

**SPECIFICATION AND STANDARD NOTES FOR
PROPOSED CONSTRUCTION OF SINGLE
STOREY EXTENSION TO REAR OF 20 NANT Y
WIWER, MARGAM, PORT TALBOT, SA13 2XX**

ARGHITECTURAL AND **B**UILDING **S**URVEYING

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PROPOSED SINGLE STOREY EXTENSION TO REAR OF 20 NANT Y WIWER, MARGAM, PORT TALBOT

STANDARD CONSTRUCTION NOTES AND DETAILS

FOUNDATIONS

New cavity walls of proposed extension are to be taken down to 700 x 300mm strip foundations to main perimeter. All foundations are to be taken down to a minimum of 750mm below external ground level or to adequate load bearing strata, whichever is the greater. All foundations are to be taken down below invert level of any drain runs. Foundations on boundary are to be 500mm x 500mm.

SUB-STRUCTURE

Cavity walls below damp proof course level are built of 100mm dense concrete block external skin to within 225mm of DPC level and 3 courses of Class B semi-engineering brickwork (depth of brickwork dependent on ground levels). Assumed 150mm cavity is filled with lean mix concrete to within 150mm of DPC level. 100mm minimum dense concrete block is provided as internal skin DPCs to cavity and solid partition walls are to be set at least 150mm above external ground levels.

CAVITY WALLS

New external walls are to attain a “U Value” of at least 0.21 w/m²k, where practicable, by use of 112mm facing brickwork with 150mm wide cavity with 100mm thick Celotex CG5000 rigid PIR insulation board fixed to face of inner skin, stainless steel retention wall ties at 450mm x 900mm staggered centres, 50mm residual cavity and with 100mm thick dense concrete blockwork inner skin finished in dot and dab internally.

I.G. Lintels type L1 / S with tray DPC over (or equivalent) are to be used above all new openings. At eaves and verge levels use a minimum 9mm ‘supalux’ board bedded in cement mortar to cover cavity to form barrier. Where internal masonry ground floor walls abut external cavity walls, tooth and bond new work to existing or use S.S. profiles. Provide insulated closures to all new jambs.

SUB-FLOOR

Lay 65mm sand and cement screed on 100mm concrete slab on 1200 gauge polythene DPM on 25mm blinding on graded hardcore, laid in 150mm thickness layers and well-compacted to make up levels between external ground level and internal floor level. **New solid ground floor is to achieve a minimum “U Value” of 0.18 w/m²k by use of 75mm “GA 4070 Celotex” boarding as insulation to new floor areas (rated “U Value 0.20 w/m²k)**

Provide polythene membrane above and below insulation boards and provide insulation upstands to floor perimeter to meet a minimum R – value of 0.75m²k/w by use of “Celotex TB 4020” of upstand thickness equal to total of insulation board and screed thickness. Allow expansion gap of 10mm.

PITCHED ROOF CONSTRUCTION

Provide and lay roofing tiles, felt and battens suitable for roof slope of minimum 15 degrees all to BS 747 on 175mm x 50mm SC4 grade rafters at 400mm centres. Rafters are to bear on minimum 100mm x 50mm wallplate with vertical strapping at maximum 2.0m centres. Provide polythene vapour barrier pinned to underside of rafters. Provide 12.5mm “Duplex” plasterboard and 6mm plaster skim coat to slope of new ceiling. **Insulation to new roof to achieve required “U” value and through ventilation to be maintained to roof void area by installing 150mm “Celotex” insulation board between rafters and maintaining 50mm ventilation space for a vaulted roof**

STORM DRAINAGE

100mm half round UPVC R.W. gutter is to be fixed to fascia and connected via 68mm diameter UPVC down pipe to discharge as per existing.

FOUL DRAINAGE

Contractor is to check rear area following removal of decking and, if necessary, divert any existing private drain.

WINDOWS/DOORS/ROOFLIGHTS

Windows and glazed doors and rooflights are to be double-glazed white UPVC and windows are to have opening lights of area not less than 5% of respective floor area. Part of opening light is to be a minimum of 1.75m above respective floor level. Fit 4,000mm² adjustable ventilators to heads of all new windows to kitchen and 8,000mm² to all other rooms. Low-E, $E_n = 0.05$, softcoat glass is to be fitted to all windows and glazed doors with a minimum 16mm air-filled gap (to achieve “U Value” of a minimum of 1.8 w/m²k and g – value of 0.65).

WINDOWS / MEANS OF ESCAPE

All inner windows on plan /elevations to have an unobstructed opening of 850mm high x 500mm wide minimum with a maximum cill height of 1100mm to provide adequate alternative means of escape in the case of fire.

ELECTRICAL INSTALLATION

The electrical alteration and installation is to be undertaken by a competent, qualified person and must comply in all aspects to current I.E.E. Regulations. The electrical contractor must liaise with the electricity supply company regarding electrical loadings, the nature and location of supply and its suitability for installation, earthing arrangements and location of meters. No conduit or wiring shall be exposed and all wires in the roof space are to be clipped to the top of ceiling joists and not covered with roof insulation. No conduit or wiring is to be placed in the cavities of external walls.

AUTOMATIC SMOKE DETECTORS

Smoke detectors are to be connected direct to mains supply and to have battery back-up and are to be placed in appropriate positions, audible from habitable rooms, within 7 metres of high risk rooms (kitchen) and 3 metres from bedrooms. Detectors are to be interlinked.

The smoke alarms should be mains operated and conform to **BS 5839, Part 6: 2013** and be positioned on each level. They should be positioned in circulation areas and within 7.5m of the door to a habitable room.

GENERAL NOTES

1. Cavity trays, lead flashings and soakers, etc. are to be fitted at all abutments between new and existing work.
2. If any new extension or building work affects adjoining property, written consent is to be obtained from neighbours to comply with the Party Wall Act.
3. Any damage or disturbance to adjoining properties to be made and watertight on completion.
4. All new glazing is to comply with Document "N."
5. Contractor is to check all site dimensions before commencement of construction works
6. Contractor is to leave site clean and tidy on completion of all works
7. Contractor is to liaise with Local Authority and Utilities to ensure that all their directions and/or instructions are fully implemented.
8. All works are to be undertaken within boundaries of site and adjacent owners' consent must be obtained if entry into adjoining property is necessary to effect any works.
9. General – All works to be carried out in accordance with the current Building Regulations and Approved Documents and any subsequent amendments.

B Regs app fee – 147.60

Inspection fee - 344.40

Total - 492.00