

Specification

Proposed First Floor Rear Extension

13 Brynteg Street

Bryn

Port Talbot

SA13 2SD

General Specification for Proposed First Floor Rear Extension at 13 Brynteg Street, Bryn, Port Talbot SA13 2SD

Foundations

Existing foundation to be excavated in pits to ensure that they adequate to take the new first floor extension. Number and location of these pits to be agreed with Local Authority Building Control Department or the Approved Inspector.

External Walls

External walls to consist of an outer skin of 7N concrete blocks & an inner skin of 100mm Celcon Solar blockwork (7n). Cavity to be 50mm wide, fill with 50mm thick Rockwool cavity 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.

Internal Finishes

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

Roof Insulation

300mm thick Rockwool placed between trussed rafters.

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 150mm above finished ground level. D.P.C. is to be placed under floor beams.

Smoke Alarms

Mains linked smoke alarms are to be installed within Hall and landing areas. Kitchen also to be fitted with a mains linked heat detector.

Roof

Roof structure to consist of purpose made softwood trussed rafters at 600mm c/c. Bracing to be 100 x 25mm softwood twice nailed to each truss, diagonally from eaves to ridge, across rafter members to both slopes of the roof. Longitudinal bracing to ridge, strut and ceiling junctions.

Allow a 25mm ventilation gap or equivalent for the full length of the eaves to both sides to allow cross ventilation. Roof covering to be slates, laid on sarking felt and treated 38 x 25mm treated battens. Roof covering to match the existing roof covering (Builder to ensure that the tiles used are suitable for the pitch achieved on site).

Manufacturer to supply all structural calculations.

Lateral restrain straps to be placed at 2m c/c on 50 x 50mm softwood noggings, along the tie & common rafter members of the trusses.

External Finishes

External finish to be Render to match existing house.

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.

Drains

All drains to be 100mm diameter plastic laid to falls and bedded and covered in clean stone. All new manholes to be constructed on 150mm concrete base and built of 215mm thick engineering bricks and covers & frames to suit. All back inlet gullies to be rodable. All connecting to existing drainage system within garden area.

Storm Water

All storm water to be taken to soakaways at least 5m away from main house.

Electrical System

Provide 2 No low energy lighting fittings. All external light fittings to be installed with PIR controls. Light switches to be at a maximum height above finishes floor level of 1200mm. Power points to 450mm above finished floor level.

First Floor

First floor to consist of 50 x 200mm @ 400mm c/c SC4 softwood joists. One rows 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.

Lintels

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

Timber 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.