

Specification

Proposed Rear Ground & First Floor Extension.

1 Sunnycroft Road,

Baglan,

Port Talbot.

SA12 8TB.

General Specification for 1 Sunnycroft Rd, Baglan, Port Talbot SA12 8TB.

Footing Brickwork

Cavity walls below ground level to be constructed of two skins of 7N blocks, with a 125mm cavity. Lean mix concrete is to be used to fill cavity up to within 150mm of D.P.C. level.

Foundations

100 x 250mm concrete foundations taken down to a depth as approved by the Local Authority Building Control Officer or Approved Inspector.

External Walls

External walls (ground floor extension) to consist of 7N concrete block outer skin & Celcon Solar block inner skin and 125mm cavity. Cavity to be partially fill with 50mm Double 'R' celotex insulation. Wallties to be installed at 550mm c/c horizontally and 450mm vertically, Ties to be installed at 225mm c/c vertically next to windows and door opening. All reveals to windows and doors to have a 25mm check reveal and closed with insulated thermobate or similar. All cavities to be closed at eaves level using T.S.B. Rockwool soaks.

External walls (first floor extension) to consist 138 x 38mm CLS timber studs @400mm c/c. Timber frame to clad externally with 12.5mm OSB boards covered in Tyveck breath membrane. Treat 50 x 25mm counter battens fixed to panels to create a 25mm cavity. Render board to be fixed to counter battens and rendered with suitable external render. 135mm thick Celotex Double "R" insulation is to be fitted between studs. 25mm thick Celotex is then to be fixed over the face of the studs. A 1200g Vapour Control layer is to be fitted over the face and 12.5mm plasterboard and skim fixed to that. See detail.

Windows

All windows to **have** an opening area at least equal to $1/20^{\text{th}}$ of the floor area of the room in which they have been installed. Some part of the openable area should be at least 1.75m above finished floor level. All windows to be fitted with trickle vents, with an area of not less than 1600sq mm. All windows to be double glazed and fitted with low "E" glass. Any glazing fitted in critical locations to comply with Part N of the Building Regulations. All windows on the first floor to have side hung openings with an area of 850 x 500mm.

Lintels

All lintels to be I.G. or Catnic with a minimum bearing of 200mm both sides and a 450mm wide tray DPC over.

Oversite

Oversite to consist of 65mm sand & cement screen on 120mm Celotex insulation. All placed 300mm bed of clean hard-core and blinded with sand. 1200 g DPM to placed between insulation and concrete. Insulation to be carried up the face of external wall at junction with the floor.

Internal Finishes

All internal walls to be finished with render and skim or just skimmed on to plasterboard. All ceiling to be 12.5mm plasterboard (10kg/msq) and skimmed.

Roof Insulation

Main roof insulation to be 300mm thick Rockwool fitted between trusses.

Rainwater Goods

Rainwater goods to be 100mm diameter with 75mm diameter rainwater pipes. All discharging to existing Back Inlet Gullies.

D.P.C.

High load D.P.C. to be used under all walls 150mm above finished ground level.

Smoke Alarms

Mains linked smoke alarms are to be installed and located within 7m of the door to any Kitchen or Living Room and within 3m of any Bedroom. Kitchen to be fitted with a mains linked heat detector.

First Floor

Existing first floor roof joists to be checked to ascertain that joists are a minimum of 200 x 50mm at 400mm c/c. If not these may require chancing. Existing floor if suitable is to be re-decked with 18mm thick V313 Wyrock (Minimum mass of 15 kg/m sq). The whole floor is to be filled with 100mm Rockwool insulation fitted between joists.

Furfix

New masonry extension to be attached to existing house by the use of Stainless Steel Furfix members.

External Finishes

External finishes to be render to match existing house.

Ventilation

Bathrooms to be fitted with fans having an extraction rate of 15 l/sec. Kitchen and Utility to be fitted with fans having an extraction rate of 30 l/sec.

Internal Lighting

Fixed lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt to be installed in accordance with table 4 of approved document. 2 No rooms created, there 2 No installations to be provided.

Roof

Pitched.

Roof structure to consist of purposed made softwood trussed rafters at 600mm c/c. Bracing to be 100 x 25mm softwood twice nailed to each truss, diagonally from eaves to ridge, across rafter members to both slopes of the roof. Longitudinal bracing to ridge, strut and ceiling junctions.

Wallplate straps 1.8m long to be fitted at 2m c/c. Allow a 25mm ventilation gap or equivalent for the full length of the eaves to both sides to allow for cross ventilation. Roof covering to be concrete tiles to match the existing roof covering, laid on sarking felt and treated 38 x 25mm treated battens.

Mono Pitched

Lower roof structure to consist of common rafters 200 x 50mm at 400mm c/c. 150mm thick Celotex's Double "R" insulation is to be placed between rafters. A 25mm layer of Celotex insulation is to be fitted to the under face of the rafters. A vapour control layer is to be fixed over the 25mm layer of Celotex and between that and a finishes layer of 12.5mm plasterboard and skim. A 50mm air gap is to be left between the insulation & the underside of the sarking felt to allow for cross ventilation. A 25mm ventilation gap or equivalent is to be constructed for the full length of the eaves and high level ventilation tiles are to be fitted to the roof tiles to allow cross ventilation.

