

Proposed Construction of Front Porch at 4 Dickenson Close, Baglan, Port Talbot.

For : Mr John Rees

Specification

Carefully remove as necessary decorative imprinted concrete paving to proposed porch area and cart away debris. On completion of porch, specialist concrete contractor to reinstate paving to match existing.

Construct new front porch as indicated on the plans and specification below:

Foundations: continuous concrete strip (620mmx225mm thick) laid to a min depth of 750mm on suitable load bearing ground to approval of building control officer..

Sub-structure: cavity wall comprising 2no skins 100mm concrete block (7N/mm²) with 125mm cavity filled with lean-mix concrete to within 150mm of dpc level.

Ground floor: 40mm sand/cement screed laid on 100mm concrete slab on 1000 gauge damp proof membrane on "Celotex GA4075" (75mm thickness) insulation boards or similar approved. Boards laid on 50mm stone dust blinding on a well consolidated hardcore sub-base, compacted in layers not exceeding 150mm thickness. Provide 20mm insulation strip to external perimeter of concrete floor slab to prevent cold bridging. Ensure continuity of dpm in floor slab with dpc in inner skin of cavity wall.

Super-structure: cavity wall comprising 100mm concrete block inner skin (7N/mm²) and a 102mm face brick outer skin to match existing face-brickwork with 125mm cavity partially filled with "Celotex GA4075" (75mm thickness) insulation batts secured to inner skin ensuring a 50mm clear cavity. Skins tied together with stainless steel double triangle wall ties incorporating insulation retaining discs at max 450mm centres vertically and 750mm horizontally, ties located at 225mm centres vertically at reveals.

Provide 100mm wide horizontal dpc to both skins of cavity wall, min 150mm above external path level.

Close cavities at window/door reveals with block work and batts including vertical dpc or insulated cavity closers. Close cavities at eaves level with a non-combustible material. Bond new walls to existing cavity walls of bungalow using

"Furfix" profile channels including cutting a vertical slot in the existing external brickwork to incorporate a vertical dpc.

Internal concrete block-work walls to be rendered and skimmed with gypsum plaster (13mm-two coat work). The remaining dashed external bungalow wall (now internal) to be suitably prepared and rendered/skimmed.

Lintels: build in appropriate sized steel "Catnic" lintels or similar approved over all the door/window openings; all lintels to have 225mm end bearings. Include for stepped dpc over all lintels (450mm girth).

Provide brick on edge cills to windows to match existing.

Roof structure/finish: roof timbers comprising 200x50mm SC4 grade joists fixed at 450mm centres onto 100x50mm timber wall plates secured to new block walls with 30x5mmx1200mm long galvanised anchor straps at max 2.0m c/c. Provide timber firings with 18mm OSB sheathing to receive fibreglass roof finish applied by specialist

Replace existing roof structure and felt roof finish to adjoining flat roof above hallway if appropriate.

Insert stepped cavity tray flashing and code 4 lead cover flashing at junction between new roof structure and the existing bungalow cavity wall.

Roof Insulation: provide "Celotex XR4130 insulation board (130mm thick) or similar in-between new roof rafters ensuring a clear 50mm air gap between underside of roof finish and insulation board for cross flow ventilation purposes.

Ceilings: 40mm vapour-check insulated plasterboard fixed to underside of roof rafters with gypsum plaster skimmed finish. Provide 38x38mm timber noggins at perimeter to support plasterboard edges.

Provide upvc fascias and ventilating soffit boards to roof together with upvc rainwater gutters and down pipe including all associated fittings to match house.

Door/windows: provide and install upvc door/side panel size 1248x2100mm and 2no windows size 2496x1600mm and 1248x1600mm in locations shown on plan. Door/windows to be wood grain in colour and incorporate 24mm (6/12/6) double-glazed sealed units with low-emissivity glazing. Provide opening casements to windows not less than 1/20th of floor area for rapid ventilation purposes. Provide safety glazing to new door/windows. Provide upvc window boards internally.

Joinery: supply and fix skirting boards at junction between new floor and walls.

All electrical work is to comply with Building Regulations - Approved Document P. All electrical works are to be undertaken by a person registered under an approved "Competent Person Scheme" or the contractor is to provide a completed copy of the Electrical Installation Certificate to the Local Authority on completion.

The Contractor is to liaise with Client regarding type, number and positioning of light fitting and power sockets prior to electrical first fix.

Provide and lay 100mm dia upvc underground drainpipe laid to minimum 1:40 fall on 100mm thick granular bed and new rainwater gully in location indicated on floor plan; new rainwater pipe to discharge into new gully and into new soakaway.