

**GENERAL SPECIFICATION FOR PROPOSED EXTENTION AND GARAGE AT
OAK TREE FARM, DRUMMAU ROAD, SKEWEN.**

FOUNDATIONS.

600mm x 225mm concrete foundation under cavity walls at minimum depth of 750mm or depth to suite ground conditions as agreed with Building Control Officer.

Foundation stepped on elevation should overlap by twice the depth or 300mm whichever is the greater. Cavities of foundation walls to be filled with lean mix concrete to within 225mm of DPC level.

Difference in level of ground or other solid construction between one side of the wall and the other should be less than 4 times the thickness of the wall.

WALLS.

313mm cavity walls comprising outer leaf of block rendered to match existing with inner skin of thermalite block or similar with 63mm partially filled cavity insulation (Thermal conductivity 0.019W/mK) with residual cavity of 50mm rendered internally with lightweight plaster and hard wall finish.

Garage walls to be 50 thick cavity walls.

Wallties to be vertical twist type spaced 750mm horizontally and 450mm vertically. Ties at reveals to be spaced no more than 300mm vertically and within 250mm of all openings.

Lintels to outer leaf to be Catnic or similar. Damp proof tray to be provided as necessary. Lintel, reveal and sill construction to achieve insulation of 1.2 w/m²k to avoid cold bridging.

Cavities to be closed at the top.

Walls to be fixed to existing building with 'Furfix' or similar fixing. Cavity to be maintained or constructed to avoid the transmittance of dampness.

GROUND FLOOR

Concrete floor to be min 100mm thick laid on 1200guage DPM on minimum 100mm 'Celotex' insulation or similar on minimum 150mm graded, well consolidated hardcore. 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 and the membrane placed under the DPC and carried over cavity in such a way so as to ensure no gas can enter the cavity above the DPC and no dampness can be transmitted to the interior of the building.

ROOF.

Pitch roof to be slates to match existing on 38mm x 20mm battens on heavy duty roofing felt on 50 x 100mm rafterst maximum 400mm centres and fixed to 25 x 50mm batten screwed to 100 x 250mm ridge beam and fixed to wall plate with truss clips and including all diagonal and lateral bracing in accordance with BS5628, Part 1.

Garage roof to be Tiles on purpose made trusses and fixed as above.

Provide 30mm x 5mm lateral restraint bars at maximum 2.00m centres along length of building and gable ends.

Provide cross ventilation to roofs by 25mm continuous gap in soffit along the outer walls and with tile vents giving an equal ventilation area in the valley side.

Ceiling to be 15mm plasterboard with 5mm skim finish.

Roof water to be discharge via 100mm UPVC gutters to outer side, 63mm down pipe discharging into back inlet gully and to soakaway minimum 5m from any building.

Provide 2No skylight over to give light. Skylight to incorporate 4000mm² background ventilation.

Where roof abuts existing house wall code 5 lead flashings, soakers and cavity trays to be provided.

Insulation to be 50mm 'Celotex@ or similar between rafters with 50mm laid over rafters with plasterboard finish

WINDOWS AND DOORS.

Doors and windows to be UPVC with low 'E' 4: 16: 4 glazing. 'U' value of all doors and windows not to exceed 2.0w/m²k.

Glazing in critical areas to be of toughened glass.

Reasonable measures shall be taken to ensure the building is sealed for air tightness.

Final exit door to be openable from the inside without the use of a key.

Garage door to be 'Up and Over' type door.

VENTILATION.

Habitable Rooms

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

Rapid ventilation to be minimum 1/20th of floor area of room part of which is at least 1.75m above floor level and provide minimum 8000mm² background ventilation.

Provide 4000mm sq background ventilation to kitchen and bathroom.

Provide Cooker Hood over cooker with extractor fan of minimum 30 l/sec capacity.

Provide extractor fan minimum 60l/sec to kitchen

Provide extractor fan minimum 30l/sec in utility room.

HEATING.

Heating of extension to be provided by extending the existing system.

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 Part7 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.