pitch on site. Roof formed with 100x50mm. rafters/200x50mm. ceiling joists @ 450mm. c/c. 225x75mm. purlins/ridge. Form a central opening in existing gable inside roof space for access/ventilation. 100x75mm. treated wallplate with 30x5x1000mm. galv. m.s. straps @ 2m. maxm. c/c. Upvc fascia/soffit with tilt fillet at eaves. Rridge tiles to match existing. Upstand flashing to new roof taken under existing verge fascia. 200x50mm. wallplate/50x50mm. bearer rawlbolted to wall @ 600mm. maxm. c/c to fix ceiling joists. Alternatively roof may be formed with trussed rafters @ 600mm. maxm. c/c designed and installed to B.S. 5268:Part 3:2006 for which Conditional Approval is requested if to be used. It is the Contractors responsibility to obtain calculations for submission to Bldg. Control when an order is placed. Trusses braced to B.S.5268:Part 3:2006 with longitudinal, diagonal, ceiling, and chevron bracing. 100x25mm. s.w. double nailed with round heads. 30x5x1200mm. galv. m.s. straps built into inner leaf and fixed to underside of rafters/ceiling ties with 75x50mm. noggins @ 2m. maxm. c/c to gable. 13mm. plasterbd/skim to ceiling with 1000g vapour barrier and 400mm. Rockwool/fibreglass (200mm. in each direction) to flat ceiling sections. Any new loft hatch should be proprietary insulated type with maximum possible resistance to passage of moisture.

DRAINAGE

112mm. gutter/63mm. rwp's to roddable trap gulley to branch to nearest existing drain connection.
32mm. waste to whb, 38mm. to sink, washer, shower, etc., 50mm. dia. if combined, 75mm. traps. 100mm. w.c. waste to existing svp. 110mm. upvc drainage laid to 1 in 70 minm. fall with 150mm. pea gravel surround. Check condition of existing drainage and replace as necessary through extended area. Exact depth/location of existing drainage to be verified on site before work proceeds.

SERVICES/FITMENTS

Work to include all necessary alterations/extension of existing electrical, plumbing, and heating systems to suit new layout. All electrical work to IEE Regulations:Current Edition, NICEIC and ECA guidelines, to include general lighting/power, supplies to appliances, any additional TV/telephone points, waterproof external socket if required, burglar alarm, external/security lighting, make safe all disused fittings, etc to owners detailed requirements. Electrical work should only be carried out by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. Such person should ensure compliance with BS 7671:2008 and all relevant Building Regulations. Such person should provide the appropriate Building Regulations self-certification and Electrical

Installation Certificate. Light fittings should only be capable of taking lamps with a luminous efficiency greater than 40 lumens per circuit watt. Any external lighting to same speci. with timer/daylight sensor. Note that any new consumer units must be positioned so that the switches are mounted exactly between 1350mm. to 1450mm. above floor level. Utility layout indicative only subject to Clients requirements. It is envisaged that Contractor will be responsible for arranging supply and installation of kitchen units/owner's appliances, and contractor to provide all electrical and plumbing supplies to an agreed layout, which may include sink, washer, tumble dryer, etc as necessary. Include for tumble dryer vent as necessary. Provide mechanical ventilation to utility, w.c., and en-suite, capable of 30l/sec. and 15l/sec. respective extract rate and 3no. air changes/hour with 15min. overrun timer linked to light switch. Duct through wall with plastic louvre terminal or through roof with collar flashing and 'mushroom' terminal. Vents in 'wet' areas to be low watt/low voltage type. Provide mains operated interconnected smoke detectors/sounders with heads at each landing level as shown. Provide instructions for maintenance and general use of automatic detection. Bathroom/w.c. layout indicative only subject to owners' selection of appliances. W.c.'s should include dual flush facility to minimize water usage. Provide all hot and cold water supplies, cap off/remove disused piping, provide external tap, etc. as necessary. Include for adequately sized radiators/heated towel rails in agreed locations to extended areas/relocating existing radiators as necessary. All new radiators to have thermostatic valves. Include for all skirtings, architraves, cill boards, pipe boxings, etc. to match existing as closely as possible.

DECORATION

Internal decoration/finishes to be owners' responsibility unless agreed otherwise.

EXTERNAL WORKS

Alter/extend paths and reinstate garden as necessary. Any additional patio works to be agreed with Client. Relocate gates/provide new side gate(s) to owners requirements as necessary.