8. ROOF:

Roof trusses construction @ 22.5° pitch roof to manufactures design to match sections, and elevations. Preservative treatment: for roof and wall timbers to be: Hickson Tanalith C or Rentokil Celcure A. The contractor shall provide a certificate of treatment to cover all timber processed.

Structural calculations for the roof trusses to be provided to the building inspector 14 day prior to installation.

Wall plate to be bedded on mortar and strapped to wall at max.1200mm centres with 5 No. 30 x 3mm sheradised clout nails.

Roof tiles to closely match those on the existing property and to be approved by the supervising officer prior to purchase, and fitted in accordance to manufacturer's guidelines.

Each tile nailed on to 50 x 38mm tanalised timber cross battens on a reinforced breathable membrane on to the roof members.

Install as appropriate all flashings at wall abutments as indicated to Lead Assoiciation standard details.

Ceiling joists to receive 300mm thick insulation quilt laid 150mm layer between joists and 150mm layer crosslaid over to provide max U value 0.16W/m²K. Lag all pipes in roof space as appropriate. Ceiling to be finished 1No. layer 12.5mm Gyproc Wallboard or equal approved with joints taped and finished with a plaster skim. Prepare for final decoration.

Roof ventilation to be provided via equivalent 10,000mm²/m with over fascia ventilators (Glidevale FV100 or equal approved) and 25,000mm²/m with over fascia ventilators (Glidevale FV250 or equal approved) where insulation is at rafter level. Min 50mm free air space above insulation at eaves to be maintained via the installation of proprietary over rafter ventilators (Glidevale RV451 or equal approved). Provision of cross ventilation completed via proprietary lean to roof ventilator providing 5,000mm²/m (Glidevale MR50 or equal approved) with code 4 lead flashing over at abutment with main house.

Roof tiles to closely match those on the existing property and to be approved by the supervising officer prior to purchase, and fitted in accordance to manufacturer's guidelines.

Each tile nailed on to 50 x25mm tanalised timber cross battens on a reinforced breathable membrane on to the roof members.

Install as appropriate all flashings at wall abutments as indicated to Lead Association standard details.

Supply and fix upvc Fascia boards, barge boards, soffits, guttering and rainwater pipes as detailed on drawings Include for Dry verge cloaking ystem e.g. marley eternit Universal or similar approved, suitable for double roman tile profile, with all verge, ridge and end caps..

9. CEILINGS:

New 12.5 mm plasterboard ceiling with skim (foil backed) skim finish to be fitted to provide half hour fire protection.

Loft Hatch: Supply and fix Part 'L' compliant sealed drop down access door

Suggested Supplier: Manthorpe Ref: GL250/03L or Timloc product Ref: 1169/35 or Access Building Products Ref: PD35 or Polypipe Ref: 35TDI or Glidevale LA2 (with Pheholic board insulation).

10. ELECTRICAL WORKS:

Supply fix and wire up the following in accordance with the manufacturers instructions and B.S.7671 All as specified in STANDARD DRAWING 001.

Note to contractor: If you require a copy of standard drawing 001 contact DCC.

All electrical work to be carried out by a Competent Electrician with NICEIC membership who will provide Part P (Electrical Safety) certification to comply with Building Regulations and with the latest IEE regulations.

Install electrical installation and connect to existing electrical supply all in accordance with the standard specification & B.S. 7671.

Test certificates on all installed items to be provided on completion.

The contractor is to ascertain the condition of the existing electric service / wiring and is to allow for any upgrading necessary to undertake the works required within the tender figure including upgrading the earthing to current standards.

Contractor shall obtain from the electric supply authority a PME terminal if one is not already fitted and the existing electric bonding shall be improved to PME standard.

Provided that new circuits are separated from the existing circuits, they can be connected to a common consumer unit. If the consumer unit has no spare ways then it is to be changed for a larger unit, but in both cases the earthing installation is to be brought up to current standards.

The condition of existing circuits should be recorded on the periodic inspection form.

Lights and switches as standard specification and \ or as shown on layout.

Confirm location of above with Client prior to installation, otherwise allow for; Socket outlets and light switch - in positions shown. Height of light switches not to exceed 1200mm above floor level. Height of sockets/phone points/TV aerials to be not less than 450mm above floor level.

Smoke detectors in dining room and first floor landing hardwired with battery back up

Agree and confirm with Client exact location of power outlets and switches prior to installation.

- Supply and fit 10No. fire rated LED downlights with chrome ring (switched as shown) in bedroom as indicated
- Alterations to existing electrical installations as required by construction of new extension and alterations to exisitng wiring.
- Supply and fit 6No. fire rated LED downlights with chrome ring (switched as shown) in shower room as indicated
- Bedroom: 10 No. 13A 2 gang sockets (2 of which to have double USB ports, client to confirm locations) and 1No. TV point
- High level fused spurs for track hoist in bedroom, shower room fan heater and above D1 for door entry system.
- Low level fused spurs for Clos-O-Mat specialist WC in shower room.

HEATING

New radiators to connect to existing system. Allow to drain down system, flush out system with suitable cleaning agent. Supply and install new steel panel radiators with a BTU rating (contractor to provide design) including TRV's in position as shown on plan allowing to adjust flow and return pipework. Refill system with a suitable rust inhibitor and carry necessary tests before use.

Hot and Cold Water Services Installation: Extend existing hot and cold water services system to new accommodation. Hot and cold water services installation to be carried out in accordance with current regulations and British Standards Codes of Practice.

Light Fitting

Downlights to bedroom and shower room, allow for 8no in bedroom and 6no inshower room. . These are to be controlled by Amazon Echo dot and controllers etc to be sourced by client.

Shower Unit

Use MIRA ADVANCE ATL FLEX EXTRA 9.0kw thermostatic shower unit if a pump is required, If a pump is not required use MIRA ADVANCE ATL FLEX 9.0kw thermostatic shower unit. Temperature setting of the unit to be adjusted to 41 deg.C.Allow for dedicated feed PCB 10mm wire run cable. Provide with the unit an extended handspray, hose and extended riser rail. A Mira, **DCV-H**, double check valve must be installed to the **OUTLET SIDE** due to an extended hose being fitted. The shower units are to be provided complete with soap dish. NOTE. Shower unit to be mounted 900mm to underside from tray level.

Extract Fan: for Shower / Bathroom / Toilet accommodation with:

OPENABLE WINDOW: Vent Axia VA 100 SVX 12 pull cord and shutter (exceeds 15 litres per second) Ref: 2583 12E

All to be fitted as applicable with; wall kit Ref: 254102 for white or 254100 for brown and external wind baffle; Ref: 452094 for white or 452095 for brown.

Extractor fan to be fitted as high as practicable and preferable less than 400mm below the ceiling line.Contractor to allow for new / upgrading existing ceiling extract ducting.

Allow for wrapping ducting in 100mm quilt insulation. Allow for 'loop' to ensure that no condensation drips back down into fan.

DCC Clerk of Works to inspect.

Allow for repositioning kitchen extract fan external vent as show on rear elevation.

Wall Mounted Heater to shower room: To be DIMPLEX FX20VE Tangoheat fan heater. Contractor to set timer on fan heater to 15 mins and explain to client of the timer system

Wall mounted Heated Towel rail to shower room to be Dimplex TTRS 120/W allow for electrical connection.

12. INTERNAL DOORS

3No 75mm steel butt hinges complete with sw frames and architraving. Door furniture with mortice latches and handles to match existing house where possible.

Supply and fit 1No. 1981x915mm wide painted 4 pressed panel door , hung in pocket door system with soft close and recessed pull handles. Shower room to feature a privacy latch.

Supply and fit 1No. 1981x915mm wide painted 4 panel pressed door to bedroom/dining

Door leafs, frames and architraves to be prepared and decorated with knot treatment, 1No. coat primer, 1No. coat undercoat and 2No. coats white gloss topcoat.

13. PLUMBING

Installations to be:

- New Clos-O-Mat wash dry W.C. (to be ordered by DCC) Waste to discharge into new SVP as indicated.
- Supply and fit new WHB to shower room - TWYFORDS GALERIE 550 GN4222 WHB size 550mm x 450mm WHB 2 TAP with pedestal ref VW4910WH, lever taps, chain waste and wall fixing bracket. Connect up hot and cold water supplies to WHB in copper pipe of the correct size including isolation valves in an accessible position. Supply and fit new basin trap and 32mmØ waste pipes to discharge to new AAV as indicated.
- Supply and fit GRP wet floor former as manufactured by: (CONTOUR SHOWERS TEL: 07977561227 or 01606 592586 Type ECO DEC; 1800mm length x 800mm wide ENSURE LEVEL ACCESS IS ACHIEVED allowing for thickness of floor finish as later described. Provide and fix in position half height SILVER shower screens (bespoke size) as manufactured by: CONTOUR SHOWERS TEL: 07977561227 or 01606 592586 Option: 750mm High wall to wall double bi-folding doors, all fitted in accordance with the manufacturers instructions. **(When ordering silver shower screens ensure the rep is aware the works if for a DCC adaptation scheme). Contractor to consult with supplier prior to ordering to ensure correct sizing/CONFIGURATION; ordering and co-ordinating of products.** Supply and fit full length shower curtain with weighted hem and shower curtain rail. Contour proprietary waste to be be provided, discharging to new BIG.

Shower Seat: Loose Seat Supplied by OT

Shower Curtain/Pole: Curtain included in AKW or Contour Wet Floor Package.

Install all wastes as noted on the drawing and in accordance with the specification and building regulation requirements.

Connect up waste to discharge to new gully.

Supply and fix new W.H.B as notes in position indicated including new lever taps, connect up waste in 32mm Dia pipework to discharge to new gully.

New W.C.(Clos-O-Mat) as notes in position indicated,connect up with soil pipe to new S.V.P.

Soil and waste pipework to be uPVC.

Supply and fit new waste and trap (with integrated connection for adjacent washing machine) to new kitchen sink and connect with 40mm uPVC pipework to new S/S in ground floor kitchen. All wastes to have rodding access at changes of direction and air admittance valves at head of runs.Washing machine waste to discharge into new branch pipe connected to existing SVP, ensuring connection via 75mm trap seal.

Sanitary fitting traps to have 75mm dia deep water seal with wastes falling at 1¼ to 2½ degrees to soil and vent pipe or gulley.

Form junction ready to accept branch from wash basin & washing machine.

No connections permitted into stacks within 450mm of drain invert.

All branch pipes / soil stacks to be accessible for rodding with rodding points above level of the lowest connected appliance.

All common wastes to be increased to 50mm dia. with anti-vac traps installed to excessive waste lengths (ie: over 3.0m in length).

Connect up hot and cold water supplies to W.H.B. & W.C. in copper pipework of the correct size including isolation valves in an accessible position. Any Surface mounted pipework in shower area to be in chrome pipe and clipped back to walls as necessary. Where WHB is to be located in shower area, white bottle trap is to be installed.

Connect up cold water supply to electric shower as described elsewhere, pipework to be concealed in wall or if surface mounted chrome pipe to be used. Provide isolation valve in accessible position.

The contractor is to ensure that the existing altered pipework is taken back to the nearest 'Tee' to ensure there are no dead legs.

All pipework to be run true and level, all pipes to be supported at correct centers using plastic pipe clips of the correct type and size. If pipework is visible outside shower area form low level boxing; frame to be constructed out of soft wood and clad in 9mm MDF. Allow for decoration as per notes in section 9

14. DECORATIONS:

Decorate all new areas of the works both internally and externally and all disturbed areas as specified in the specification of works and as noted on the drawings.

To kitchen disturbed internal walls, B, C & D: Remove wall paper and existing wall tiles, make good wall, smooth and level, supply and hang heavy duty lining paper and apply 2 coats of emulsion.

Kitchen wall A to remain as existing.

To kitchen ceiling: Make good and apply 2 coats of white emulsion.

Make good skirtings (including decoration) where openings are formed in existing walls.

To woodwork internal and external: Sand and fill as necessary to obtain a smooth finish, 1 primer,1 undercoat and 1 gloss topcoat.

To new plastered walls apply 2 coats vinyl silk Emulsion Pain.

All new plaster: Sand smooth apply one undercoated and 2 coats of emulsion.

WALL FINISHES.

Make good to walls where existing wall tiling / wallpaper removed. Walls to be finished true and level.

Provide and fix to stud walls that are to receive new tiling, 12mm AQUAPANEL fixed with non-ferrous screws at 450mm centres, provide and build in suitable support for the proper fixing of all equipment including grab rails.

Supply and fix 150mm x 150mm white glazed tiling (Client to pay extra over cost if alternative colour is required.) on waterproof tile adhesive to proposed shower area, full height, to window cill, head & reveals in shower area and two rows over W.H.B. Provide and fix plastic trim to all exposed edges and around window reveals etc.

Provide silicone seal to all corners, around shower tray, around basin and all abutments with windows, shower screens etc. colour white.

WHITE ONLY TILES FUNDED BY GRANT, discuss additional cost with client if alternative tiles required.

FLOOR FINISHES:

15 - New bedroom not to receive floor covering, to be funded by client.

Supply & fit (to new ground floor shower room) Altro Aquarius (colour clients choice) anti-slip sheet safety flooring as specified in Standard Notes in accordance with the manufacturers instructions with manufacturer's adhesive and thermo welded joints, to the total area of new WC and shower room, continue flooring 150mm up wall abutments to form coved skirting (38R) & fit plastic trims (C7or C8 as appropriate) over. Coved skirting to be formed at all wall abutments in both rooms (no timber skirting in these rooms). Apply silicone sealant around base of WHB pedestal and WC pans.

.

16. EXTERNAL WORKS:

Gravel border to be laid against property with 50mm edging kerb as section drawings and standard details.

EXTERNAL BLOCK PAVED DRIVEWAY AND RAMPING:

Excavations/make up as per spot ground levels on plan drawing.

Make up ground with compacted layers of Type 1 MOT aggregate where required.

Supply and lay:

Mashalls Driveline 50 Bracken (client to confirm colour before ordering)to areas shown on plan to form parking area and access to new bedroom.

To be laid in strict accordance with manufacturers recommendations, block paving on 30mm compacted sharp sand screed on 2 x 55mm layers minimum compacted Type 1 MOT aggregate.

17. COMPLETION:

Made good and re-instate existing areas that have been disturbed by building works and drainage excavations, in materials to match existing \ original. Clear all rubbish away from site.

Clean down upon completion of the works and check all appliances for correct operation. Instruct Client(s) in the use of all equipment fitted and hand over all relevant documents.

Classification

CONTROLLED

~~Do not scale~~

Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

Statutory & Regulatory Approvals

Building Regulations Completion Certificate	yes
Electrical Test Certificate (NIC/EIC or similar)	yes
Part P Electrical Certificate	yes
Gas Safe Installation Certificate	No
FENSA Certificate	yes

NB: Following practical completion failure to supply DCC with the correct certificates will delay final payments.

Rev.	Details of Revision	Date	Initial

Derbyshire County Council
Corporate Property
Director of Property:-
Dave Massingham
Chatsworth Hall, Matlock, DE4 3FW
Tel. (01629) 580000
Fax. (01629) 536266

Partner Details

Project

Mr C Hardy
9 Grampian Way
Long Eaton
NG10 4PG

UPRN Number

907310

Drawing Number: 907310-WD-12

Revision

Title

Ground Floor Bedroom and Shower Room Extension

Specification 2

Scale	Drawn	Checked
NTS	ALB	
Original Size	Date	Date
A3	Nov 2017	

Status

© Crown copyright and database rights 2013. Ordnance Survey 100023251

© Derbyshire County Council Copyright: Reproduction in whole or part by any means is prohibited without the prior written permission of the Director of Corporate Resources