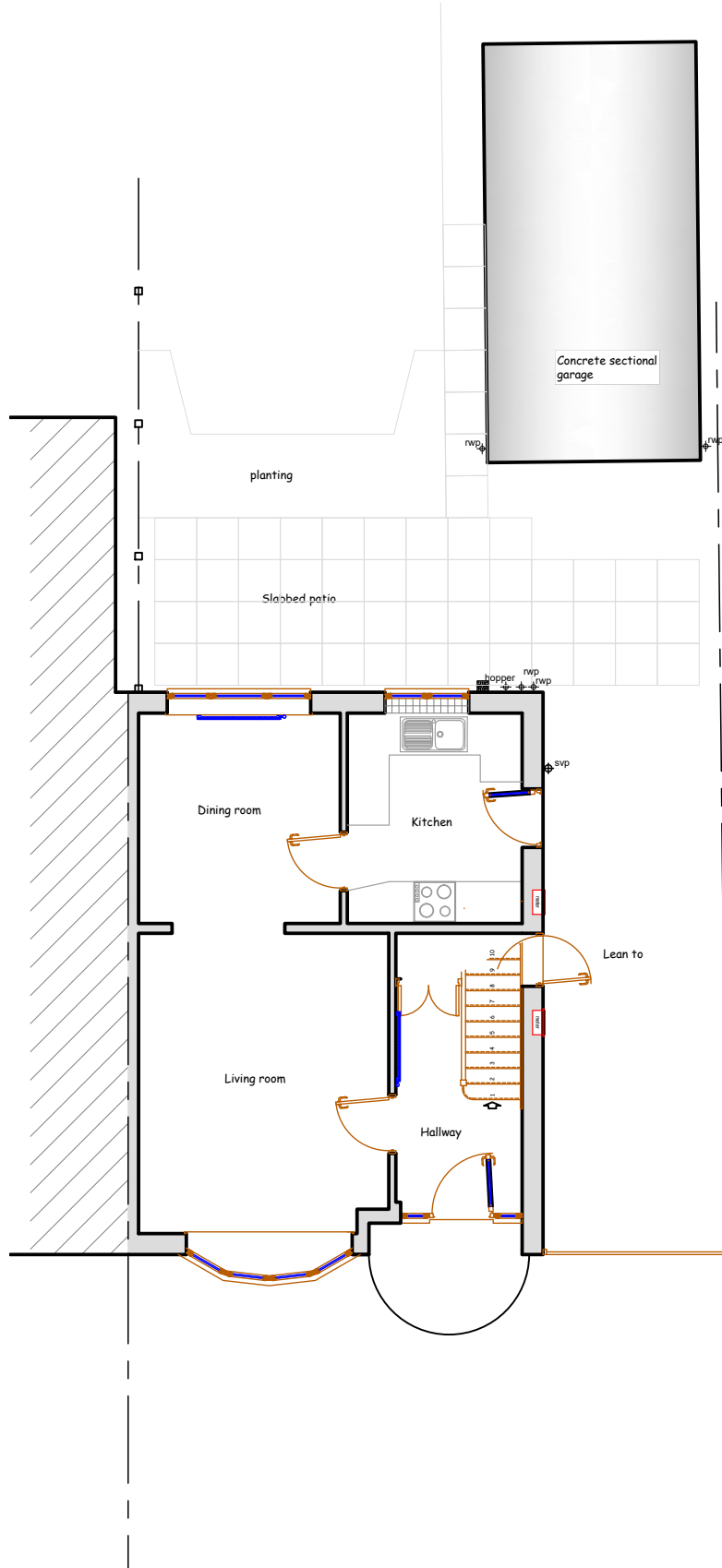
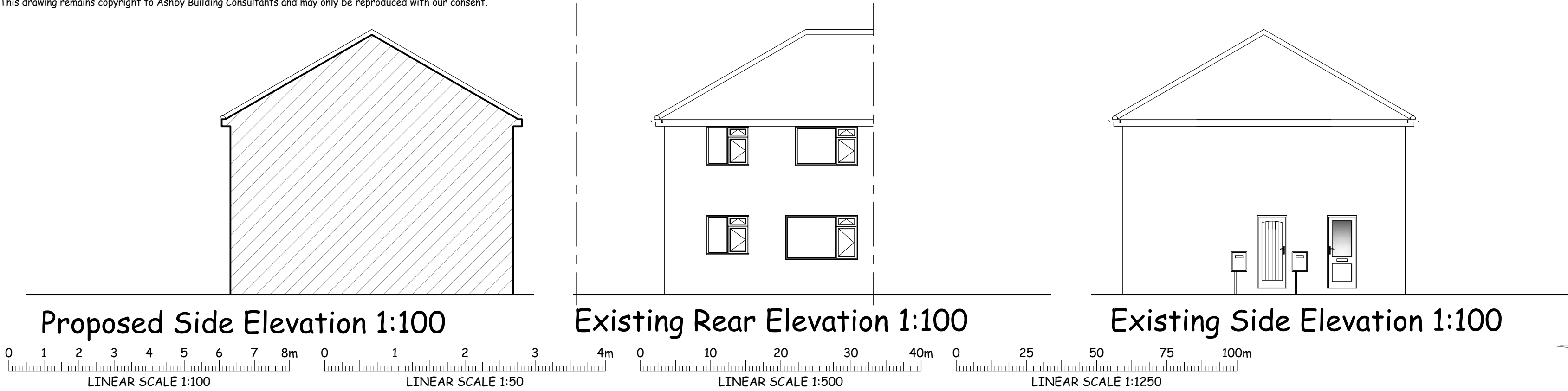




Existing Ground Floor Plan 1:100

- Preparation
- Building Safety Act 2022, + CDM Regulations 2015:** Contractor to cost to allow for developing the Construction Phase Health and Safety Plan to a standard as acceptable to HSE including any relevant Risk assessments and method Statements applicable and bespoke to the works, and for making available all such resources as are required to ensure full compliance with the Principal Contractors duties during the construction phase of the contract to include all Principal Contractor, Domestic and Named Subcontractors activities, and for the development of the Health and Safety File on completion including presentation to Lightbulb, all in accordance with the requirements of the Principal Designer. Contractor is to carry out all necessary testing to locate underground water pipes, gas, electric cables or drainage that may be affected by the proposed works prior to excavation and to provide all necessary temporary or permanent protection whilst the works proceed. Remove any temporary measures on completion of work. For the purposes of the Building Safety Act 2022 and the CDM Regulations 2015 the Contractor is to undertake the Clients responsibilities.
 - During the Construction Phase the Principal Contractor must notify the Principal Designer (Technical Officer) in writing, of any changes to the design, which occur on site and share any information relevant to planning, management and monitoring of the building work.**
 - Contractor is to undertake an asbestos R & D survey prior to commencement. If found ensure all current regulations regarding the removal and disposal of asbestos waste are complied with. The waste is to be disposed of at a site licensed to receive it. Ensure all necessary certificates and authorisations are obtained prior to carrying out any works.
 - Contractor is to allow for the provision of a portable toilet to be used during the whole of the contract.
 - Remove existing fireplace surround and fire from living room, clear and cart away. Block up opening incorporating a pvc hit and miss vent and plaster finish leaving smooth and flush with existing. Patch decorate whole wall.
 - Remove existing cupboard between hallway and kitchen and redirect all pipework and electrics to allow full width passage.
 - Cut back garage walls (3 sectional panels) as shown on drawing. Take full structural precautions. Investigate to see if any of these walls are load bearing before demolition and if found to be so, inform Lightbulb for further instructions. Break up exposed concrete floor and prepare for slabbing. Refit front gable end to garage.
- Foundations
- Excavate to suitable depth as approved by Local Authority Building Inspector and lay concrete foundation 600mm wide x 700mm deep at depth of 1000mm (minimum). Foundations to be taken to 150mm below invert of any adjacent drainage.
 - On boundary excavate to suitable depth as approved by Local Authority Building Inspector and lay offset concrete foundation to boundary 750mm wide x 700mm deep at depth of 1000mm (minimum). Reinforce with 1 layer A193 mesh in base having 50mm cover. Foundations not to project onto adjacent property and to be taken to 150mm below invert of any adjacent drainage.
 - Build up 300mm cavity walls from top of foundation to D.P.C. level. Walls to be built up in dense blockwork extending to one course below F.G.L. Backfill with weak mix concrete to 225mm below D.P.C. level. Backfill around foundation with selected excavated material.
- Floor slab
- Excavate to required formation level under floors. Treat subsoil with proprietary treatment to prevent vegetation growth. Provide and install Hanson Jetfloor beam and block system laid 150mm above reduced ground level in accordance with manufacturers recommendations. Ends of "T" beams to be encased in "K" Kaps' slip on end protectors prior to installation. Infill between beams with Celcon standard blocks. Lay Bituthene d.p.m. with 100mm Celotex GA4000 floor insulation and 1200g radon barrier finishing with 75mm screed. Floor to have a U value no greater than 0.18 W/m2K. Provide and fit void vents @2025 centres terminating externally with an air brick having flyscreen mesh. Where possible provide engineering brick sleeper wall with air bricks located adjacent to existing air bricks built off shoulder of ex. Foundation supporting beam and block floor. Alternately build beams into external leaf of ex. wall. **Manf. structural calcs to be provided by contractor to building control prior to installation.** The F.F.L. to be the same as the existing floor level. Contractor to supply client with waterproof seals to all airbricks for use where flooding is at risk.
 - Internal faces of existing unplastered masonry walls: scabble any paint/render, and form 12.5mm plasterboard on dabs finished with a 3mm plaster skim. Fit skirting board to match**
- Cavity wall construction.
- Build up walls above D.P.C. as indicated on drawing in cavity construction. External skin consisting of 100mm facing bricks to match existing (1:3 cement/sand mortar), including pointing. 50mm cavity with breather membrane on 11mm OSB/cementitious sheathing, 140 x 38mm timber studs @ 600mm centres on 100 x 75mm sole plate with 100mm Celotex GA4000 insulation between studs, Visqueen vapour barrier with Celotex PL4040 insulated plasterboard/skim internally. Stainless steel wall ties to BS EN 845 at max. 600mm centres horizontally, and max. 375mm vertical centres (225 mm centres vertically at window & door openings, and roof verge) fixed directly to timber studs. Insulated cavity closer to be installed to eaves and reveals of all openings. Mortar to be BS 5628:Part 1:1978. Flush mortar joints below dpc, bucket handle mortar joints (or to match existing) above dpc. Provide and fix I.G. Lintels type L7/50 'Hi Therm' over all new external openings (minimum 150mm bearing and pinned back to sheathing) with Cavity Trays Ltd type C cavity tray over incorporating type W perpendicular 2 weep holes per lintel. Polypropylene DPC's to be Visqueen Zedex housing grade DPC or similar to BS6515 welded to floor D.P.M. horizontally and placed vertically to all openings. Cavity to extend 225mm below dpc level. Install 215 x 65mm telescopic vents with flyscreen protection @ 1.35m centres to provide underfloor ventilation. Provide perpendicular vents @ 1.35m centres to external brickwork to provide cavity drainage. Provide and fix new softwood skirting to match existing. Either side of door opening the brickwork to be supported with 200 x 440 blockwork support for padstone/steelwork. Walls to have a U value no greater than 0.18 W/m2K.
 - Connect brickwork and timber skin of new cavity walls to existing house wall with stainless steel stronghold wall connectors by Cavity Trays Limited, BAT or equal.
 - Form white PVCu fascia and soffit boards to eaves and verge suitable for use with Cavity Trays Ltd or equal ventilation products.
 - Provide new Code 4 lead flashings at head of roof against wall areas. New flashing at head to be dressed 150mm up wall and dressed 25mm into mortar joint and lead pelleted prior to mortar pointing.
- Flat roof
- Form new EPDM single ply warm flat roof at min. fall of 1 in 40. Incorporate flashing carried up min. 150mm to all upstands and abutments. One piece cold applied (BBA certified), fully bonded EPDM membrane (1.5mm thickness) on 18mm plywood, 150mm Celotex XR4000 insulation laid in break bond fashion. Visqueen vapour control layer loose laid on 18mm exterior quality plywood decking on treated timber tilt filets and 47 x 195 C16 flat roof joists @ 450mm centres. All in accord with manufacturers installation instructions. Joists fixed to existing house wall with galv. Steel joist hangers, and on to new walls with galv. mild steel straps of a min. cross section of 30 x 5 mm at max. 2 metre centres. Straps must be carried over at least 3 joists where joists run parallel to the wall, with noggins between the joists and the wall. (Noggins to be at least 1/2 depth of rafters and min. 38mm wide). To have a U value no greater than 0.15 W/m2K. Ceiling to be 12.5 mm foil-backed plasterboard finished with a 3mm plaster skim. Provide and fix 50 x 50mm treated timber noggins between ceiling joists at all plasterboard joints and unsupported edges. A 20 year manufacturers warranty is to be provided on completion.
 - Provide and fix new matching 112mm upvc half round guttering fixed at 1000mm maximum centres and allowing 10mm expansion gap in all gutter and pipe joints, making connection with the adjacent guttering and ensuring suitable seal between. Guttering to have minimum fall of 1 in 600. Fascia brackets to be secured with 3no. screws. Provide and fix new upvc 68mm dia. downpipe fixed at 2000mm centres to discharge into new soakaway, existing gully or storm water course.
 - Excavate for new storm drain soakaway designed and constructed in accordance with BRE digest 365 being minimum of 2m from boundary and 5m from dwelling. Provide and fit a Polystorm lite duty (20 tonne) modular water storage cell (1m x .5m x .4m high per 10m2 roof area) with geotextile membrane over as supplied by Polypipe or similar. Ensure all new storm drains are suitably connected.
- Windows - doors
- Doors and windows should be designed to meet the security requirements of PAS 24:2012 or alternatively Appendix B of AD Q.**
- Remove existing kitchen window, dress down brickwork and adapt opening to approx. 1365mm width making good, including plaster and decoration. Support over with new Naylor R6 concrete lintels to each skin.
 - Remove existing dining room door/frame, and infill with s/w studwork and 75 mm acoustic insulation, faced both sides with 12.5 mm plasterboard, with 3 mm gypsum plaster skim and make good decorations. Plaster to finish smooth and flush with existing. Provide sufficient 150 x 38mm noggins to enable secure fixing points for wash basin, grab rails, kitchen wall units etc.
 - Remove existing kitchen/dining room window, and infill with s/w studwork and 75 mm acoustic insulation, faced both sides with 12.5 mm plasterboard, with 3 mm gypsum plaster skim and make good decorations. Plaster to finish smooth and flush with existing. Provide sufficient 150 x 38mm noggins to enable secure fixing points for grab rails.
 - Support over sliding folding door with 1 no. 203 x 102mm x 25kg/m U.B. having 310 x 6mm bottom flange plate with min. 215 x 250mm long x 65mm deep pre-cast concrete padstones to BS 5628:Part 1:1992. U.B.'s to be encased in 2 layers of 12.5 mm plasterboard and skimmed to achieve a min. 1/2 hour fire resistance. Return blockwork to be 215mm blockwork laid flat as per structural engineers details (all to Local Authority Building Inspectors approval). Seal off cavities and finish with 12.5mm plasterboard on dabs finished with a 3mm skim. To have a U value no greater than 1.4 W/m2K incorporating 10,000mm2 trickle ventilation. Glazing to comply with BS6262-4:2018 and Approved Document K with toughened glass below 800mm above FFL. Clear and cart away all debris.
 - Form new opening to kitchen to suit 1981 x 838 x 35mm flush s/w door and frame. Fit door furniture, mortice latch, 3 no. 100mm butt hinges, and architraves (backs primed before fixing). Door to be undercut by 10mm above finished floor covering. Finish either side with timber stud having fibrequilt insulation and finished either side with plasterboard and skim. All to match existing doors.
 - Form within opening to shower room to suit 1981 x 914 x 35mm flush s/w door and frame. Fit door furniture, mortice latch, 3 no. 100mm butt hinges, and architraves (backs primed before fixing). Centreline of door to be positioned 1100mm from wall to allow track hoist to pass through centre of opening. Door to be undercut by 10mm above finished floor covering and transome light above to allow for track hoist. Finish either side with timber stud having fibrequilt insulation and finished either side with plasterboard and skim. All to match existing doors.
 - Remove existing living room door and frame, and widen opening to suit new 1981 x 838 x 35 mm door and frame of style to match existing. Allow for new Naylor R6 100 x 140mm p.c.c. lintel over with min. 100 mm bearings. Fit new architrave (backs primed before fixing) and ironmongery and make good plasterwork etc. New door furniture to be lever handles to match existing.

- Shower
- Re-route water pipes out of shower area. (Boxing of pipework within the shower area must be authorised and approved by the Contract Administrator. Allow for refixing clients fittings.**
- Hack up screed and fit new level access shower former "Aqua-dec easyfit or Tuff form of size 1500 x 1200mm within the area designated by the shower curtain and down to the shower drain. Provide and fix roddable trapped floor gully to the proposed shower area suitable for installation into concrete sub floor and make connection to adjacent drainage system to building inspectors approval. Screed to shower area should be ARDURAPID 35 flooring compound (by Ardex) laid in accordance with manufacturers instructions. The Contractor must ensure that the whole of the floor area will drain to the shower tray to prevent any ponding of water outside the shower tray or leakage from the shower room.
 - Provide and lay to entire floor area of shower room, Altro **Pisces** 2mm thick non-slip Safety flooring by Altro Floors, tel: 01462 480480. Altro safety flooring should be laid in accordance with the manufacturers instructions and in accordance with the Code of Practice BS8203 2001. Flooring to be laid under all fittings - not cut around. The material should be adhered in Altrofix 19 Plus two part polyurethane water resistant adhesive. All joints on the floor must be cut in, grooved and hot seam welded with matching Altro welding rod. The Altro safety flooring should be covered over CF38R radius cove former, fixed at the junction of the wall and floor, up to a minimum height of 100mm to all walls and finished into the required finishing strip C7 Capping Seal (C8 where tiles used). Where flooring is to be made up of more than one piece of Altro it is to be formed from the minimum number of separate pieces required to fully finish the flooring and upstands. Where applicable, all doorway edges and open edges of the material should be finished with a suitable aluminium edging strip or PVC reducing strip. Altromastic 100 should be applied to all exposed edges, pipes and doorframes and perimeter skirtings if straight laid etc., and all protrusions through the floor must be sealed with Altromastic 100. Where the flooring is laid prior to completion of other trades it should be covered and protected with a suitable non-staining protective covering. Colour to be chosen by client from samples submitted by contractor
 - Supply and install a Liff Lime Beater (or similar approved) at least 1.0m from shower and in strict accordance with manufacturer's recommendations and instructions.
 - Provide and install a thermostatically controlled MIRA Advance Flex 8.7kW electric shower complete with 1m riser positioned 1200mm from floor to middle of riser and 400mm from adjacent wall with 2m hose. Additional handset holder to be positioned to clients directions. Controls to be reached from shower chair position (1200mm to c/l shower unit and positioned 650mm from adjacent wall). Shower should be set to maximum temperature of 43°C. Connect to mains water supply and to the electrical supply via a 45amp m.c.b. to the shower circuit. Cable to be 10mm to site of shower. The installation shall comply with current I.E.E. regulations. The contractor is to check that the water pressure is adequate for the installation of the electric shower, see manufacturers technical details. Where possible all pipework to be hidden with any exposed pipework in chrome finish with compression joints. Include for copper pipework to water feed to BS2871, inline scale reducer and full bore isolation valves to service pipework.
 - Wash basin - wc
 - Supply and fit Armitage Shanks "Portman 21 500" wall mounted wash basin (having 1 tap hole, overflow and chainstay) with concealed hangers, bottle trap, chrome basin lever mixer tap with ceramic discs and levers (hot to left, cold to right), making new connections to waste, hot and cold water supplies. Set wash basin height at 840 mm to top front edge. All internal waste pipes to be in white, with external pipework of colour to match existing. Seal between basin and wall with white silicon sealant. If necessary allow for inserting 150 x 75 mm s/w framework into stud partitions and re-facing with plasterboard, to provide support for basin wall brackets. Provide and fix 2 course tiled splash back to wash basin. Where possible all pipework to be hidden with any exposed pipework in chrome finish with compression joints. Include for full bore isolation valves to service pipework.
 - Provide and fix new Clos-O-mat Palma combined wc. and bidet by Total Hygiene Ltd (0800 374 076). Unit to be supplied and fitted with one touch activation pad and wall bracket. To be fixed to floor in accord with manufacturers recommendations. Make all connections to waste pipe and supply pipes. Provide clear silicon sealant between wc pan and floor. Provide fused spur and make all connections to I.E.E. regulations. Include for full bore isolation valves to service pipework. Contractor to provide commissioning certificate to client. Provide commissioning certificate on completion
 - Drainage
 - Form new 110mm PVCu stub stack with Air admittance valve. minimum height of 1000mm above FFL. Stack to be suitably secured to wall with brackets at high and low level.
 - Excavate for and make connection between roddable shower drain, wc, wash basin and existing foul drain. All to be in accordance with Local Authority Building Inspector.
 - Connect waste to existing foul sewer with PVCu type drains (110 mm dia. for wc, waste, 40 mm dia. for sink, shower and wash hand basin wastes) laid to a minimum fall of 1 in 80. (waste to be installed underfloor). All internal waste pipes to be in white. Where drains pass below the ground they are to be flexibly jointed on 100mm bed and haunch of 20mm granular material. Drains passing under building to be encased in 100mm granular material and 150mm compacted hardcore to BS 5955: part 6: 1980. Drains passing through walls to have a reinforced concrete lintel over to give 50mm clearance all round the pipe with the opening masked either side to prevent the ingress of soil. PVCu pipes below ground must conform to BS 4660.
 - UPVC inspection chambers. To be bedded on 100mm depth of 20mm down pea gravel with 100mm of 20mm down sidefill to within 150mm of frame and cover datum. Provide minimum of 150mm x 150mm concrete (1:3:6 mix) surround to cover and frame
- Plumbing
- Existing installations must be thoroughly flushed with Ferroquest and treated with an inhibitor (Fermox or similar) on completion.
 - Reposition existing dining room radiator and reconnect to existing central heating system, allow for all necessary diversion of pipework to new position in shower room. Radiator to be fitted with thermostatic valve. Make good wall and patch decorate on completion.
 - Provide and fit to bedroom a new thermostatically controlled convactor radiator sized to suit, to provide a temperature of 21 deg. C when the outside temperature is -5 deg. C, and connect into existing central heating system, allow for all necessary diversion and connection of pipework.
 - Provide and fit to new lounge/dining room a new thermostatically controlled convactor radiator sized to suit, to provide a temperature of 21 deg. C when the outside temperature is -5 deg. C, and connect into existing central heating system, allow for all necessary diversion and connection of pipework.

Revision "A" 1-2-26
Spec updated to latest design



Site Plan 1:500