

4 Greenfield houses, Abercregan, Neath Port Talbot, SA13 3LL**SPECIFICATION**

Works to existing: demolish existing side outer wall to kitchen and install 2 No. Catnic type BSD 140 over Fit compression plates at each end bearing point with a minimum of 150mm end bearing each side. Make good and encase in two layers of 12mm plasterboard and skim to match existing.

Demolish existing lean-to rear bathroom. Cut out and provide new access door to proposed 1st floor en-suite extension from Bedroom 2. Fit new timber door and frame. Provide and fit 2 No Catnic type BSD140 lintels over.

Block up existing lounge/kitchen doorway, plaster and make good to match existing.

Cut out below existing rear lounge window to provide new access to proposed extension. Fit frame and timber door to clients specification.

Ground works: Excavate trench for concrete infill foundations 800mm wide x 200mm deep at a depth of 600mm below ground level as indicated. Build up walls to internal level and infill void with hardcore beneath proposed dining room and bathroom floors

Floors: 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.

Walls inner skin:- Construct with 100mm concrete block dry lined with 12.5 mm plaster board and skim. **Outer:-** 100 mm concrete block, render and paint finish. Lay block on edge below DPM as indicated. Infill void with hardcore to suitable level beneath proposed dining room and bathroom floors

Provide to 100 mm cavity, Celotex tuff-Rtm Zero GA3000Z (or equivalent) insulation batts. 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 of extensions. Provide lead flashing to abutment to main structure and proposed flat roof construction.

Windows & Doors: uPVC to provide openable sash to a minimum of 1/20 floor area and fit with trickle vents at 8000 mm². Glazing to be soft low E and have a 16 mm air gap. Provide toughened glass to all doors and glazing below 800 mm.

Supply and fit new uPVC patio doors and frame to clients specification with Catnic lintel type XXX over. Supply and fit Specialist manufactured uPVC windows to side and rear elevation of proposed dining room as indicated Provide and fit Catnic type SL90 over with minimum of 150mm end bearing both sides on compression pads

Roof (bathroom extension): Tiles to match existing on 50 x 25mm timber battens on layer of breathable roofing membrane on 50 x 150mm CS3 grade timber rafters at 450mm crs. Install 50 x 150mm ceiling joists at 450mm crs. With 12.5mm foil back plaster board to ceiling. Lay 200mm Rockwool insulation to entire roof space. Locate each rafter/ ceiling joist combination to new walls with galvanised steel 'L' brackets. Provide and fit lead flashing to abutment to existing house and lead valley to roof abutment.

Roof (dining room extension) Bond 4mm rubber membrane to 20mm OSB board laid on 50 x 50mm timber furring pieces on 50 x 195mm CS grade timber joists at 450mm crs. Locate joists to a 50 x 200 timber wall plate bolted to existing wall using 10mm rawl bolts at 500mm crs and secure with galvanised steel joist hangers. Provide and fit anchor straps to each joist to proposed outer wall. Fit 150mm Kingspan insulation slabs between each joist. Provide cross bracing at centre points between joists.

Intermediate floor: Lay 25mm T & G Wayrock flooring panels on 50 x 150mm SC grade timber joists at 450 crs. Provide 100mm layer of Rockwool insulation between each joist. Ceiling: 12.5 plaster board and skim.

External access steps: Construct platform as indicated using 100mm concrete blocks and concrete cast steps to ground level. Steps to have a going of 230mm and a riser of 200mm. Provide and fit a balustrade hand rail to platform and steps at 900mm high with spindle set at 100mm crs.

Heating: Establish thermal requirements for proposed extension rooms and provide and fit new radiators to suit with individual thermostatic controls and connect to existing heating system.

Drains: Expose all existing drains and replace with new 100mm upvc. Locate and install new BIG's where indicated with fall to new IC's and existing system using 100mm uPVC piping. Construct 2 (No) inspection chambers where indicated.

Foul drains: Provide foul drain from proposed ground floor WC, in 100mm upvc piping to new IC. Connect waste from proposed 1st floor bathroom via proposed 100mm uPVC, S & V pipe to run in 100mm upvc piping to new IC. All other drains in 40mm uPVC

Encase drain run adjacent to proposed rear extension in 150mm concrete jacket. All other drains in 40mm uPVC. All traps to be minimum of 76 mm.

Ventilation: Provide mechanical ventilation to new kitchen/dining room to give an extraction rate of 60 litres of air per second. Provide mechanical ventilation to new en suite and ground floor bathroom to provide three complete changes of air per hour

General Works All new rainwater goods in upvc.

Electrical work to be carried out by a competent, qualified person in accordance with BS 7671

1/2 hour timber doors (FD20) to be minimum of 900mm wide and be fitted with smoke seals and self closers. Mains operated smoke detectors with battery back up to be fitted to proposed dining room/ kitchen ceiling

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