

Proposed rear extension at 12 Llwyn Arian, Margam SA13 2UP

Sheet No. 21/06/12

SPECIFICATION

Ground works: Excavate foundation trench, reuse excavated soil as in-fill. Construct new 1m high retaining wall using flat laid concrete blocks . Provide weep holes for moisture run off at wall base. Extend retaining wall across garden as indicated and infill to existing ground level. Prepare finished ground for patio flags. Lay slabs to clients specification Demolish existing garden steps and rebuild providing a minimum going of 260mm with risers of 220mm. Provide hand rail at a height of 900mm above pitch line

Lay strip 200 x 800 trench filled concrete foundations at depth of 800mm. Excavate trench to take new drain run to existing inspection chamber

Works to existing building: Remove brick layer and install new cavity tray with weep holes to suit Remove and store existing double door structure to existing dining room. Make good.

Extension construction:

Walls: inner skin:- 100 mm concrete block, dry lined with 12.5 mm plaster board and skim.

Outer skin:- 100 mm concrete block, with Parex exterior finish

Provide to 100 mm cavity Celotex tuff-Rtm Zero GA3000Z (or equivalent) insulation batts to 150mm cavity . Provide cavity wall ties at maximum of 400 mm crs. vertically (300 when closing) and at 600 mm crs. horizontally.

Provide vertical DPC to all reveals. Tie walls in to existing building both sides.

Fit Catnic TS90/100 lintel over extension (Span 2700mm). Provide minimum 150mm bearing both ends on compression pads and bed in on bricklaying mortar.

Floor: 35 mm screed on 100 mm concrete on 1200 gauge polythene DPM with bonded joints and edges sealed into walls to provide an airtight envelope, on 100 mm polystyrene insulation on 150 mm compacted hardcore. Provide radon proof trays to cavity—sealed to floor membrane. Floor finish to clients specification.

Roof: Marley Modern grey Flat Profile Concrete Interlocking Roof Tiles (75mm lap) (min pitch 22.5° on 50 x 25mm timber battens on layer of breathable roofing membrane on 150 x 50 Cs grade timber rafters at 450 crs. Insert 150mm Kingspan between rafter joists. Locate each rafter beam to walls with Catnic 'L' brackets. Use proprietary upvc eave system. Provide 12.5mm foil backed plasterboard to ceilings and skim. Provide a lead flashing abutment to existing house wall with a stepped cavity drip tray installed to main house cavity wall with weep holes provided for moisture run off.

Provide and install 2 No. VELUX CFP 120120 S00G Fixed Clear Flat Roof Window to both sides, 1200mm x 1200mm (or equivalent) with internal recess to suit. Set windows to provide minimum upstand

Windows & Doors: All in uPVC to provide openable sash to a minimum of 1/20 floor area and fit with trickle vents at 8000 mm². Sash to end elevation to be purpose built design. Provide 3 section UPVC bi-fold doors to side elevation Glazing to be soft low E with a 16 mm air gap. Provide toughened glass to all doors and glazing below 800 mm.

Balustrading: Provide and fit balustrade with handrail at 1100mm ht. with posts to match. Fit proprietary toughened glass panels as indicated. **Garden steps:** Demolish existing steps and construct new to clients specification with hand rail at 900mm above pitch line.

Drains: Provide 2 RWP's to new BIG's where indicated. Connect to existing fresh water IC with 100mm uPVC drain to junction of existing system with slow bend to join. Encase drain run near building in a 150mm concrete jacket All traps to be a minimum of 76mm

General Works All new rainwater goods in upvc.

Electrical work to be carried out by a competent, qualified person in accordance with BS 7671. Provide lighting to clients specification.

Use low energy electric light bulbs throughout. All new light switches to be placed at maximum 1200 from floor. All new electric sockets to be at minimum of 450mm from floor

Heating: Provide and fit new radiators to clients specification with thermostatic controls to new extension. Connect to existing system.

Summer House construction:

Demolish existing garden structure and cart away debris. Prepare ground for slab, shutter as necessary and excavate for 150mm x 350mm concrete strip foundation. lay 1200 polythene DPM and float a 100mm concrete slab to suit.

Walls: single skin 100mm concrete block construction with waterproof cement render to exterior.

Interior: Warmline EPS Insulated Plasterboard 2400 x 1200 x 22mm & skim

Roof: Rubber sheet bonded to 20mm OSB board on roofing felt membrane on 150 x 50 timber rafters at 400 crs. Interior finish with foiled back Warmline EPS Insulated Plasterboard 2400 x 1200 x 22mm & skim.

Locate each rafter end to walls with galvanised steel anchor brackets

Provide and fit combination window and door unit as indicated with Catnic (or equivalent) lintel over. Provide toughened glass to all doors and glazing below 800 mm

Run electrical supply from main house distribution board via a buried armoured cable (Size and position to be determined by qualified electrical engineer) with appropriate trip facilities.

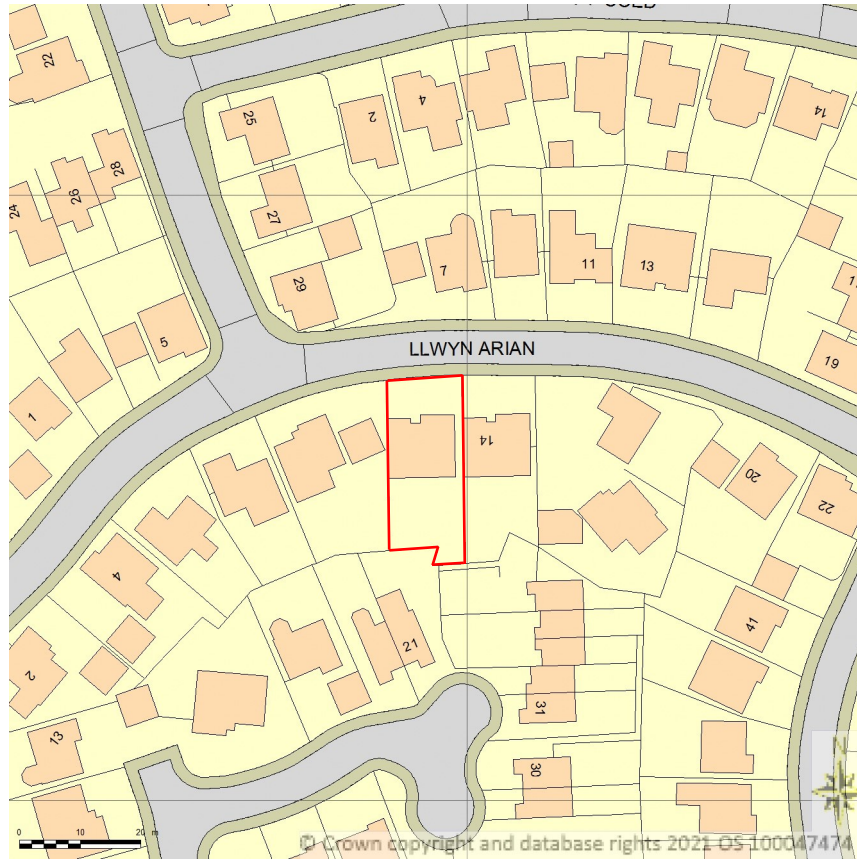
Provide electrical points and lighting (specification as indicated above) to the summerhouse, positioned as specified by client.

SITE LOCATION PLAN FOR 12 LLWYN ARIAN, MARGAM, SA 13 2UP

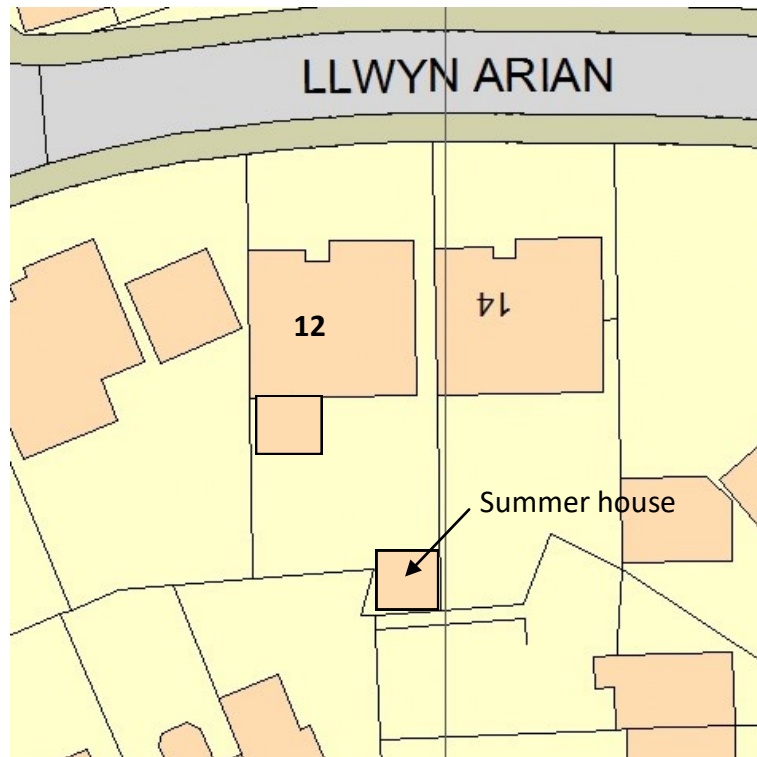
AREA 2 HA

SCALE [1:1250](#) on A4

CENTRE COORDINATES: [282195](#), [184461](#)



SITE PLAN SCALE 1 : 500



SITE LOCATION PLAN FOR 12 LLWYN ARIAN, MARGAM, SA 13 2UP

AREA 2 HA SCALE [1:1250](#) on A4

CENTRE COORDINATES: [282195](#), [184461](#)

EXISTING SITE PLAN SCALE 1 : 500

