

Roof.
Roof covering colour and type to match that of main property.
On 25mm x 50mm treated battens complying to BS5534 Part 1
1990 Klobar Pernomlight permeable underlay on prefabricated
roof trusses to BS 5268 Part 3. By Manderwood Timber
Engineering Ltd on timber wall plates.

ALL ROOF DIMENSIONS TO BE CONFIRMED PRIOR TO
THE ORDERING OF TRUSSES

Diagonal, longitudinal and horizontal bracing to be 25mm
x 100mm sawn timber twice nailed to each truss in accordance
with truss manufacturers design calculations and
recommendations.
Wallplates anchored down at maximum 2000mm centres using
5mm x 30mm x 1200mm once bent restraint strapping fixed in
accordance with TRADA specifications.
Level ceilings to be insulated with at least 340mm of mineral
wool cross bonded above ceiling level, to give a UValue not
exceeding 0.13W/m²K
12.5mm FireLine plasterboard ceiling with a 3mm dense plaster
finish.
A 50mm clear air space to be maintained between underlay and
insulation.
Fascia, soffit and barge boards to be of uPVC and sized to suit
roof truss section

Superstructure.
Two coat cement based render system finished to match
existing on 100mm dense concrete block, laid in a 1-1-6
cement, lime, sand mortar. 50mm clear cavity/75mm Celotex or
Kingspan partial fill insulation on 100mm Celcon Solar, Durux or
Thermalite Turbo aerated concrete block laid in a 1-1-6 cement,
lime, sand mortar. 12.5mm plasterboard on plaster dabs
finished with a 3mm dense plaster skim to achieve a U Value of
0.20W/m² K or better. Cavity to be closed at head, eaves and
gables with Rockwool Queltire or other approved closing
system.

Stainless steel wall ties, at maximum 600mm horizontal and
450mm centres staggered on alternative courses. Ties to be
placed on each course of blockwork at reveals.
Insulation retainers to be fitted in accordance with
manufacturers recommendations.

All window and door thresholds, cills, jambs and heads are to
be finished with proprietary thermal rebate closers.

Lintels.

From the Celtic Cougar or G L/S range with minimum 150mm
end bearing and fully bedded on mortar and with DPC trays
installed as required by manufacturers recommendations. Weep
vents to be provided at a minimum of 2 per lintel or at a
maximum of 675mm centres. Celtic Type CL3 or C90 lintel stop
ends inserted as per manufacturers recommendations.
Internal finish to be 12.5mm British Gypsum wall board on
plaster dabs with all parameters sealed. Joints to be taped and
filled to provide a finish suitable for direct decoration.

All Reveals are to be sealed using Cavity Trays of Yeovil Ltd
Type 1 universal cavity closer, insulator and damp proof course.
DPCs.
HyLoad pitchpolymer horizontal dpc at a minimum of 150mm
above finished external path level. Cavity trays where required
to be HyLoad or Cavity Trays of Yeovil depending on availability
at time of construction.

Windows / Doors.

All windows, glazed external doors, and patio doors are to be
double glazed using two panes of 4 or 6mm Pilkington K glass
(soft coating) hermetically sealed units with a minimum 22mm
air space between panes. All sashes are to be draught sealed
complying with the requirements of BS 637. Windows to achieve
a UValue not exceeding 1.40 W/m²K. Glazed doors are to
achieve UValues not exceeding 1.20 W/m²K. uPVC frames are
to be manufactured in accordance with BS 7412 from extruded
profiles to BS 6375-1 designed for wind pressures 2000+.
Operation and strength characteristics to BS 6375-2. Frame
reinforcement to be Aluminium alloy or galvanised steel.

All habitable rooms above ground floor level are to be provided
with suitable secondary means of escape. This is to be
achieved by providing windows which are fitted with operable
sashes giving an unobstructed opening of at least 450mm in
width and a minimum of 0.33M² in area. The bottom of the
opening must not be less than 800mm or more than 1100mm
above the finished floor level.
All glazing within defined within Approved Document N as
"Critical Areas" is to be toughened or laminated glass which in
the event of accidents will break safely.

Natural Ventilation.

Window openings to all habitable rooms are to be at least 5% of
the floor area of the room served and some part of the operable
area is to be at least 1,75M above floor level.

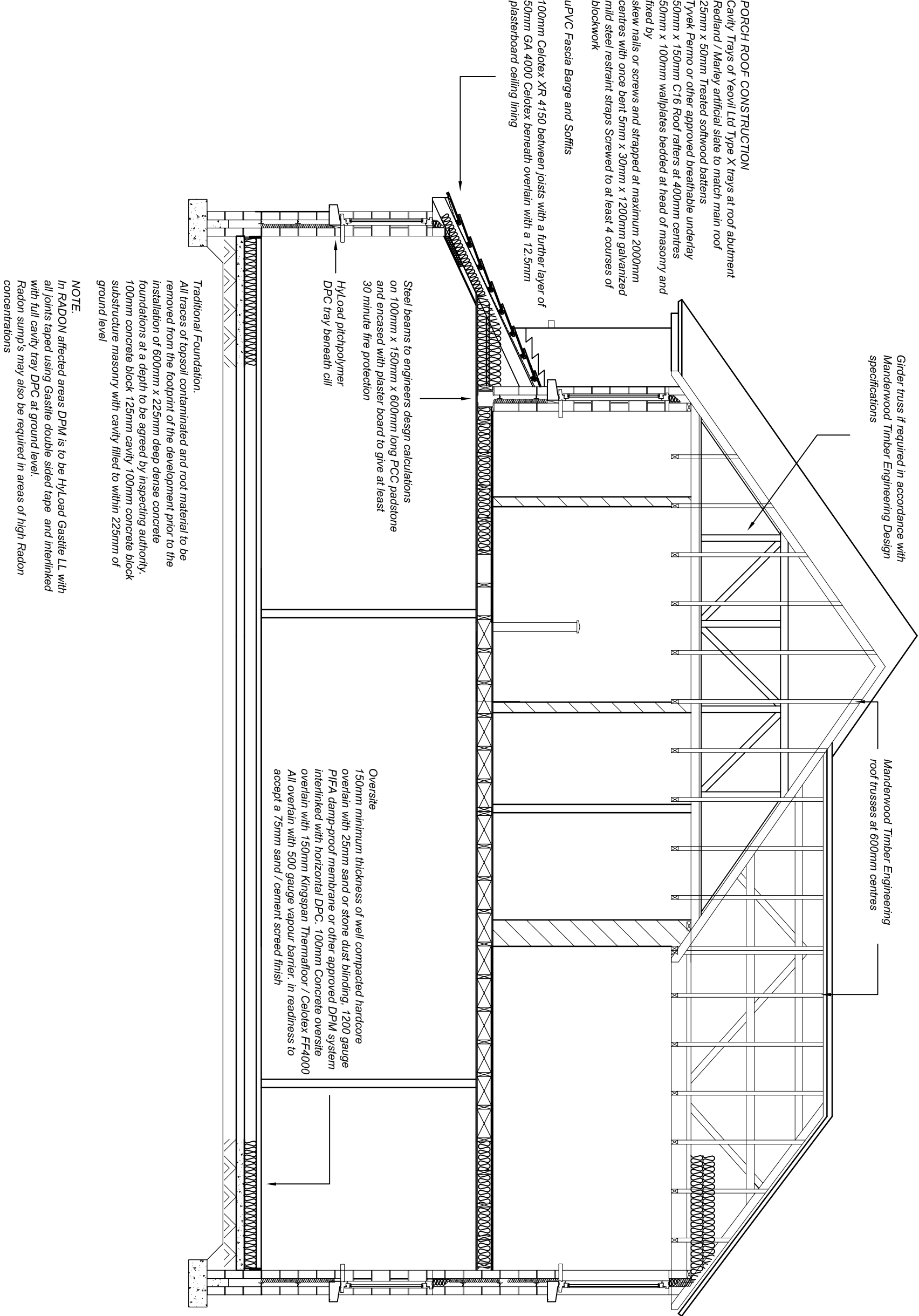
Background ventilation to all habitable rooms by "trickle"
ventilators equivalent to 8000mm² in area. All other rooms are
to be fitted with "trickle ventilation equivalent to 4000mm².

Mechanical Ventilation.

All electrical mechanical ventilation fans are to be compliant with
BS EN 60335-2-80 and BEAB approved.

Kitchen mechanical extraction to external atmosphere must be
equal to 30 litres per second If provided by cooker hood or 60
litres per second if the fan is installed elsewhere within the
kitchen.

Bathroom, utility room and an suite are to be fitted with
mechanical ventilation equal to 15 litres per second. Separate
W.C.s. are to be fitted with mechanical ventilation equal to 6
litres per second



NOTE
In RADON affected areas DPM is to be HyLoad Gasfite LL with
all joints taped using Gasfite double sided tape and interlinked
with full cavity tray DPC at ground level.
Radon sumps may also be required in areas of high Radon
concentrations

Section B

First Floor.
Structural timbers to comply with BS 4978 or BS EN 519.
50mm x 175mm C24 joists at 400mm centres. Joists parallel
with first floor stud partitions and beneath bath are to be
doubled up in accordance with the TRADA Technology span
tables and Approved document A of the Building Regulations.
Lateral support provided by 6x30x1200mm once bent
galvanised mild steel straps at a maximum of 2000mm centres
and spanning at least 3No joists at suitably supported on
nogging that are at least 2/3 the depth of joist, hermaphone
strutting at mid span or 2000mm centres whichever is the lesser
dimension of all joists.

19mm waterproof Weyroc floor deck glued and nailed to joists.
100mm 10KG/M3 mineral wool between joists and 12.5mm
Gyproc Fireline or 15mm standard plasterboard ceiling suitably
finished with a 3mm dense plaster skim. Giving 30 minutes of
structural fire protection

Internal Walls. (First Floor)
Internal stud partitions to. Typically 46mmx92mm CLS graded
timber studs at 400mm centres with sole and head plates of
similar section. 12.5mm DB plasterboard linings to BS 1230
suitably finished with a 3mm dense plaster skim. Minimum
25mm 10 KG/M3 mineral wool quilt fitted between studs
complying to the requirements of Approved Document E.

Rain water Drainage.
110mm x 60mm. Osma Open rainwater gutters to BS 4576 laid
to self cleaning falls and discharging via 65mm diameter
downpipes to BS 4576

Surface Water Drainage.
Roadable pot gullies at base of rainwater downpipes connected
to 100mm Osma drain laid to falls and connected to existing
drains in accordance with Welsh Water Dwr Cymru and
Approved Document H recommendations.

Foul Water Drainage.
All installations to comply with BS EN 12056-1 clauses 3-6, BS
EN 12056-2 clauses 3-6 and BS EN 12056-5 clauses 4-6, 8-9 &
11. Access to be provided at convenient locations to permit
cleaning and testing of pipework.

40mm diameter waste pipes are to be provided to bath, shower
and sinks, all fitted with 75mm accessible sealed traps and if
runs exceed 3.0M then anti-siphon traps are to be installed in
place of standard 75mm deep traps.
32mm waste from wash hand basins with 75mm deep traps as
described above. If pipe runs exceed 1.8M then anti-siphon
traps are to be installed in place of standard 75mm deep traps.
100mm Soil Ventilation Pipe is to discharge directly to mantle
with vertical distance between lowest connection and the invert
level of the mantle to be at least 450mm. Soile ventilation pipe
is to discharge to atmosphere at least 900mm above any
opening and where it passes through the roof it must be
provided with a suitable Code 4 lead slate and collar with a
minimum rise of 1500mm and be terminated with a bird proof
cage fitting.

Air admittance valves if fitted are to terminate above the highest
floor level of the appliance served and be kept clear of any
insulation materials.

All gullies, underground drainage, manholes etc are to be from
the "Osma Drain" range of fittings and laid strictly in accordance
with the regulations currently in force. All connections to Dwr
Cymru Welsh Water adopted drains are to be carried out by a
contractor approved by Dwr Cymru Welsh Water.

Space Heating
All heating installation to be carried out by a "Gas Safe"
registered installer and a safety certificate is to be provided on
completion of works.

Gas fired condensing boiler complying with a SEDBUK rating of
at least A 90%+ efficient. Fitted with boiler inhibitors. Zone
controlled by thermostats at both ground and first floor
levels, (generally lounge and bedroom).

Thermosatically controlled valves are to be fitted to each and
every radiator and a timing device fitted at the boiler to control
the periods when the heating system operates.
Boiler control to be installed so that the boiler switches off when
there is no demand for heat.

Two storey side extension and
internal alterations
@ 8 Nant Y Gleisiad
Resolven
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Drawing Section B

Revision No

Drawn J P :: AGR

Scale 1 / 100 :: 1 / 50

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Amended