

Proposed Extension at No 49 Manor Street, Aberafan, Port Talbot. SA13 1AB

For : Mr Andrew Park

Specification

Note: The bathroom extension is to be carefully demolished together with the original chimney breast of the kitchen. Temporary support to the kitchen roof structure may be required during the chimney removal. Ensure all electrical and plumbing services have been made safe prior to the demolition works. The existing kitchen roof, walls and floor structure are to remain in-situ.

Take up timber decking/ framework to rear patio area and remove from site. Part demolish section of neighbouring boundary wall as necessary to construct new extension.

Undertake alteration works to existing underground drainage to accommodate new extension.

Construct new extension and undertake the internal alteration works as indicated on the plans and specification below:

Foundations: continuous concrete strip size 625mx225mm laid to a depth of 750mm on suitable load bearing ground to approval of building control officer. Increase depth of foundation thickness to 300mm to side elevation, so as not to encroach on neighbouring property with offset of new foundation.

Sub-structure: cavity wall comprising 2no skins of 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 GA4000" (100mm 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 outer skin, 125mm cavity partially filled with "Celotex GA4000" (75mm thickness) insulation batts secured to 100mm concrete block (7N/mm²) 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 house using "Furfix" profile channels.

Internal concrete block-work walls to be rendered and skimmed with gypsum plaster (13mm-two coat work).

Lintels: build in reinforced concrete lintels over all new window/door openings with min 150mm end bearing and a stepped dpc over.

Roof structure: roof timbers comprising 125x50mm C24 grade rafters/ceiling joists fixed at 450mm centres onto 100x50mm timber wall plates secured to new block walls with 6mm dia anchor bolts and 30x5mmx1200mm long galvanised anchor straps at max 2.0m c/c. Provide 150x32mm ridge board for rafter fixing.

Roof coverings: composite slate fixed in accordance with manufacturer's instructions onto treated timber battens on breathable roofing membrane.

Provide 2 layers of 150mm thickness "Rockwool" glass mineral wool roll or similar to roof void. Ensure wool does not impede cross ventilation to roof space.

Provide upvc fascias and barge boards to roof together with upvc rainwater gutters and down pipes including all associated fittings to match house. Provide over fascia ventilating strips to both sides of roof to promote cross flow ventilation to roof space.

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

Doors/windows: door and windows to be double glazed upvc (woodgrain in colour). Door/windows to incorporate min 24mm (6/12/6) double-glazed sealed units with low-emissivity glazing and trickle ventilators, min 4000mm sq. for background ventilation purposes. Provide opening casements to window not less than 1/20th of floor area for rapid ventilation purposes. Provide safety glazing to new door.

Joinery: supply and fix timber skirting boards, doors, linings, architraves, etc.

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 fittings and power sockets prior to electrical first fix. Provide new wall mounted extract fans to kitchen and bathroom.

Supply/install all pipework including wastes for kitchen, bathroom and utility room and discharge waste water into external gully.

Drainage: 100mm dia upvc underground pipework laid on granular stone bed to suitable falls, as indicated on floor plan.

Provide external 100mm upvc soil/vent pipe to receive wc, bath and wash hand basin waste pipes.

Provide new waste/rainwater gullies as shown on plan. Where necessary provide gullies with roddable access.

Extend central heating pipework from existing kitchen into extension including installing new pipe work and radiators; position of radiators to be agreed with Client.

Miscellaneous Items

Carefully remove wall mounted gas fired central heating boiler with balanced flue pipe from existing kitchen and reposition in new utility room. Include for adapting existing pipework/electrical cabling as necessary.

Replace kitchen window for double glazed upvc window. Make good disturbed wall areas internally to match existing surface finishes.

Block up door opening under staircase in timber stud partitioning with plasterboard/skim finish both sides.

Form new door opening from lounge area to underside of staircase including door, lining, architraves and ironmongery. Make good disturbed wall areas internally to match existing surface finishes.