

Rear Extension / Four Side Windows  
4 Compayne Gardens  
London  
NW6 3DH

## **Outline Building Specification / Scope of Work Document**

Full Planning Application Issue | **Revision** | 13<sup>th</sup> December 2014

### **Planning Issue**

This document should be read in conjunction with related project briefs and statutory documentation. It may be affected by factors of design, design development, construction, surveys and statutory authority requirements. It is by no means exhaustive and should be treated as a basis for achieving the minimum required standards compliant with all relevant British Standards and Building Regulations.

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### **Outline Scope of Works**

The existing property is a detached house comprising of a ground floor, first floor, second floor and third floor. The ground floor comprises of an open plan living space with a contained kitchen area.

The site lies within a residential area and many of the surrounding properties have utilised their properties by developing and extending with a single storey extension. The rear elevation is not overlooked by my neighbours, nor overlooked by any other properties to the rear. The garden level is higher than the ground level, adding an extra level of privacy.

In preparing the design for the proposed development, consideration has been given to the site and its surrounding area and the design principles established relating to the requirements of local policies referred to above.

The proposal comprises of extending the rear with a single storey extension, comprising of three Velux roof-lights and new Bi-Folding Doors. The new rear single storey extension will be used for open plan Dining and an open living. Furthermore, to add extra natural daylight within the space, four small windows have been added within the side elevation. These four windows are not overlooked by any adjoining neighbours and sit within a gable end wall. In terms of scale it will match the existing neighbours.

The existing boundary treatments to the property still are to remain.

The Contractor will make sure that all 'Health and Safety' and 'CDM' regulations will be adhered to.

### 1.0 New Rear Extension

- 1.1 Ceiling** :
- 1.1.1 New Plasterboard flat ceiling, to be taped and jointed and then plastered and painted with three coats of white Dulux paint.
  - 1.1.2 Generally, unless specified otherwise, comply with the relevant recommendations and performance requirements of BS 8290 for the selection and assembly of components and materials.
  - 1.1.3 Protection: No part of the ceiling must be subjected to loads for which it is not designed, including lateral loads from ladders, tower scaffolds, etc.
  - 1.1.4 Materials must be handled carefully, kept clean and removed and replaced correctly using special tools and clean gloves, etc. as appropriate.
  - 1.1.5 Setting Out: Unless shown otherwise, set out ceilings must to the exact size of the internal space and ensure that:  
Edges are never less than half in width or length. Position grid to suit tile/panel size(s), allowing for permitted deviations from nominal size(s).
  - 1.1.6 All lines and joints are straight and parallel to walls unless specified otherwise. Where surrounding walls or other building elements relate are not square, straight or level, obtain instructions on setting out.
  - 1.1.7 Jointing of perimeter trims to be carried out neatly and accurately without lipping or twisting using:  
Mitred joints at all external and internal corners.  
The longest lengths of trim available from manufacturer to keep intermediate butt joints to a minimum.
  - 1.1.8 Taped seamless finish to plasterboard ceiling with lightly sand cut edges of boards to remove paper burrs. Apply PVAC sealer to exposed cut edges of boards and any other plaster surfaces to which tape is to be applied. Fill all joints, gaps and internal angles with joint compound and cover with continuous lengths of paper tape, fully bedded. Reinforce external angles, stop ends, etc. with the specified bead/corner tape. When set, cover with joint finish, feathered out to give a flush, smooth, seamless surface. Spot nail/screw depressions with joint filler to give a flush surface. Fill minor indents. After joint, angle and spotting treatments have dried lightly sand to remove any minor imperfections.  
Apply specified primer/sealer to give a continuous consistent texture to surface of boards.

- 1.2 Lighting Level** : 1.2.1 500 Lux, (Levels of control 50-100% Dimmer Control).
- 1.3 Light Fittings** : 1.3.1 LED fittings to be used thought out.  
1.3.2 New light fittings – Kreon or Erco indirect or hidden. Including LED downlighters (fixed and directional).
- 1.4 Lighting Control** : 1.4.1 Lutron or similar. Infrared sensor (PIR) to be installed.
- 1.5 Walls** : 1.5.1 External walls to be in brick and blockwork with a insulated cavity. The external brickwork will be rendered and will be painted with Dulux External All Weather Paint in white to match the existing fabric of the building.
- 1.6 Floor** : 1.6.1 New timber flooring to be laid of a tongue and groove construction.  
New feature Rug or Pattern insert. (To be confirmed)
- 1.7 Ironmongery** : 1.7.1 All ironmongery to be Stainless steel – Allgood or similar approved.
- 1.8 Doors** : 1.8.1 Door to be 54mm thick solid core, veneered finish with solid Timber frame.  
1.8.2 Doors / Frames:  
Pack between frames and reveals to give even joints of specified width. Position packing where fixings tighten frame against structure. Use hardwood packs.  
Position frames accurately, plumb, levels, and aligned as necessary. Fix securely to prevent pulling away, deflection, or other movement during use.
- 1.9 Bi-Folding Doors** : 1.9.1 New bi-folding doors to be installed as instructions.