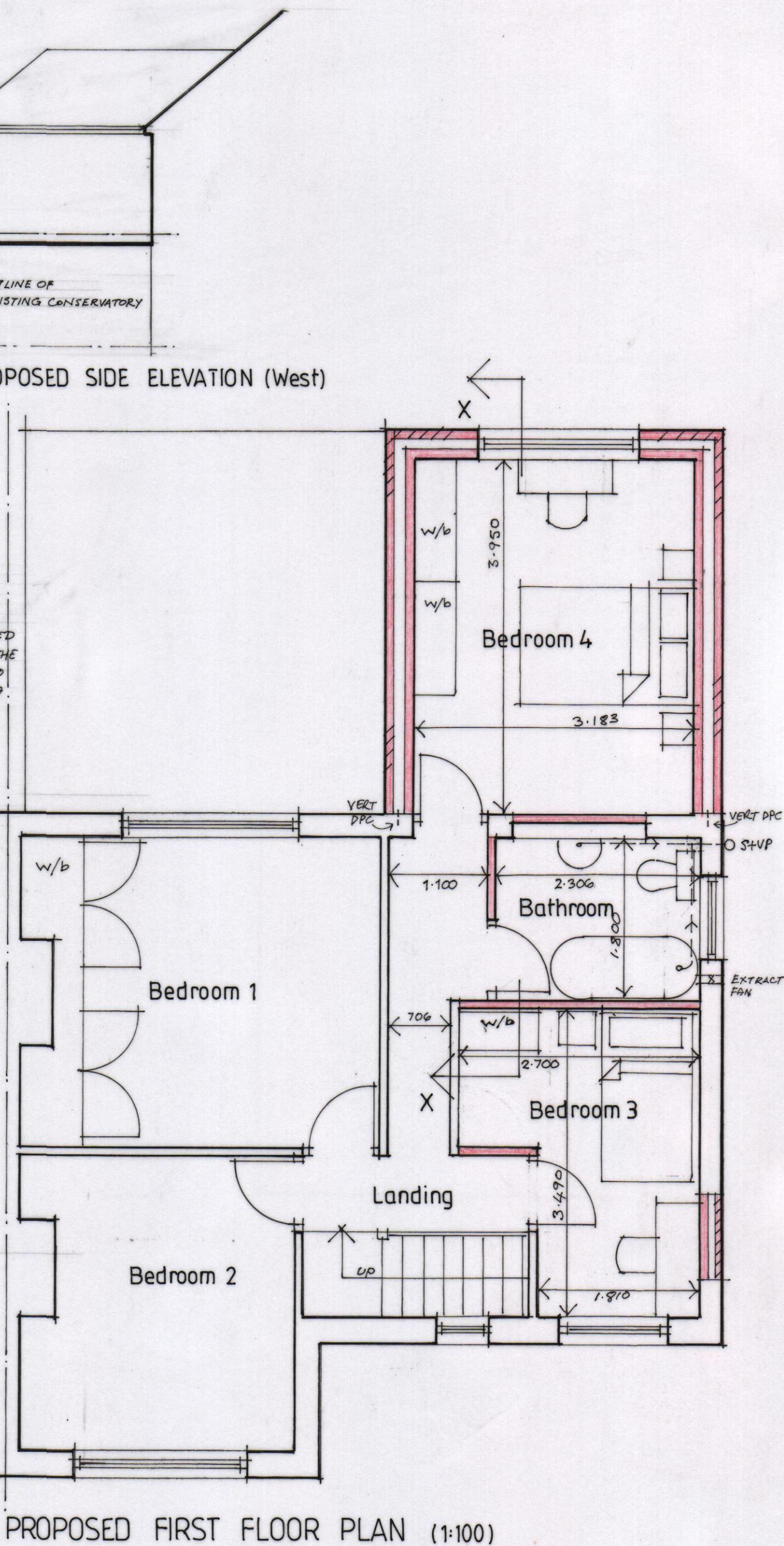
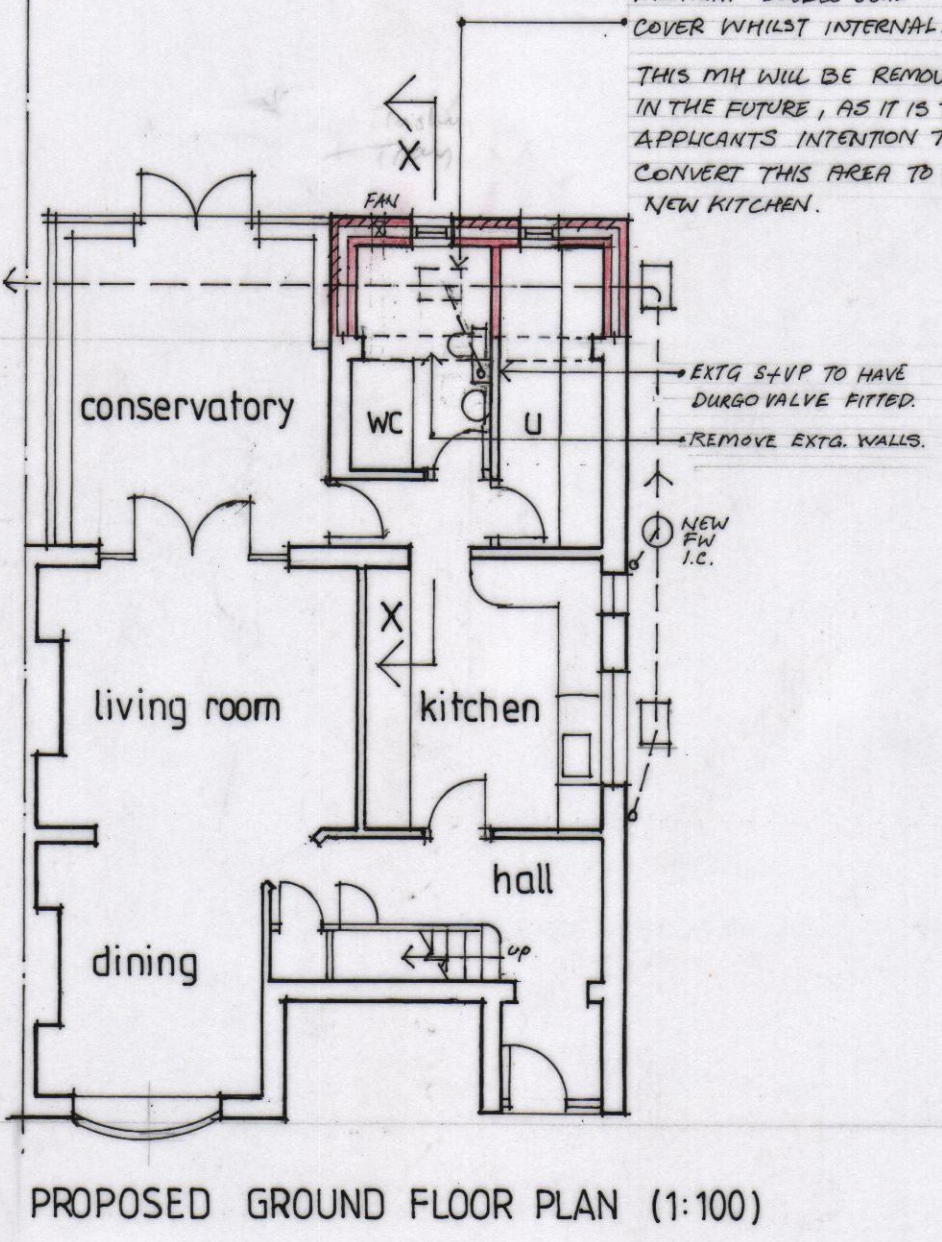
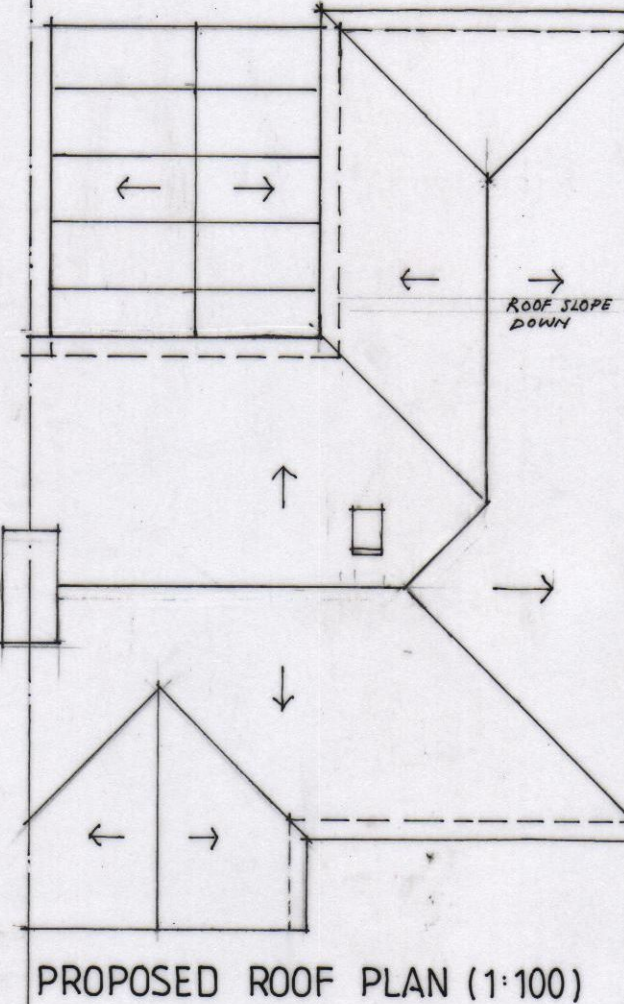
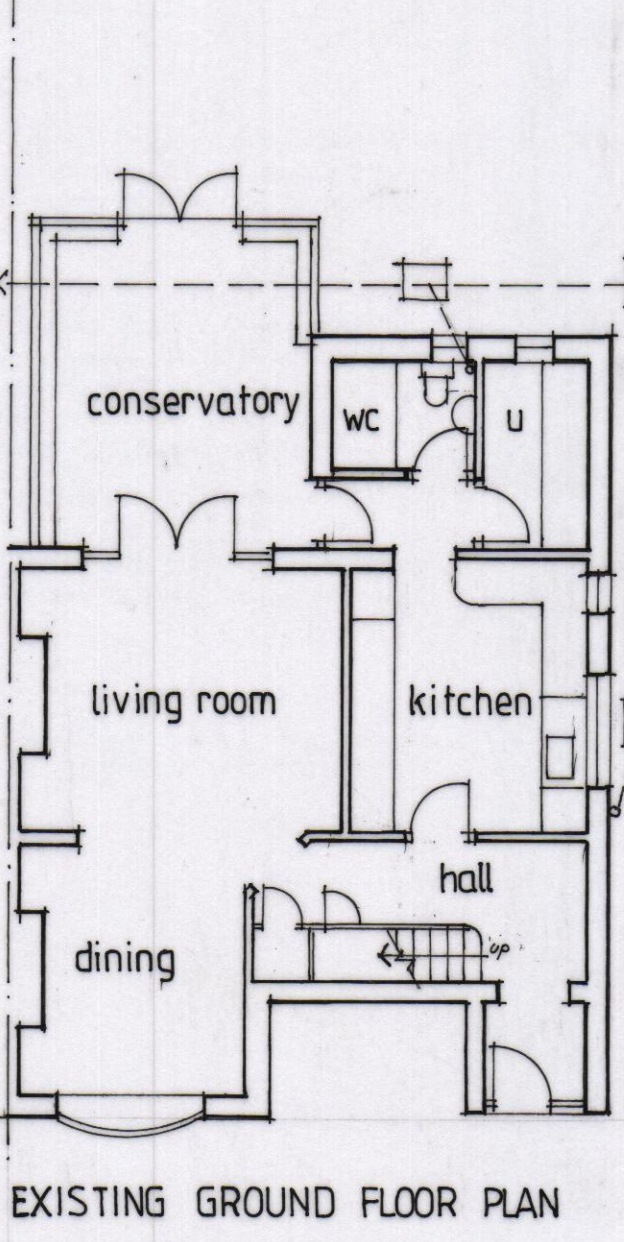
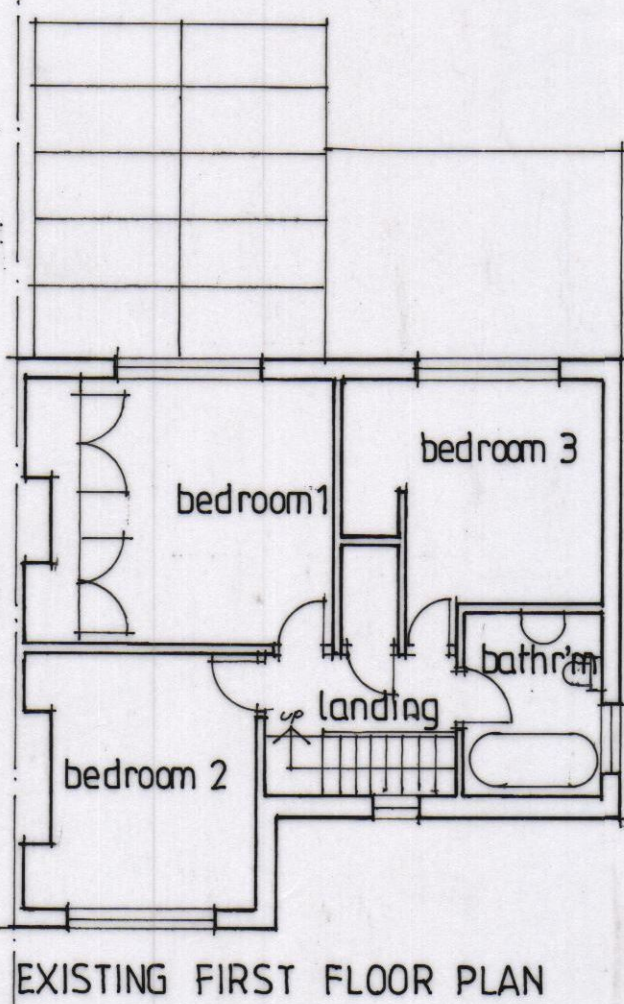
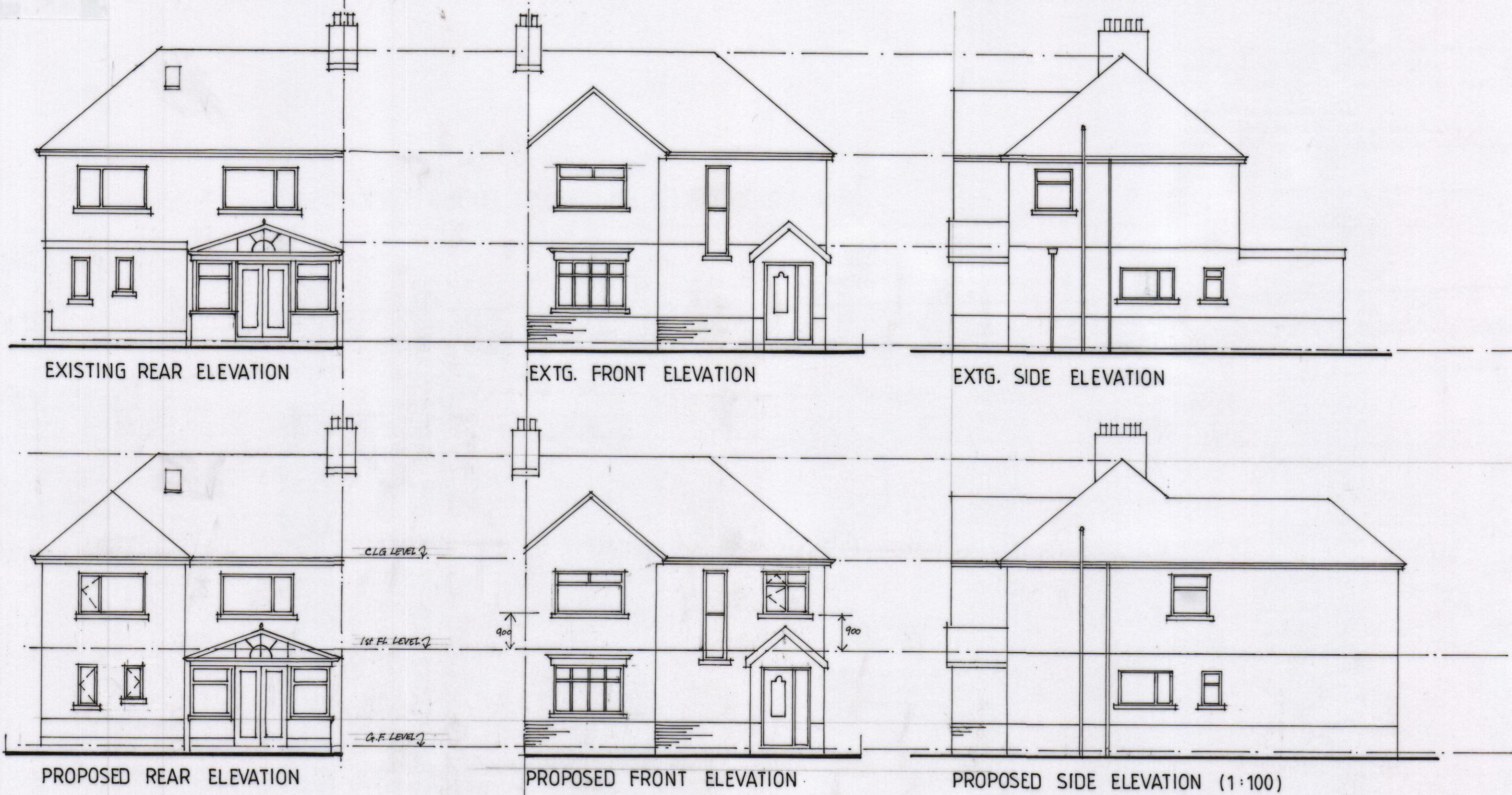




Description of Proposed external materials:-

Roof:- Brown concrete plain tiles with white upvc fascias, soffits and verges. (All to match existing).
Walls:- Render with Red clay multi brick plinth. (All to match existing).
Windows and doors:- White upvc.

Specification Notes.

Roof Covering:- Marley brown conc plain tile roof covering . Fixed to 50x25 treated sw battens on breathable roofing felt on timber trusses. Provide all necessary clips and fixings to roof covering. Provide lead lined valley at junction with existing roof.

Roof Structure:- Timber trusses at 600 centres (designed, manufactured and supplied by truss specialist such as Manderwood or Forest etc). Trusses fixed to wallplate at eaves via galv. Steel truss clips. 50x100 treated sw Wall plate at eaves to be fixed to top of wall and secured with L shaped 5x30x1200 galv. steel straps at 1.8m centres.

Roof Insulation:- Provide 250mm of Earthwool quilt roof insulation in 2 layers, the first laid between ceiling joists, the second laid at right angles across the top to achieve a min 'U'Value of 0.16 W/M2K

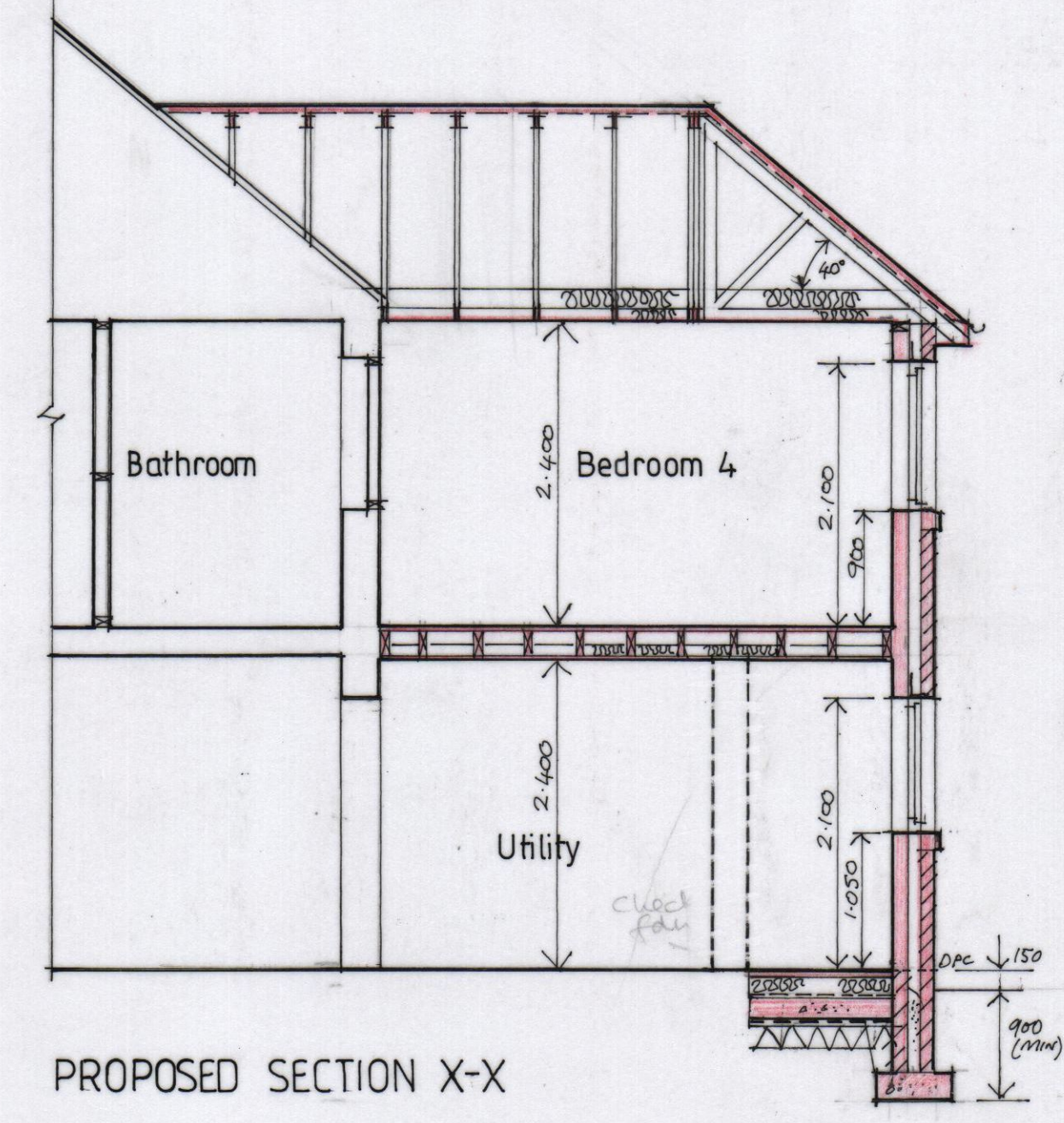
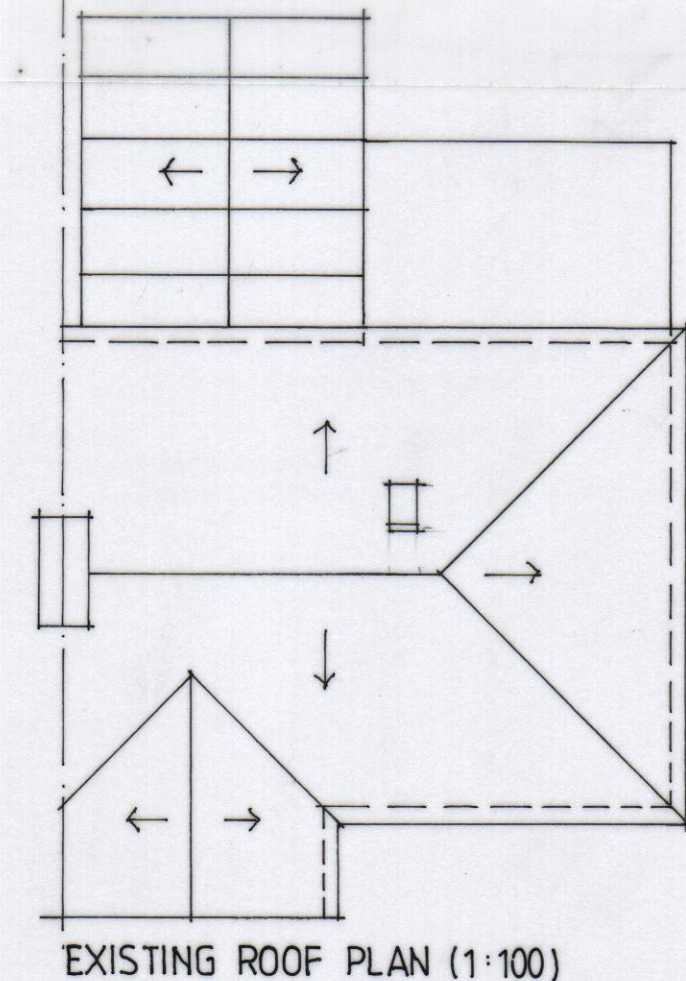
Ceilings:- 12.5mm thick plasterboard fixed to underside of ceiling joists with thistle plaster skim finish. Provide all necessary noggings.

Lintols :- Provide galv. steel lintols as Keystone , or similar approved, over all new openings, with min. end bearing of 225mm.

External Walls:- 100mm thick concrete block outer skin, rendered to match the existing house, with Brick plinth and 50mm clear cavity with Simpson strong tie stainless steel wall tie fixed back to timber frame inner skin @ stud positions horizontally and 450mm vertical staggered centres. Timber frame inner skin to consist of breather paper on 9mm OSB3 on 140x38 sw studs @ 600 centres (and at head and sole plates) with reflective 'Protect' foil vapour control layer with 25x50 sw batten forming service void with 12.5mm plasterboard and skim finish. Timber frame to contain semi rigid Rockwool insulation batts to achieve a 'U' Value of 0.21 W/M2K.

Walls below dpc:- 100mm thick dense conc blockwork outer skin with 50mm cavity with s/s wall ties with 140mm dense conc blockwork inner skin. Provide lean-mix fill to bottom of cavity.

D.P.C :- (Include Radon protection if required). Provide horizontal dpc., at 150mm above external ground Level, with radon D.P.M., lapped under the dpc. Also provide proprietary insulated cavity closures at window and door jamb positions. Provide vertical dpc's where new extension walls abutt existing walls (inserted into disc cut slot). Also use stainless steel "Fir fix" crocodile ties to tie new walls to the existing. Extend radon resistant dpm across cavity to form sealed step dpc.



Floor Construction:- 75mm sand /cement screed dpm on 100mm Cellotex Floor Insulation or similar with a 'U' Value of 0.18W/M2K, on 125mm concrete slab on additional dpm on stone dust blinding on 200mm thick compacted hardcore.

Foundations:- Provide 600 wide x 250 thick concrete strip foundation, bearing on solid ground to BCO approval. Where the existing walls are being used to support the first floor extension trial holes to be dug to expose existing foundations so that the BCO can confirm their suitability.

First Floor Construction:- 22mm thick 'Egger protect' t&g flooring fixed to new 50x200 sw floor joists @ 400 centres bearing on inner skins. Also provide 100mm thick layer of Earthwool sound and fire insulation laid between joists with 12.5mm plasterboard and skim ceiling.

Windows/Doors :- White UPVC double glazed units. Include 'K' glass and include safety glass in appropriate locations. For windows= 'U'Value of 1.6 W/M2K and for doors='U'Value of 1.8W/M2K.

Natural Ventilation:- All habitable rooms to have openable windows with a minimum of 1/20th. Of the area of the room. All windows to have night vent latches and locks.

Mechanical Ventilation:- Bathroom to have mechanical extractor fan of 15L/sec. Existing Extract fan in utility room to be ducted to outside wall.

Electrical Installation :- The installation is to be in accordance with the I.E.E., Regulations and relevant British Standards. The installation is to include Mains operated (with battery back-up) smoke detectors. All sockets and switches are to be within 450mm and 1200mm off finished floor level. Provide energy efficient fittings in accordance with the Building Regulations.

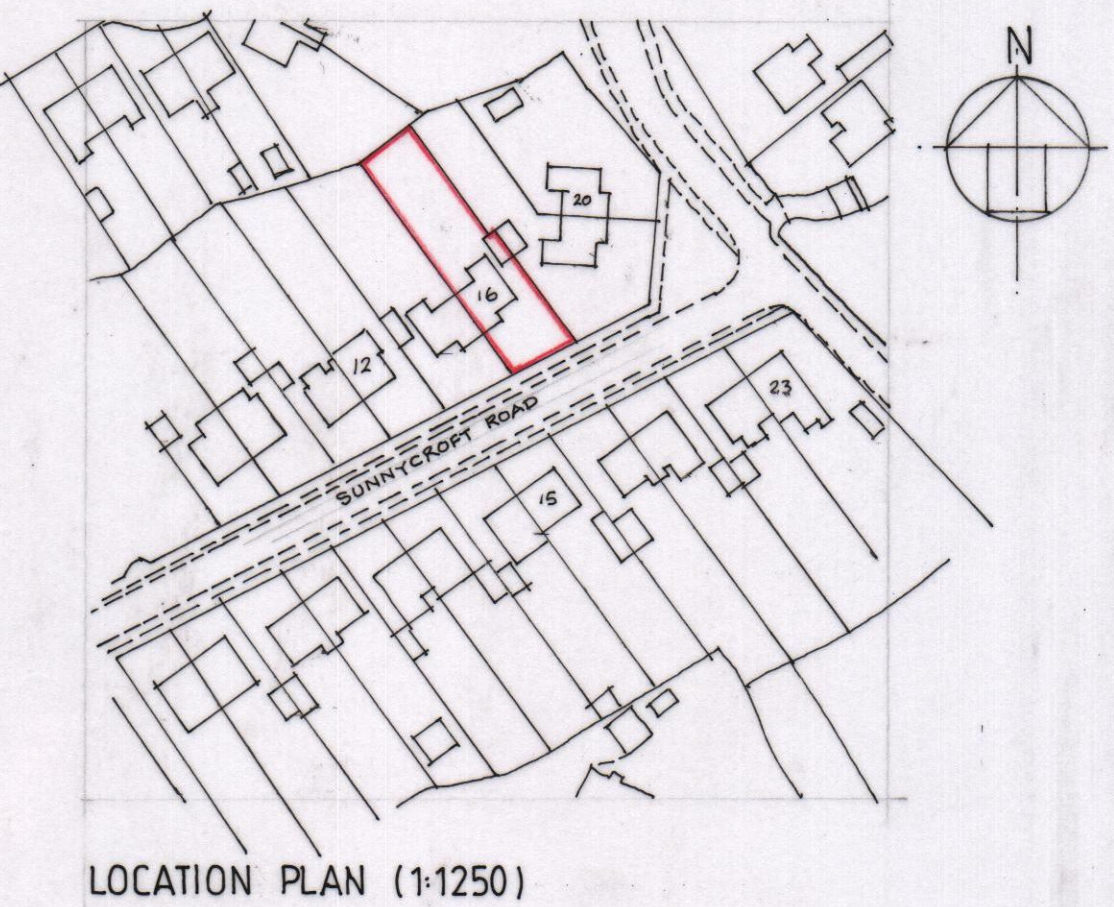
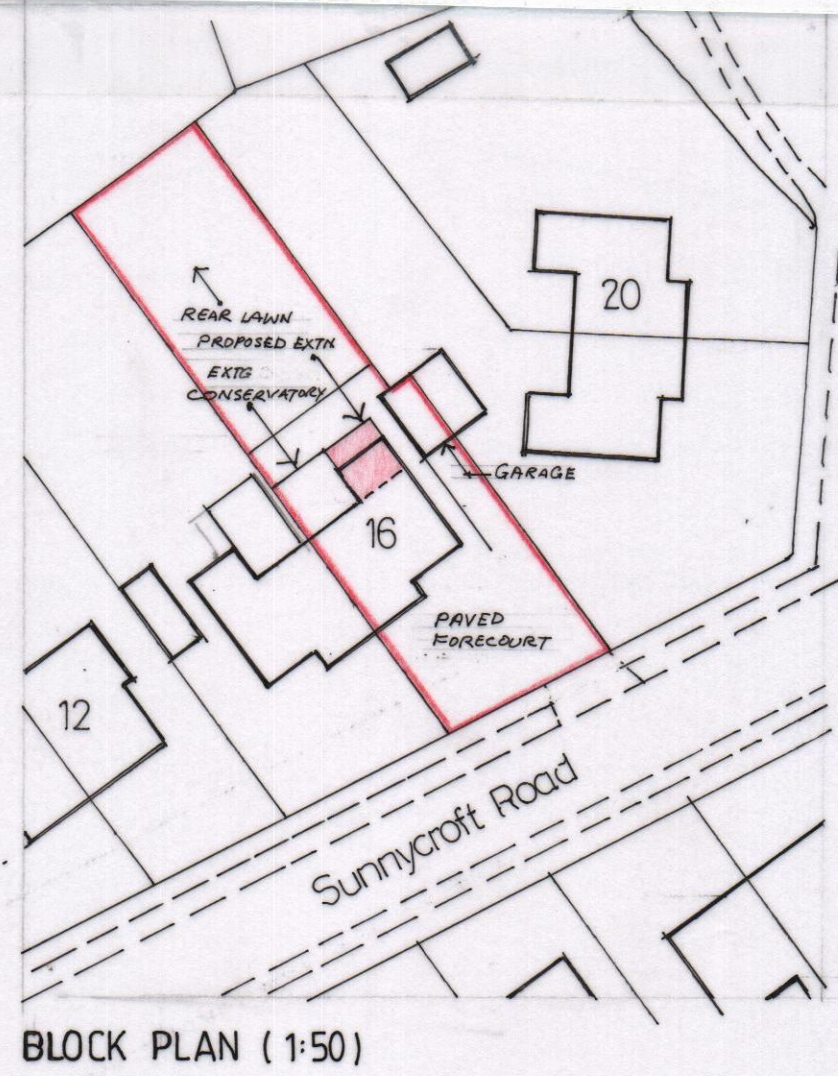
Drainage (Foul):- Internal drainage to consist of plastic pipework with diameters complying with the build. Regs. All fittings to have 75mm. deep sealed and anti-syphonic traps with rodding acces. New drains to be 100mm pvcu laid to min fall of 1:40 and bed in granular fill surround, and connect to the existing drainage system.

Drainage (Surface Water):- 100mm.dia. PVCU pipe laid to 1:150 falls and bed in granular fill surround. Rain water down pipes to discharge to drains via back inlet gulleys, and connect to existing drainage.

Rain water goods:- White upvc 100mm half round gutters and 65mm dia. round downpipes.

General Notes:-

1. All figured dimensions to be checked on site.
2. All components, materials and proprietary items shall be installed in accordance with manufacturer's instructions.
3. All work shall comply with the Building Regulations.
4. All existing drainage and service positions to be confirmed on site.
5. All structural timber to be treated, kiln dried and treated.



Client: Colin Knapper & Claire Beynon	Job Title: PROPOSED REAR EXTENSION to 16 Sunnycroft Road, Baglan, Port Talbot.
Drawing title: Existing and Proposed Plans Elevations & Section.	date: Oct 2020 Scales: 1:1250 1:500 1:100 1:50

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