

GENERAL SPECIFICATION

WALLS

Facing brickwork to match existing/100mm concrete block outer skin, rendered and finished to match existing, 50mm wide drained and vented cavity, with timber frame wall ties at 450mm max. centres fixed to sheathing. Timber frame construction consisting of breather membrane on OSB3 sheathing fixed to 38 x 140mm CLS studding at 600mm centres with 140mm Celotex CG 5000 (0.02 WM/K) insulation fixed between studs, lined with vapour control barrier to manufacturers requirements. 12.5mm plasterboard and skimmed. Cavities closed at eaves level. Insulated timber frame lintels, with DPC cavity trays to openings. Construct 25mm min. check rebates to all window and door reveals. The window and door frames should be set back behind the outer leaf of masonry, damcor or similar approved insulated vertical DPC's at reveals to openings. Alternatively, an insulated finned cavity closer may be used. First floor partitions to be 50 x 75mm min. studwork faced both sides with 15mm plasterboard with a min. mass per unit area of 10kg/m² and skim finish. An absorbent layer of unfaced mineral wool batts or quilt (min. thickness 25mm, min. density 10kg/m³) which may be wire reinforced, suspended in the cavity. External walls to have a min. 'U' value of 0.21 W/m²K minimum

FLOORS

50 x 200mm softwood floor joists at 400mm centres; 75 x 200mm softwood plate bolted to wall at 1200mm centres, with joist hangers at 600mm centres to suit. Mild steel restraining straps at 2m centres extending over 3 No. joists, screwed to solid blocking support. 18mm weyroc tongued and grooved floor boarding moisture resistant screwed and glued to joists, to have a min. mass per unit area of 15kg/m². Ceilings to be lined with 15mm plasterboard, skimmed finish, with a min. mass per unit area of 10kg/m². An absorbent layer of mineral wool (min. thickness 100mm, min. density 10kg/m³) laid in floor cavity.

ROOF

Concrete roof tiles, type and colour to match existing, on 25 x 50mm treated battens, on reinforced felt to BS 747, with 180mm minimum laps, all to be fixed strictly in accordance with the manufacturer's instructions, with nonferrous fixings and to include all verge and ridge tiles. Gang nailed roof trusses fabricated & designed to comply with BS 5268 CP112 parts 2 & 3 (1973). Diagonal and lateral bracings in accordance with manufacturer's instructions. 100 x 50mm softwood wall plate securely fixed and restrained with mild steel wall plate straps at 1200mm centres. Upvc fascia and bargeboard to match existing and fixed to rafter ends and gable ladders. Soffit to match existing with 25mm minimum continuous vented gridded. Rainwater goods to be UPVC, gutters laid to 1:600 fall minimum, with a flow rate of 3.23 litres/second. Downpipes to suit. 300mm overall thickness of Earthwool/ Rockwool rollbatt loft insulation, first layer laid between rafters and second layer laid at 90° over rafters. Ceilings to comprise one layer 12.5mm plasterboard, with skim finish.

Roof to have 'U' value of 0.15 W/m²K.

WINDOWS AND DOORS

Windows to be upvc, colour to match existing, double-glazed with 16mm gap, glazing to be Low - E, EN = 0.15, supplied by FENSA registered manufacturer. Window openings to be 1/20 th min. of floor area to habitable rooms, and opening windows to other rooms. Window area to be 25% max. of floor area. Windows to have opening area of at least 0.33m² and at least 450mm high and 450mm wide with the bottom of the openable area not more than 1100mm above the floor. Glazing in critical areas to be Part N.

Windows and doors to have 'U' value of 1.6 w/m²

ELECTRICAL INSTALLATION

Installation to be designed to comply with current I.E.E. requirements and be installed to N.I.C.E.I.C. 17th edition standards. Switches and sockets to be at appropriate heights between 450mm and 1200mm from floor level.

Provide lamps having a luminous efficacy greater than 40 lumens per circuit - watt in all locations.

Provide mains power smoke detectors with battery over-ride in locations as shown if required.

Mechanical ventilation in en suite to have capacity of 15 litres/second with 15 minute over-ride.

HEATING AND PLUMBING INSTALLATION

Extend existing central heating installation to be carried out by a registered plumber. Temperature controls to be effected by individual thermostatic radiator valves. A timing device will be provided to control periods when the heating system operates. System controls must switch boiler off when heat is not required. All cold water feeds must be directly off the rising main supply. Wash hand basin waste to be 32mm min., shower and sink waste to be 50mm min. 22mm overflows, 75mm deep seal traps, all taken to existing 110mm soil and vent pipe connected to existing manhole. Installation to be certified by Gas Safe registered plumber.

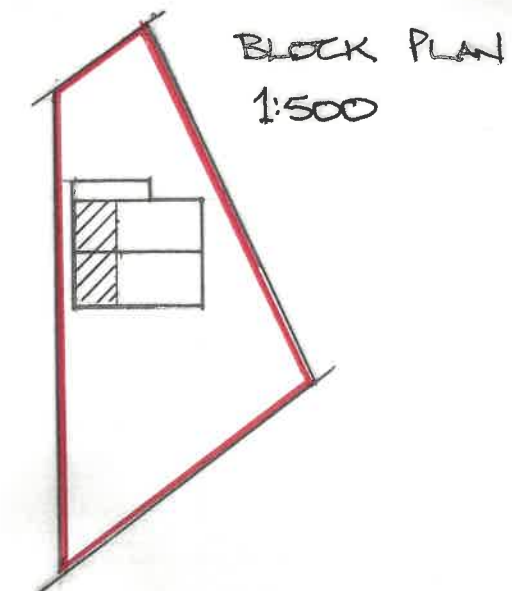
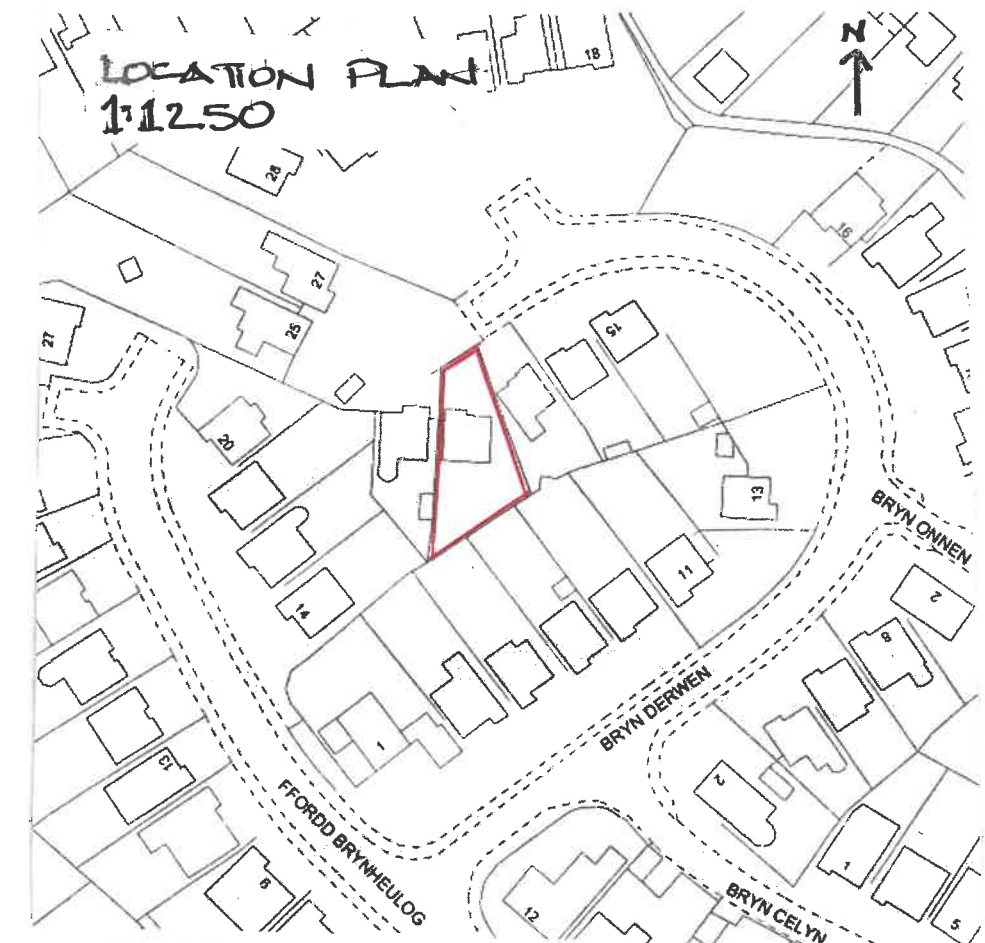
DRAINAGE - BELOW GROUND

Extend existing rainwater gutters.

Rainwater taken to existing rainwater gullies.

MEANS OF ACCESS

Doorway clear opening widths to be 750mm min. and 800mm min. to corridors 900mm wide. Internal corridors to be 900mm wide min.



Name	S. Evans	
Site Address	21 Brynderwen Pontardawe Swansea SA8 4LF	
Project	First Floor Bedroom & En Suite Extension	
Scale	1:500 1:1250	Drawing No. SE/22/03