[redacted] 9/4/09

PLANNING DIVISION
PLAN
DATE 14 APR 2009

L0CATION : 2 Croft Avenue, Southwick.

DESCRIPTION : Formation of a New Dining Room Addition

The works specified herein relate to the demolition of the existing conservatory located to the West Elevation of the main property and construction of a new ground floor addition to provide a new dining room

Note :
Contractor to note that Planning & Building Control approval has been applied for and when works are due to commence the necessary building inspection cards (to be supplied to the successful contractor) will need to be submitted to Building Control at each relevant stage in the construction process).

1. Demolition & Ground Works

Disconnect and remove existing electrical services and cable from the existing conservatory building to the side of the property, back to the distribution board in the main building and clear from site.

Similarly, disconnect, cut back to a suitable location and cap off existing heating pipes to radiator in conservatory and leave ready for new heating works.

Taking all necessary precautions to protect the occupiers and neighbours, carefully dismantle the existing U.P.V.C. building and clear from site. Make good to masonry/rendered external wall surfaces left upon completion of conservatory demolition, removing existing flashings/soakers and leave ready for new construction works.

Allow to carefully break up the existing concrete/brick construction to floor structure to the conservatory areas affected by the proposed addition and store suitable hardcore material on site ready for reuse, clear surplus spoil from site.

Carefully, dismantle and set aside for reuse, existing French Doors to existing dining room area on the West Elevation.

Carefully take up existing timber decking to front, side and rear patio area back to a suitable distance from new construction area and store on site ready for reuse.

2	New Works Excavation To the runs indicated on the attached drawing excavate in any material to a min depth of 1000mm x 600mm wide for new mass concrete foundations for external walls and clear spoil from site. Excavate over site to remove top soil minimum 250mm and clear from site. During excavation works contractor to provide all necessary precautions to ensure that trenches are shored up against settlement occurring. Consolidate sub base for floor and foundations and allow for Building Control inspection.and approval prior to infilling with concrete.				
3	Foundations To the previously mentioned excavations, supply and infill trenches with mass concrete up to min.1000mm above base of trench. for new external walls. (subject to Building Inspector approval) Concrete to be C30 grade using Sulphate resistant cement where sub-soil conditions dictate fully in accordance with Building Regulations A1/2 & B.S. 8004 :1986. Concrete to be well consolidated. New concrete foundations are to extend below invert level of any adjacent drains and contractor to allow for supplying and building in concrete lintel where new waste/drain pipes.cross foundations/walls.				
4	Substructure to External Walls.& External Wall Construction To the runs indicated on the attached drawing, supply and lay up to d.p.c. level off of mass concrete foundations, new cavity wall construction 302mm wide using two leaf of Class B engineering brick with 90mm cavity.for minimum 4 no courses below d.p.c.. Fill cavity with lean mix concrete up to 150mm below d.p.c. level. As work proceeds supply and lay on both leafs of external walls, masonry, new `Astos` or similar strip d.p.c. set at a minimum of 150 mm above ground level & lap into existing external wall D.P.C.s				

	(New d.p.c. detail to continue around new French window opening. Mortar mix 1:1:6 (cement, lime, sand) Continue with new external wall inner leaf construction from new d.p.c. level to wall plate height with 100mm thick Celcon Solar (min strength 2.9N/mm²concrete blocks (with 90mm cavity partly filled with 40mm Celotex CW3000 rigid insulation and outer leaf in 112mm thick face brickwork (to match main building) up to eaves soffit level.. As work proceeds supply and build in austenitic s/s combination vertical twist wall ties at max. 600mm c/c horizontally and 450mm c/c vertically, 300mm c/c vertically within 225 mm of jambs to door and window openings. Insulation to extend 1 course below D.P.C. Wall construction to achieve minimum `U` value of 0.30W/m²K Close cavity at wall plate height at eaves ensuring that cavity wall insulation continues to this height also Tie in new outer and inner leaves of new cavity walls to existing external wall construction using austenitic stainless masonry wall starters system, allowing for opening up existing wall sections where new work meets existing to maintain continuous cavities all round. Form openings for new doors and windows, closing cavities around new door and window openings with `Thermabate` or similar approved insulated cavity closers. Supply and build in new `Catnic` CN14A or similar approved galv.steel insulated lintels to new window and door openings. New lintels to have a min. bearing of 150mm each end and supported on engineering brick pad stones built into block work. Encase new lintels in expanded metal lath mesh internally ready to receive final rendered internal finish.				
5	.(Floor Construction.) To the proposed addition floor area prepare sub base to provide a firm even base and supply and mechanically compact in 100mm layers consolidated MOT, Type 1 well rammed aggregate base..				

	Supply & blind hardcore with 50mm compacted depth of sand blinding and supply & lay on 1200 guage d.p.membrane lapped at all joints minimum 300mm sealed... Complete floor structure construction by supplying and laying 150mm compacted depth of C30 grade concrete over site. Ensure that new d.p. membrane rises up existing wall and new walls and is dressed into existing and new masonry a min, of 150 mm above finished ground level.. To new concrete slab supply & lay leveling layer of sand and supply and lay 75mm min.thickness of `Celotex` GA3075 rigid insulation boards (to give`U` value of 0.22 W/m²K) turned up at perimeter and leave for final timber floor finish. Complete new floor structure to. by supplying & laying a floating layer of min. 18mm T&G timber boarding or chipboard panels with all joints glued. Leave new floor construction in the remainder of the proposed addition ready to receive new carpet finish, to be supplied and fitted by others.				
6.	Pitched Roof Construction To the. inner skin masonry wall structure on the proposed external flank walls, supply and bed on mortar, pressure treated 100 x 50mm s.w. timber wall plates. Secure wall plates with 3 no 1.2m x 6 x32 mm galvanized steel straps to be plugged and screwed to wall using non-ferrous mechanical fixings. Construct new pitched roof structure using 125 x 50mm s.w. treated timber rafters set at 400 c/c birds mouthed to new wall plates and spiked to new 175 x 25 mm pressure treated ridge board with mechanical fixings. As work proceeds cut out brickwork in staggered sections to pitch lines of new roof and supply and build in no 5 lead cavity soakers and master with no 5 lead cover flashings neatly scribed down onto new tile roof.. Repoint face brickwork to leave in water proof condition. Supply and fit 100 x 50mm pressure treated s.w.ceiling joist set at 400mm c/c spiked to wall plates and rafter bases. Clad new pitched roof area with clay roof tiles to match existing double lapped and laid on 50 x 25mm pressure treat s.w. battens over well lapped `Tyvek Supro` or similar approved breather under felt. Felt to be dressed down into gutter run. Supply & fit 32 x 5mm galvanized mild steel straps at max. c/c of 2.0m. plugged and screwed to inner face of new cavity walls				

	Plant on 200 x 25mm U.P.V.C.`Bull Nosed`.fascia boards to ends of rafters and complete closure of eaves with U.P.V.C. soffits fitted with mesh covered ventilation grills.to give at least an equal to continous strip 25mm wide to promote cross ventilation . .Build in between joists 250mm thickness of Rockwall similar approved insulation (to give `U` value of 0.20W/m²K) Supply and fix to gable elevation rafters 150 x 25mm U.P.V.C. barge boards To the new fascia boarding to the side elevations supply and fit new 100mm dia U.P.V.C. gutter and 75mm dia down pipe (to match existing on main building).. New gutter to be fixed to falls to drain to down pipe. Terminate new down pipe in new U.P.V.C. underground pipe to new surface water soakaway drain to be mentioned later in this schedule.				
7.	French Doors & Windows To the location indicated on the attached drawing pick up and fit existing U.P.V.C. French Windows (2 100mm x 1 500mm). Supply & fit 1 no new U.P[.V.C. window to South Elevation (2 338mm x 1 200mm). Within party wall between new dining room and lounge area, where existing French windows were removed supply and build in new 2 leaf internal 10 panel glazed doors and frame. The above windows are to be fitted with `Argon` filled hermetically sealed double glazing . Opening lights as shown , internally beaded, fitted with espagnolletts security lock device with a `U` value of 1.8 W/m² K. All windows are to be supplied to match the existing `fenestration` with glazing bars supplied and fitted by FENSA approved contractor only. Windows and existing French Doors to be fitted with 8000mm² trickle vents located in head of frame. Use austenitic fixings. Point up around frames with silicon sealant. Note : new doors and windows are to have a total maximum glazed area for the addition of 25%. All glazing is to be undertaken fully in accordance with the current glazing Regulations using `K` Glass.				

8.	(Plaster Boarding and Plastering Works.) To the underside of new roofing joists to the total area of the proposed addition supply and fix 12.5mm ceiling plasterboard, using flat headed galv nails. Insert timber noggins where required to pick up all board edges. Tape all joints and supply and apply min. of 3mm thickness of` Thistle` multi-finish plaster trowelled to an even smooth finish and leave ready for final decoration.. Make good to remaining wall surfaces to existing main building and to new blockwork surfaces in proposed addition inclusive of all reveals to window and doors, removing any loose filler and apply base coat skim to even out surfaces. To the same area apply a 13mm thickness (in two coats) of a lightweight plaster trowelled to an even smooth finish followed by a 3mm plaster setting coat, left flush with adjacent surfaces in particular around existing & new door and window openings. to provide an even vertically plumb finish, neatly trimmed adjacent to new architraves and leave ready to receive final decoration. Supply and fix new `Gyproc` or similar approved 100x100mm coving to master joints between new skimmed ceilings and wall surfaces in proposed addition. Leave coving ready to receive final decoration.					
9	(Plumbing Installation Works) Pick existing 2 no radiators (previously mentioned in this schedule) and install in new dining room area to the location agreed with client. Pick up existing flow and return pipework where cut off & run in in copper tube to match existing dia. pipework and connect up to radiators, test and leave in full working order. Contractor to check existing central heating system at time of estimating to ensure that system is in good order.					
10	Electrical Equipment/Wiring, Alarms) Inspect electrical supply in existing distribution board and upgrade to current electrical regulations where necessary. Within new dining room, supply and fit new light fitting central to room area. Pick up from suitable lighting circuits in main house and run to new light fittings, connect up. Locatation of new light switch to be agreed with client.					

	(New light fittings are to be of high efficiency , capable of only accepting lamps that have a luminous efficacy greater than 40 lumens per circuit-watt at a rate of 1 per 25m² of floor area or 1 per 4 fixed light fittings.) Within dining room supply and fit 2 no new 13amp double socket outlets. Pick up from new socket outlets and run in 3 phase cable to existing distribution/fuse board and connect up. An `Automatic Fire Detection and Alarm System ` is to be supplied and installed by an approved certified installer fully in accordance with B.S. 5839 : Part 1 to L3 Standard.or as an alternative a suitable number of mains operated self contained smoke alarms to be supplied and fitted in accordance with B.S 5446 :Part 1. Specialist contractor to supply plan layout indicating smoke detector locations for Building Control approval prior to works commencing. Upon connection of the new electrical services contractor is to arrange for tests to be undertaken to check circuitry and equipment and left in a safe and secure condition. All electrical works carried out under this contract are to be undertaken fully in accordance with the current `Electrical Installation Regulations B.S. 7671 I.E.E. The electrical supply element of the works will require a Building Notice Application prior to works commencing, for which the relevant building notices will be supplied, unless you electrical engineer is accredited to one of the accepted accreditation bodies, in which case the electrical engineer will notify Adur District Council Building Control of the works. It will also be necessary to submit a copy of the `Electrical Completion Certificate ` from an accreditated electrical engineer for the electrical element of this contract with your invoice.					
11	(Flooring Finish) To the total wall area of the new dining room supply and fit 150 x 25mm s.w. skirting with chamfered finish plugged and screwed to masonry. Leave ready for decoration.					
12	(Decoration Works) To the previously mentioned new doors into lounge from new dining room, prepare surfaces to remove all loose dust,dirt and ragged edges, apply primer coat, one u/coat and one top coat to finished gloss. Colour White					

	To the previously mention skirting boards in each room, prepare surfaces to remove all loose dust ,dirt and ragged edges and apply primer coat, one u/ coat and one top coat to finished gloss. To the previously mentioned newly `skimmed` ceiling and wall finishes and coving/ceiling in new dining room, prepare surfaces to remove all dust and loose fibres, apply sealer coat and two further coats of an approved bathroom vyinl emulsion. Colour White.					
13	External Drainage (Surface Water) To a point a min. of 5m away from the building in the garden area excavate for in any material and form 2 no new soakaways. New soakaway to be of 1 cubic metre capacity and filled with graded clean rubble blinded with sand prior to backfilling soil and turf. Excavate in any material for new storm water drain to new soakaway and supply and lay 110mmdia. U.P.V.C. pipe laid to falls and conncect to new down pipe and soakaway. Encased in 150mm of granular fill. Reinstate trench and relay turfs.					
14	Replacement of Decking To the previously mention timber decking, taken up and set aside for reuse, carefully relay around new addition to existing dimensions and leave in sound order. Supply further decking material and construct new step from new addition floor level down to previously mentioned repaid decking to match existing decking detail. Leave in a safe neat condition.					
15	Contingency Provide the contingency sum of £750-00 (seven hundred and fifty pounds) to be spent in whole or in part at the direction of the client or credited in full or in part upon completion of the contract.					
16	Completion Upon completion of works or part thereof specified herein contractor to allow for cleaning up and removing all redundant and defective materials and to leave the property in a neat,tidy and weathertight condition.					

17	Health & Safety All works carried out under this contract are to be undertaken fully in accordance with the Construction (Health & Safety) Regulations 1996 inclusive of the supply of all necessary ladders,scaffolding, dust sheets and the setting up of a safe working area to protect the occupiers, their property and any adjoining property together with members of the public during the course of the works. Con tractor shall not permit his workforce or any sub contractor employed by him to disturb, penetrate or damage any asbestos found during the course of the works under any circumstances without the prior consent of the Health & Safety Excutive and the Contract Administrator. Where found any asbestos is to be noted and the Contract Administrator notified by the contractor immediately for advice on procedures. The contractor and his workforce are to be trained on how to recognize asbestos material and the procedures to be adopted.					
18	Risk Assessment Contractor to submit a risk assessment plan for implementation during the course of the contract, for approval prior to any works commencing on site. **Total.....£**					