

GENERAL SPECIFICATION

FOUNDATIONS

Plain in-situ concrete, GEN mix 3, to BS 5328, 750 x 300mm under external walls. Where steps occur the concrete overlap to be twice height of step, foundation thickness or 300mm, whichever the greater.
Concrete blockwork, BS 6073: Part 1, 7N/mm2 to DPC level. 125mm cavity with vertical twist stainless wall ties to BS 1243, max 750mm centres horizontally and 450mm vertically. Concrete GEN 1 mix 1 cavity fill to 225mm below ground level.
75mm screed on 100mm oversite slab, 120mm Celotex XR 4000 floor insulation (0.019 Wm/K), or similar approved, turned up on edge of slab, 1200 gauge damp proof membrane turned up and on to horizontal DPC. 150 mm minimum hardcore bed well consolidated with 25mm dust/sand blinding. Depth and final design of foundations to Local Authority approval.
Dwelling floor to have a min. 'U' value of 0.18 Wm2K minimum.

WALLS

Dressed stonework outer skin to front elevation/100mm concrete block outer skin, rendered spar dash to match existing, 125mm wide cavity as before, with 75mm Celotex CG 5000 (0.02 WM/K) insulation or similar approved, fixed with retaining clips to inner skin to manufacturers requirements. 100mm concrete block inner skin plasterboard dot & dab and skimmed. Cavities closed at eaves level. Insulated I.G. lintels with DPC cavity trays to openings. Construct 25mm min. check rebates to all window and door reveals. The frame should be set back behind the outer leaf of masonry, dampcor or similar approved insulated vertical DPC's at reveals to openings. Alternatively, an insulated finned cavity closer may be used. Ground floor partitions to be 100mm concrete blockwork rendered and skimmed.
External walls to have a min. 'U' value of 0.21 W/m2K minimum.

FLOOR

50 x 150mm SC3 sawn floor joists at 400mm centres, with herringbone strutting at centre span. Mild steel restraining straps at 2m centres extending over 3 No. joists, screwed to solid blocking support. 50 x 200mm plate bolted to wall at 400mm centres with joist hangers securely fixed as support for floor joists. 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. 140mm Celotex XR4000 laid in floor cavity.
Floor to have 'U' value of 0.18 W/m2K

ROOF

Reconstituted slate coverings 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 manufacturers instructions, with non ferrous fixings and to include all verge and ridge tiles. 50 x 125mm softwood rafters at 600mm centres, mild steel restraining straps fixed over 3no. trusses at 900mm centres 150 x 25mm softwood ridge board, 50 x 125mm softwood ceiling joists at 600mm centres. 25 x 150mm softwood valley boards, 100 x 50mm softwood wall plate securely fixed and restrained with ms wall plate straps at 1200mm centres. 500mm min. Grp/code 5 lead to valleys and box gutter, on 150mm plywood support base to abutment with flashing and cavity tray. 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 and doors to be upvc 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. External lighting to have the ability to be automatically extinguished when there is enough daylight, and when not required at night.
Provide mains power smoke/ heat detectors with battery over-ride in locations TBA.

HEATING AND PLUMBING INSTALLATION

Extend existing gas fired central heating system, or if replaced, to be powered by gas fired condensing combination boiler rated A, with SEDBUK rating in excess of 86%. 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., bath, shower and sink waste to be 50mm min. 22mm overflows, 75mm deep seal traps. 110mm soil and vent pipe connected to new manhole.

DRAINAGE - BELOW GROUND

100mm UPVC drainage pipes and fittings. Pipes laid to adequate falls and bedded and surrounded with granular material. Pipework beneath slab to be bedded and surrounded in concrete with minimum of 150mm cover. P.C.C. lintels over pipes where passing through walls, with 50mm space all around and rigid sheet material masking both sides. Manholes to be GRP/ Class B engineering brickwork with medium duty covers and frames. Foul drainage connected to existing foul sewer. Storm drainage taken to soakaway 5m minimum from building.

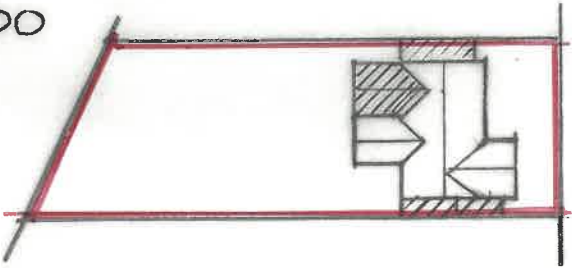
MEANS OF ACCESS

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

LOCATION PLAN
1:2500



BLOCK PLAN
1:500



Name	P. Hanson		
Address	46 Grove Road, Pontardawe Swansea SA8 4HH		
Project	Proposed 2 Storey Rear Extension and 2x Single Storey Side Extensions including Demolition of Existing Rear Conservatory		
Scale	1:2500 1:500	Drawing No.	PH/22/04