PROJECT:-
Proposed Porch and Internal Alterations incl. Windows, at 2 Park Court, Harwoods Lane, Rossett, Wrexham, LL12 0HD

CLIENT:-
Mr. & Mrs. I.D.M. Watson,
Tel: 01244 571966 (Home) / 07717 174857 (Mobile)
Email: [redacted]

DETAIL:-
Specification

DATE:-
April 2025

DRAWING NO.:-
IDMW/2/C

REVISIONS:-

SPECIFICATION

Site Preparations:-
The site of the works to be cleared of all offensive materials prior to commencement of the works.

Demolitions:-
Take out and remove existing blockwork walls to Reception/Hall as shown. Allow for all temporary supports. Build in beams as specified by the Structural Engineer's designs, details & calculations.
W2, W3 & W4 – see 'Existing Openings' Note.
Take out & remove existing Reception window; form opening to give access from proposed Porch into existing Reception area
Take out and remove all sanitary items incl. wastes etc., to the existing g.f. shower room. Make good to all areas disturbed.

Excavations:-
Work adjacent to the exist. foundations / walls to commence only after the exist. walls / foundations have been fully investigated and the new foundations then formed as not to impair the stability of the exist. structure.

Foundations:-
Founds. to be concrete strip founds. 600 x 225mm. deep - 1:3:6 mix - depth below G/L - 825mm. to u/s of concrete or to suit site conditions, all to the complete satisfaction of the Local Authority Building Control Officer.
N.B. Positions of all existing services are unknown i.e. Gas, Electric, Water, B.T. etc.
If ground found to be unsuitable for strip footings then Client to provide design & calculations of re-inforced concrete raft foundation.

Brickwork Below Ground Level:-
Frost resisting concrete commons with a min. compressive strength of 21N/mm. Provide weep holes at 450mm. centres in perpends in course under d.p.c. All visible brickwork above G/L to be in facing brick.

Vertical D.P.C.'s:-
Vertical d.p.c. to be inserted at any change of level. To be Bituthene or similar to Agrement Certificate Specification. Full height, 300mm. min. wide vertical dpc's required at external corners of the walling.

Wall Construction:-
Outer leaf of 102.5mm. facing brickwork, to match existing dwelling; or;
Outer leaf of 100mm. blockwork with 16mm. sand/cement render, finish to match existing dwelling and painted to the Client's specification; provide 'bell-cast' at dpc level with 2no. coats of black 'synthapruffe' below dpc.
Cavity to be 100mm. filled with 'Unilin' Insulation Cavity Therm (CT/PIR) 95mm. Insulation, having wall-ties to BS1243:1978 (amended) spaced 750mm. horizontally & 450mm. vertically and at each block course at all jambs.
Cavity to be sealed at eaves with non-combustible type for use in conjunction with the Unilin Cavity-Therm insulation system specified, and all openings to have 150mm. wide horizontal & vertical d.p.c.'s, stepped as necessary to maintain 150mm. min. above path level.
Inner leaf of 100mm. 'Thermalite' Aircrete Shield (Thin Joint) 100 x 440 x 215mm. block, 12.5mm. plasterboard on dabs (dri-lining), including for all 'Expamet' angles & casing beads.
External wall construction to achieve a 'U'-value of 0.18W/m²K.

Cavity Closers:-
All cavities to be closed with 'Thermabate' cavity closers type Thermabate 100 (white). Thermabate section used at cills and heads of openings to overlap by 50mm. (see manufacturer's details).
Thermabate to British Board of Agrement Certificate No. 92/2648.

Cavity Tray:-
Provide dpc/cavity trays to all openings in cavity walls and to extend 150mm. either side of lintols.

'Furfix' Crocodile Ties:-
Brickwork / Blockwork to extension to be fixed to existing structure by means of 'Furfix' crocodile ties.

Structural Engineer's Details:-
See Structural Engineer's designs, details & calculations for all necessary beam and lintol work.
Ensure proposed structural steel beams have 30 mins. fire protection.
Allow for all necessary temporary supports.

Lintols:-
Catnic lintols (or structural beams) to have 150mm. min. bearing each-end. ½hour fire-resistance provided by 12.5mm. plasterboard & skim finish. A min. 2no. vertical joints to be left open in face to allow for drainage from lintol. Lintols to be insulated.
Lintol schedule:-

W1/D1	Catnic CG90/100
W2	existing
W3, W4	Catnic CG70/100 or Catnic CG90/100 (tbd – to suit existing cavity)
Opening 'A'	existing
D2	Beam 'E' (If non load-bearing, fit Catnic CN102)
D3, D4	Catnic CN102
Beams 'A', 'B' & 'D'	See Structural Engineer's designs, details & calculations
Beam 'C'	See Structural Engineer's design, detail & calculations – Contractor to determine whether Beam 'C' is to be fitted re: load-bearing wall.

Roof Construction:-
Warm Roof:-
Mono pitch roof to consist of Redland Stonewold II MK2 Slate Smooth (Slate Grey), laid to manufacturer's instructions on 50 x 25mm. tanalised s.w. battens on 38 x 38mm. tantalised s.w. counter-battens on 'tyvek' high performance underslating to BS8217:1994, to be laid over 150 x 50mm. C24 timber rafters, lapped 150mm. both horizontally & vertically, carried well into gutters and secured with clout nails, complete with all necessary 150 x 25mm. bracing. Rafters spaced at 600mm. centres. Rafters to be secured on 100 x 75mm. timber wall-plate, which will be secured with 30 x 5 x1000mm. m.s. anchor straps at centres n.e. 1200mm., allowing for 50 x 50mm. noggins between rafters. Straps provided at roof and wall abutments.
Rafters to be secured to dwelling by screw nailing to 100 x 50mm. batten rawlbolted to dwelling at 600mm. ctrs. Rafter screw nailed to timber wall-plate.
Install 150mm. Kingspan Kooltherm K107 Pitched Roof Board fully between rafters, with 3mm. skim coated 52.5mm. Kingspan Kooltherm K118 Insulated Plasterboard under rafters.
Roof construction achieves a 'U'-value of 0.13W/m²K.
Ventilation of the roof is not required in the Warm Roof concept.
Roof pitch to be 17½°.

Flashings:-
Flashings to be in new Code 4 lead.

Joist Hangers:-
Joist hangers to be 'Expamet' Building Products 'BAT' joist hangers type 'MAXI-SPEEDY', bolted to masonry with 12mm. diameter bolts (4 times) and hanger nailed to the joists with 'BAT' nails (9swg x 32mm. long square twisted sheradised). Hangers to BS6178 Part 1 1990.

Timbers:-
All timbers to be C16 quality unless otherwise stated. External timbers to be knotted, stopped and primed prior to painting or treated with a suitable preservative prior to staining.

Ground Floor Construction:-
Floor finish to be to as follows:-
Client's Specification (ceramic tiles or other as specified by Client) on 'Latex' self-leveller on 150mm. C20D grade concrete slab on 100mm. 'Kooltherm' K103 Floorboard insulation or similar, laid in strict accordance with manufacturer's instructions & details. Insulation laid on 1200g. visqueen d.p.m. on 50mm. fine sand blinding on well consolidated hardcore - 150mm. min. or to suit site levels.
Min. 500g. dpm between ground floor insulation and concrete slab over.
Ground floor construction achieves a 'U'-value of 0.15W/m²K.

Partitions:-
Blockwork partition walls with 13mm. plaster and skim both sides built off thickening in floor slab.

New Openings:-
New openings to be double-glazed woodgrain casement windows including 'trickle' ventilation equal to 5,000mm² (over 1700mm. from f.f.l.).
All windows to be escape windows – the window should have an unobstructed openable area that is at least 0.33m². and at least 750mm. high and 450mm. wide – the bottom of the openable area should be not more than 1100mm. above the floor.
Opening to be n.l.t. 5% of the floor plan area and to comply to Part L of the Building Regulations.
Glass in windows and doors to be 'K' Glass (low emissivity) to achieve 'U'-value of 1.4W/m²K.

Front Door:-
Provide and fit, 4 square (off set) Glazed Composite Front Door in Anthracite Grey, with fully glazed side frame, 150mm. standard cill; long bar handle externally only; laminated glass to door & side panel. Door to have MultipointPAS24 Locking System, High Security Yale Cylinder, Polyurethane Thermally Insulated Core, 44mm. Extra Strong Door Leaf, 70mm. Fully Welded Energy Efficient Reinforced UPVC Frame.

Existing Openings:-
Take out and remove existing Hall front door & side frame, form/build-up opening to receive new obscure glazed casement window (W2), 450mm. wide, with plaster & skim both sides, incl. making good to all areas disturbed.
Take out and remove existing g.f. Shower Room window, form/enlarge opening to receive new 1200mm. wide window (W3), making good to all areas disturbed. Window centralised between wall and svp pipe boxing.
Take out and remove existing Reception/Kitchen double doors & frame. Block up opening in 100mm. blockwork with plaster & skim both sides, to receive new single door & frame, to match existing internal doors/frames.
Form opening to receive new window (W4), above existing half-landing window. Allow for making good all areas disturbed, and building in Catnic CG70/100 or CG90/100 lintol above opening (dependent on existing cavity width); window to be same width as the half-landing window below. Allow for any re-configuration work to the window/lintol/soldier course brickwork below to accommodate the new window above.

Internal Doors:-
All internal doors, bar the Kitchen to Reception door to be 'Howdens' Holdenby Oak Pre-Finished Door & Frame, incl., all necessary ironmongery.
Kitchen to Reception door to be 'Howdens' Holdenby Oak Pre-Finished Glazed Door & Frame, incl., all necessary ironmongery.
All architraves, linings and skirtings to be in oak.
The above as specified unless otherwise specified by the Client

Glazing:-
All glazing up to 800mm. above floor level in a wall or partition and up to 1500mm. above floor level in a door or side window is to be of toughened glass.

Fascias & Soffitts:-
All fascias and soffitts to be in 19mm. timber – knotted, stopped & primed prior to painting, or treated with a suitable preservative prior to staining – colours to be determined / agreed.

Plasterwork:-
All internal plasterwork to comply to BS CP211. All surfaces are to be steel trowelled to a smooth finish.

'Velux' Roof Windows:-
Roof window to extension to be Roof window by 'Velux' Roof Windows, type Velux Top-Hung White Polyurethane finish, GPU 0050; or colour to Client's specification – toughened outer pane - size 780 x 980mm. ref: MK04. Roof Windows complete with security lock; flashing for the relevant slate profile, insulation, framing, linings and vapour barrier. Roof construction to include for double rafters & trimmers to roof window openings.
A blind can be fitted to the roof window – types: blackout blind, roller blind, flying pleated blind, venetian blind or duo blackout blind – take instructions from Client.
'U'-value = 1.2W/m²K. Extra Noise Reduction glazing option.

Plumbing:-
All internal plumbing to comply to BS5572.

Drainage:-
All new drainage to be 100mm. 'Supersleve' or similar bedded in 150mm. pea gravel, laid to a fall of min., 1 in 40. Drains within 900mm. of foundation to be encased in 150mm. concrete and if within 400mm. of G/L.
Drains passing through walls to be protected by pre-cast reinforced concrete lintol built into wall above drain. Proposed s.w. drainage to be connected to existing downpipe.
All proposed foul drainage to be connected to the existing foul system.
Exact positioning of proposed manhole (mh1), to be determined on site.
Existing foul drainage system shown on the existing plan to be made redundant where necessary.

Rainwater Goods:-
100mm. gutters to match existing dwelling, 1:50 falls. Downpipe to match existing dwelling - r.w.p. connected to existing downpipe at side elevation.

Inspection Chamber:-
New manhole to be constructed in 225mm. brickwork, English bond, with medium duty galvanised steel cover, built over proposed foul run.
Alternatively, fit polypropylene inspection chamber over run with medium duty galvanised steel cover.
Exact positioning of proposed manhole (mh1), to be determined on site.

Energy Efficient Lighting:-
Include for Energy Efficient Lighting to comply with Part L of the Building Regulations Approved Document as shown below:-

Number of room created:	Recommended min. number of locations:
1-3	1

75% of all internal light fittings are to be Energy Efficient
100% of external light fittings are to be Energy Efficient

Ceramic Wall Tiling:-
Ground Floor W.C.:-
The size, style and design of the ceramic wall-tiles to Client's specification.

Sanitary Fittings:-
The style of sanitary fittings to be to the Client's Specification.
Ground Floor W.C.:-
W.C. to have 100mm. dia. connection into stub-stack.
Wash hand basin to have 50mm. dia. waste & 75mm. deep seal trap into stub-stack.
As stated, all wastes to discharge to stub-stack. Stack to have air-admittance valve ('Durgo' valve) fitted (to the manufacturer's instructions).

Mechanical Ventilation:-
Mechanical ventilation to Ground Floor W.C. to operate at 15L'/sec.

Electrics:-
All electrical installations to comply with current edition of the I.E.E. Regulations. On completion, the work must be certificate approved by M.A.N.W.E.B. or N.I.C.E.I.C.
The wiring shall be plastic sheathed cable C.M.A. grade, sunk in plaster on walls and protected with metal sheathing or with 'Ega'-tubing. All switch plates, power outlets, lighting outlets, etc., to be in white plastic by M.K., Crabtree or similar. Quantity of electrical items to client's specification. That shown on proposed plans is suggested example only.
All switched socket outlets to at a min. height of 450mm. from f.f.l.
All light switches to be at a max. height of 1200mm. from f.f.l.
Electrical Installation:-
The electrical installation is to comply to Building Regulations Part 'P' (work to dwellings).
The proposed electrical installation work is to be undertaken by a legal person (i.e. a firm or an individual) who is a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
In these cases the person is responsible for ensuring compliance with BS 7671: 2001 and all relevant Building Regulations. On completion of the work, the person ordering the work should receive a signed Building Regulations self-certification certificate, and the relevant Building Control body should receive a copy of the information on the certificate. The person ordering the work should also receive a duly completed Electrical Installation Certificate as or similar to the model in BS 7671: 2001 Appendix 6. As required by BS 7671, the certificate must be made out and signed by the competent person or persons who carried out the design, construction, inspection and testing work.
Electrical arrangement to the proposed extension and the re-configured Reception/Hall arrangement shown on the proposed floor plan is suggested example only, take instructions from the Client for the exact electrical arrangement.

Internal Clear Door Widths:
All Ground Floor min. clear door widths to be 2'9" (826mm.)

Fire Detectors:-
Provide integral mains powered smoke alarm system to BS5445 Part 1, by 'Aico' or other similar and approved.
Units to be installed, located and operated all to manufacturer's instructions to Local Authority approval i.e. Detectors to be fixed to ceiling at least 300mm. from any wall or light fitting. A central position is preferable. The detectors should not be fixed to or directly above heaters or any other place where steam, condensation or fumes could give false alarms. The Contractor shall on completion of the installation, ensure that the owner receives the manufacturer's instructions concerning the operation and maintenance of the alarm.
Smoke detectors to be interlinked. (Smoke detectors installed in Hall/Reception).
Heat detector to Kitchen area.

Heating / Radiator Schedule:-
Heating – Gas central heating.
Radiators to be sited in all rooms, with the required kilowatt output as calculated by a Registered Plumbing & Heating Engineer.
A mean water temperature of 76°C. in the radiator to be used and 10% added.
Ceiling Height = 2.370m. (existing dwelling).
Radiators to be fitted with Thermostatic Radiator Valves.
Ensure all pipework susceptible to freezing is adequately lagged.

Electrical Symbols:-


One, Three way light switch.


Ceiling rose & lampholder.


Battenholder.


LED Recessed Spot-light / External light fitting.


Single & Double 13amp. switched socket outlet.


Extractor fan isolating switch.


Smoke Detector.

Radon Protective Measures:-
Ground floor d.p.m. to be linked to d.p.c. and cavity trays. All joints to be fully sealed. All details to be in accordance with recommendations as set out in BRE 211.
Full protection required - install 1no. Monarflex radon sump and connected to a sealed pipe 110mm. dia. and to discharge directly to the outside air, all installed in strict accordance with manufacturer's details and recommendations. A252 mesh to be built into floor slab, 1m. wide, around slab perimeter.
Client/Contractor to check with the Local Authority Building Control Department whether partial or full protection required.

General:-
Client to submit samples of roofing tiles, render finish/facing bricks, and any other finish to the Local Authority Planning Department for approval prior to ordering.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH GOOD BUILDING PRACTICE AND WITH CURRENT CODES OF PRACTICE RELATING TO BUILDING WORK.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS / DETAILS ON THE SITE OF THE WORKS, PRIOR TO COMMENCEMENT.

THE DRAWINGS ARE SUPPLIED FOR PLANNING AND BUILDING REGULATION APPROVAL PURPOSES ONLY.

CDM2015 (Domestic Client):
The design reflected in this drawing has been developed for Planning Application / Building Regulations only.
Our appointment as Principal Designer stops at this point.
The Domestic Client duties under CDM2015 must be undertaken by the contractor, or where there is more than one contractor, the Principal Contractor.
Contractors in Domestic Projects must be aware of their client duties under the Construction (Design and Management) Regulations 2015. Should this not be the case further guidance must be sought.
In accordance with the Construction (Design & Management) Regulations 2015 it is our policy to 'Design Out' as many identifiable risks as possible for the construction, maintenance and demolition of the project.
A competent contractor should be aware of 'Normal' risks involved with the construction process.
Unusual / significant residual risks that cannot be eliminated as part of the design process are listed below:
1) None Identified.
Safe methods and systems of work remain the responsibility of the contractor and must be identified in the Construction Phase Plan. A Construction Phase Plan must be drawn up for every project by the contractor or principal contractor.
If any party using this drawing consider or identifies any 'Abnormal' or 'Unusual' risks that have not been identified above they should share this with the project team immediately.
Health and Safety File – when our appointment as Principal Designer ends we will pass the health and safety file to the principal contractor. The principal contractor will be responsible for developing this and handing it to the client on completion.

Health and Safety File:
This drawing is to be included in the Health and Safety File on completion of the project and must be updated as necessary by the Principal Contractor to reflect any changes and deviations from the design.

Asbestos:-
Any suspected asbestos / contaminated material is to be inspected by a specialist.
Asbestos is to be removed and disposed of off site by a specialist licensed contractor as required, under the 'Control of Asbestos Regulations 2012'.Further information regarding the above can be obtained from the H.S.E. (Health and Safety Executive).

IDMW/2/A-C(Rossett).
April 2025.