

GENERAL SPECIFICATION FOR PROPOSED ALTERATIONS AT
17 BRYN DERWEN, PONTARDAWE.

WALLS. INTERNAL SKIN TO EXISTING GARAGE.

New internal skin to garage wall to be 50 x 100mm softwood studding at 400mm centres lined on cavity side with 6mm plywood and lined room side with 12.5mm plasterboard with 5mm skim finish. Stud wall to be fixed to existing masonry wall with stainless steel brackets. 100mm thick 'Celotex' or similar insulation to be inserted between studs to give 'U' value of 0.175W/m². Cavities to be closed at the top.

NEW GARAGE FLOOR

Concrete floor to be min 100mm thick laid on 1200guage DPM on minimum 100mm 'Celotex' insulation or similar on existing garage floor.
Floor to have 'U' value of 0.2W/m² K. Insulation to be laid around the perimeter of the walls.
All joints in DPM to be glued and sealed

KITCHEN/UTILITY.

Take down wall between existing kitchen and utility room. Existing wall above to be supported with 2number 127 x 76 x 13UB. See calculations. Steel beams to be encased with 12.5mm fireline plasterboard to give 30min fire resistance.

WINDOWS.

Windows to be UPVC with low 'E' 4: 16: 4 glazing. 'U' value of indows not to exceed 2.0w/m²k.
Glazing in critical areas to be of toughened glass.

VENTILATION.

Habitable Rooms

Purge ventilation to be provided by window opening 30° or more and be at least 1/20th of floor area.

Background ventilation to be at least 25000mm² per bedroom located minimum 1.75m above floor level.

Provide either Cooker Hood over cooker with extractor fan of minimum 30 l/sec capacity or extractor fan to kitchen area minimum 60l/sec capacity.

HEATING.

Heating of new room to be provided by extending the existing system.
kitchen as shown on plan.

ELECTRICAL.

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested, in accordance with BS7671, by a person competent to do so.

The Council will be notified prior to any covering up of any electrical cables or fittings so that an inspection can be made while they are still visible.

Prior to completion the Council will be provided with :-

An Electrical Installation Certificate issued under a Competent Person Scheme (CPS);

Or

An Electrical Installation Certificate (complete with schedule of inspections and a schedule of test results as required by Part 7 of BS7671) signed by 'a person competent to do so'.

Sufficient information will be provided to the building owner, on completion, so that persons wishing to operate, maintain or alter the installation in the future can do so reasonably safely.

All light switches and sockets to be located no lower than 450mm and no higher than 1200mm above floor level.

All light switches to be within 8m of the luminaries it controls.

Provide energy efficient lighting to every third lighting point having an efficiency of no worse than 40 lumens per circuit Watt.

Provide electrically operated interconnected smoke alarms located within 7.5m of any habitable rooms.