

Specification

26 Dinas Baglan Road

Baglan

Port Talbot

SA12 8AE.

General Specification for Proposed Extensions at 26 Dinas Baglan, Baglan, Port Talbot SA12 8AE.

Foundations

800 x 250mm 30N Concrete strip foundation to be placed at a depth agreed with the Local Authority Building Control Department or Approved Inspector.

Substructure

Substructure to consist of two skins of 7N concrete blocks with a 110mm cavity. Cavity to be filled with lean mix concrete up to within 150mm of D.P.C. level.

External Walls

External walls to consist of an outer skin of 7N concrete blocks & an inner skin of 100mm Celcon Solar High Strength blockwork. Cavity to be 100mm wide, partial fill with 50mm thick Celotex double "R" insulation Wallties to be installed at 600mm c/c horizontally and 450mm vertically. Ties to be installed at 225mm c/c vertically next to windows and door openings. Cavities closed at all openings with thermobate closers.

Oversite

Oversite to consist of 100mm thick concrete laid over a 500g DPM on 100mm Celotex Double 'R' insulation and 300mm thick layer of clean hardcore well compacted. A 65mm fibre screed laid is to be laid on the concrete oversite. Jablite insulation is to be dressed up perimeter of the external walls to D.P.C. level.

Internal Finishes

All internal walls to finished with 12.5mm plasterboard and skim. All ceiling to be 12.5mm plasterboard and skim.

Rainwater Goods

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

D.P.C.

High load D.P.C. to be used under all walls external cavity wall leafs 150mm above ground level and under all internal walls.

New Stud Partitions

Stud partitions to be constructed of 100 x 50mm softwood studs at 400mm c/c, clad both sides with 10 kg 12.5mm plasterboard & skim. Stud partitions to be filled with 100mm Rockwool insulation.

First Floor

First floor to consist of 50 x 220mm @ 400mm c/c C16 softwood joists. One row of solid strutting. Flooring to be 18mm V313 Wyrock flooring boards. Soffit to consist of 12.5mm plasterboard and skim. Floor void to be filled with 200mm Rockwool insulation to provide sound insulation.

Roof (Flat Roof Two & Single Storey Extensions)

Roof structure to consist of Engineered Joists designed by manufacturer. Flat roof joists at 400mm c/c. Softwood firing to be fitted to joists falling from the centre to the sides at both sides. 18mm exterior plywood decking covered with 125mm thick Double 'R' Celotexs Insulation fixed to the decking and covered with a single ply roof membrane. 200mm thick layer of Rockwool insulation is to be placed between the proposed flat roof joists. A Vapour Control Barrier to be fixed to the underside of flat roof joists before the fixing of a layer of 12.5mm plasterboard and skim. 1.8m long holding down straps are to be fixed to proposed flat roof joists at 1.2m c/c and screwed to the proposed external walls.

Lead Flashing (Single Storey Extension)

Code 4 Lead flashing to be installed & cut into existing external at junction of wall and new flat roof.

Existing Roof Space

Existing roof space to be insulated with 300mm thick layer of Rockwool insulation. Care should be taken not to prevent existing cross ventilation.

External Finishes

External finish to be render to match existing.

Windows

All windows to be double glazed Upvc and fitted with 'E' glass. All windows to be fitted with trickle vents an area of 8000mm sq. All windows to have an opening at least equal to 1/20th 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 ground level. Any glazing fitted in critical locations to comply with Part N of the Building Regulation. All windows to be side opening with an area of 850 x 500mm. Fensa certificate for all windows & doors to be supplied by manufacturer.

Storm Water

All storm water to be taken to the existing storm water drains within plot.

Electrical System

Provide 20 No low energy lighting fittings. All external light fittings to be installed with PIR controls. Light switches to be at a maximum height above finished floor level of 1200mm. Power points to 450mm above finished floor level.

Lintels

All Lintels to be Catnic or I.G. with a minimum bearing of 150mm & 450mm tray D.P.C. over and stop ends both sides.

Foul Drainage

All foul drainage to be 100mm diameter plastic laid to falls on a 200mm bed of clean stone and covered with same. All manholes to be pre-formed plastic with heavy duty covers and frames. All S.V.P. to be 100mm plastic and bridged by concrete lintels when passing through external sub structure walls. All new foul drainage to be connected to new septic tank placed to the rear of the property in the position of the existing pond which is to be fill-in.

Rainwater Goods

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

Mechanical Ventilation

Mechanical Ventilation Mechanical vents to be fitted to all Kitchens with an extraction rate of 60 litre/sec. Bathrooms / En suites to have an extraction rate of 15 litre/sec. Rooms without windows are to have the fans linked to light switch and have an overrun of 15 minutes. Utility Rooms to have an extraction rate of 30 litre/sec