

WORKS CONNECTED WITH FLAT ROOF CONSTRUCTION;
Choice of roof finish to be agreed and typically chosen from the following;
1-Proprietary UPVC membrane by SARNAFIL or similar.
2-20mm thick 2-coat mastic asphalt, 3-coat to any upstands.
3-3 layer roofing felt.
ALL TO BE INSTALLED BY APPROPRIATE SPECIALIST IN ACCORDANCE WITH
MANUF. INSTRUCTIONS AND LATEST / APPROPRIATE BRITISH STANDARDS.
To be laid over min 25mm* WBP ply decking on 75mm reducing sw. firrings on
flat roof joists as noted and shown. Insulation design as noted.

SIZE OF FLAT ROOF JOISTS; CALCULATED FROM SPAN AS SHOWN. MIN 47 X 195 C24 @ 400 CRS.

INSULATION DESIGN-U-VALUE REQUIRED (0.15) AS NOTED. BASED ON A WARM FLAT ROOF DESIGN.
MIN 18MM PLY DECK ON SW. TIMBER FIRTINGS
MIN 145MM KINGSPAN THERMAROOF TR27 SYSTEM ON MIN 18MM PLY DECK ON SW. TIMBER FIRTINGS
WITH A FALL OF MIN 1 IN 80 OVER JOISTS.
LINE / FINISH TO CEILING WITH DECORATED 12.5MM PLASTERBOARD.

ENSURE ALL NEW WINDOWS AND ROOFLIGHTS INCLUDING FRAMES
ACHIEVE A U-VALUE AS NOTED IN ACCORD WITH
SAP CALCULATION.

SUPPORT AGREED ROOFLIGHT SIZE AGREED BY CLIENT
WITH TRIMMERS AS PER STRUCTURAL ENGINEERS DETAILS.

WORKS CONNECTED WITH TYPICAL FLAT ROOF FLUSH EAVES;

Build-up new cavity wall construction as spec.
Provide 100x75mm sw. timber wallplate held down with
ms/ straps as lateral restraint spec and detail.
Rafters span at right angles onto boundary wall / timber frame.
Provide noggin sections from last rafter spanning over wallplate shown.
To be fixed over wallplate with B&T angles.
Extend to give overhang to allow external render finish to be taken behind soffit.
Cavity wall external skin to be built up within rafters.
Guttering as spec noted to be fixed through into
25x225mm DECORATED sw. fascia board fixed to rafter ends with packing behind.
Roofing felt dressed over proprietary edge trim.
Allow for UPVC as fascia / soffit as agreed with client.
Close cavity with either 9mm supalux board or proprietary closer by ROCKWOOL or similar.
COORDINATE AND AGREE USE OF UPVC FASCIA AND SOFFIT.

WORK TO PROVIDE GUTTERING AND DOWNPIPES;
Confirm spec and size before order. Obtain gutter flow calc from supplier.
Agree final spec to match existing and allow for the following.
HUNTER PLASTICS OR SIMILAR 100 – 125 GUTTER or similar.
Colour to be chosen from standard range but allow for all BLACK/WHITE or BROWN.
Allow for both 68 / 82mm matching downpipes where required.
READ IN CONJ WITH GA LAYOUT AND ELEVATION DRAWINGS REGARDING RE-USE OF EXISTING.

WORKS CONNECTED WITH NEW EXTERNAL OPENINGS;
Lintol section as desc. External bi-fold door material as per Planning dwgs.
All fitted with trickle vents capable of 10000mm2 as per latest ADJ.
Configuration as elevation drawings.
Close cavity with insulated closer by CAVITY TRAYS of YEOVIL or similar.
DO NOT CLOSE BY ANY OTHER METHOD.
Cillboard to be either 22mm MDF or sw. timber with rounded edges.
mastic sealant at junctions with frame.
FOR S/O SIZES READ IN CONJUNCTION WITH LAYOUT FLOOR PLAN AND ELEVATION DRAWINGS.
CAVITY WALL INSULATION; U-VALUE REQUIRED 0.18 AS NOTED.
SUBJECT TO SAP CALCULATION WHERE REQUESTED AND INSTRUCTED BY BUILDING CONTROL.
AGREE OPTION BEFORE BUILD.

OPTION 1;
100MM ECOTHERM ECO CAVITY WITH MIN 50MM CLEAR CAVITY. U-VALUE ACHIEVED 0.17.
OPTION 2;
115MM ECOTHERM ECO CAVITY FULL FILL WITH MIN 10MM CLEAR CAVITY. U-VALUE ACHIEVED 0.16.

WALL TIES FOR USE WITH 105MM CAVITIES;
Walls to be tied using stainless steel wall ties at 750mm centres horizontally and
450mm vertically with horizontal courses staggered. Additional ties to be provided
around openings at 225mm centres.

Outer skin to be matching render finish as per elevation drawings.
100mm dense concrete blockwork, clear cavity as noted, insulation as noted
and 100mm DENSE blockwork inner skin.
Finished internally with decorated and dry-lined plasterboard on dabs.
Provide wall ties as noted and close cavity / form opening as noted.

WORK TO PROVIDE EXTERNAL WALL ABOVE GROUND; MATCHING RENDER FINISH;
READ IN CONJ WITH ELEVATION DRAWINGS.

WORKS CONNECTED WITH
EXG AND PRO SOAKAWAY;
Contractor to investigate and confirm
existing soakaway location(s).
Intent typically. Ensure any soakaway
is min 5m from building.
Allow to grub out, re-locate as dir'd.
Existing / proposed drain runs
connected to pit, min 1500x1500mm.
All wrapped in TERRAM 500 GEOTEXTILE
and filled with free draining stone.
READ IN CONJ WITH GA LAYOUT PLANS.
DETAIL MH--STD--808 AND SPEC.

LOCATION AND DETAIL TO BE AGREED IN CONJUNCTION WITH
APPLICATION TO DISCHARGE AS A RESULT OF GROUND INVESTIGATION
AND PERCOLATION TEST RESULTS.

SOAKAWAY SPECIFICATION WHERE AGREED.
THE INTENT AT CONSULATION IS TO ADJUST, EXISTING DOWNPIPE.
CONNECT NEW AND TO DISCHARGE OVER ADJUSTED ACO CHANNEL.
ENSURE CONNECTION TO EXISTING DRAIN RUN.
READ IN CONJ WITH LAYOUT FLOOR PLAN AND ELEVATION.

WORKS CONNECTED WITH CONSTRUCTION OF SUB-STRUCTURE GENERALLY;
Typically as follows and in accordance with Structural Engineers details.
External walls where appropriate from top of foundations to level as directed using either of the following;
Typical 300mm DUROX / TOPCRETE FOUNDATION BLOCKS (7N/mm). At a point min 150mm below GL.
construction changed to inner and outer skins of 100mm DENSE concrete block with cavity as noted above
and elsewhere partially filled with C35 lean-mix cavity fill concrete to within 225mm of ground level.
Proprietary cavity wall ties to suit width and construction.
External brick finish to outside of building where shown and noted.
REFER TO ELEVATION DRAWINGS.

WORK TO PROVIDE TYPICAL PROPOSED FOUNDATIONS;
Typically traditional strip foundations through-out and UNO.
Typically details where directed and Building Inspectors comments.
To be typically min 600x250 concrete as spec. taken to min 900mm depth noted from finished ground level
and to be coordinated with agreed drainage design and existing invert levels.

WORKS REQUIRED TO PROVIDE TRENCH FILL FOUNDATIONS; Confirm existing ground conditions.
Where TRENCH FILL foundations are directed where clay sub-soil is found provide CLAYMASTER.

ALLOW TO STEP PROPOSED FOUNDATIONS AS DIRECTED
AS PER STANDARD DETAIL TO MEET WITH FORMATION LEVEL OF EXISTING.

WORKS CONNECTED WITH PREVENTION OF COLD BRIDGE AROUND ROOFLIGHT; READ IN CONJ WITH ROOFLIGHT SPEC.
Build-up rooflight upstand as desc. Coordinate around firrings. Pack studs with 100mm PIR board.
Line internally to rooflight well with additional 50mm PIR board and finish with plasterboard continued from ceiling.

WORK REQUIRED TO INSTALL "FLAT TOP" ROOFLIGHT(S); WITHIN PROPOSED ROOF.
LOCATED AS LAYOUT DRAWINGS AND ELEVATIONS.
DETAIL SPEC SUBJECT TO AGREEMENT WITH CLIENT.
Allow for the following;
Agree alternative supplier with client.
Final setting out and spec/size to be agreed with client prior to order.
To be installed in accordance with manufactures details.
SW. timber trimmers to opening in accord with S/E details.
Allow to form upstand in accord with manu details and dress flat roof finish as desc.
Continue internal lining into reveal, decorate in with remainder of project.

Allow 150x50mm sw. timber wallplate fixed to existing wall with M12 bolts.
Flat roof joists supported off golv. joists hangers.
READ IN CONJ. WITH S/E DETAILS.
In conjunction with agreed roof finish and make-up form 75-150mm upstand in accord with manu details.
Integrate within existing a cavity tray by CAVITY TRAYS of YEOVIL.
WORKS CONNECTED WITH UPSTAND AND CAVITY TRAY; READ IN CONJUNCTION WITH ELEVATION DRAWING;

WORKS TO SUPPORT FIRST FLOOR EXTERNAL WALL SHOWN;
Noted as UB sections, 1 per leaf. Agree use of 300mm plate.
Agree size / width of plate before order.
Provide mortar packing and brick / blockwork to match
and coordinated with existing coursing.
Provide b/w packing shot fire to u/s of beam.
Encasement as noted.

WORKS CONNECTED WITH STEELWORK FRAME ENCASEMENT;
Provided sw. timber noggins within steel flanges generally
and pack with ROCKWOOL BATTS to gridline shown.
Ensure sw. timber grounds are fixed to steelwork as noted
and encased with suitable boarding capable of achieving 30 min FR.
Boarding typically 15MM BRITISH GYPSUM FIRECASE
FIXED IN ACCORD WITH MANUF DETAILS.

WORKS CONNECTED WITH ENLARGEMENT OF EXISTING OPENING WHERE INSTRUCTED;
READ IN CONJUNCTION WITH LAYOUT FLOOR PLAN AND ELEVATIONS.
REMOVE EXISTING WALL AND LINTOLS FOUND.
ENLARGE OPENING AS DESC.

Close existing cavity and integrate new floor with existing.

WORKS TO CONSTRUCT GROUND FLOOR;
INSULATION DESIGN; AS WEBSITE NOTED. U-VALUE REQUIRED (DESIGNED) 0.18 IN ACCORD WITH AD. PART L.
PA RATIO AS PER LAYOUT PLAN = 0.74 UNLESS NOTED OTHERWISE.
MIN 90MM THICK ECO THERM ECO-VERSAL OR SIMILAR TO ACHIEVES A U-VALUE OF 0.18.
HOWEVER ALLOW 120MM MAKE-UP IN CONJ WITH EXTERNAL EDGE OF SLAB DETAIL
WITH MIN 30MM AROUND PERIMETER EDGES AS SHOWN.

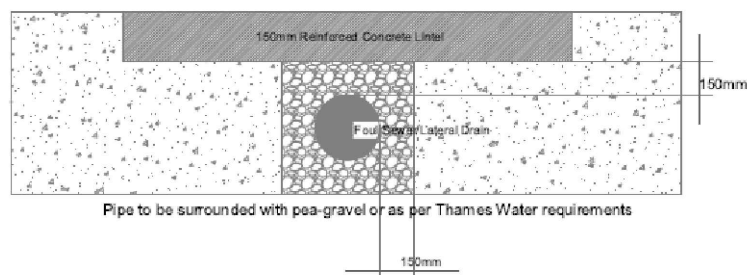
RADON INVESTIGATION NOT KNOWN.
CONTRACTOR TO ALLOW EXTRA OVER FOR A GAS MEMBRANE AS SPEC IN LIEU OF 1200 GAUGE NOTED.
AGREE WITH BUILDING INSPECTOR BEFORE ORDER AND INSTALLATION.
Proprietary GAS MEMBRANE by either ICOPAL or RIW and to be compatible with agreed DPC spec.

Excavate / reduced dig existing ground level in area of extension to ensure agreed make-up.
Grub-out existing redundant drainage where found as part of demolition works desc.
Floor finishes and any instructed underfloor heating to be confirmed by client.
Contractor to price varying floor board specification and agree choice of either
22mm WYROC T&G flooring or 22mm chipboard V313.
All to be laid over proprietary 1000 gauge separating layer on insulation as noted
laid over min 100mm thick conc. slab with A142 mesh.
To be laid over 1200 gauge polythene DPM laid over min 50mm sand blinding on
min 150mm layers of well compacted h/c.

WORKS CONNECTED WITH BUILD OVER AGREEMENT;
SITE INVESTIGATION SUGGESTS EXISTING MANHOLE SHOWN
WITH DRAIN RUN THAT WILL RUN UNDER PROPOSED.
SUBMIT A BUILD OVER APPLICATION AND AGREEMENT IS REQUIRED.
ASSUMED THAMES WATER.
BUILD IN ACCORD WITH DETAILS.

ALLOW TO RE-LAY EXISTING DRAIN RUN WITH NEW CLAYWARE.
SURROUND WITH PEA GRAVEL AS PER TW STANDARD DETAIL.
TO COMPLY WITH ION. 4-08-01. TO BE MIN VC 100MM DIA.

PIPE SURROUND AND BRIDGING DETAIL



SITE INVESTIGATION SUGGESTS EXISTING MATURE TREES
AND UNDERGROWN WITHIN AND TO NEIGHBOURING GARDEN AREA.
OBTAIN BUILDING CONTROL DIRECTION.
BUILD FOUNDATIONS IN ACCORD WITH NHBC GUIDANCE "BUILDING NEAR TREES".
ALLOW EXTRA OVER FOR 2M TRENCH FILL FOUNDATIONS WITH USE OF CLAYMASTER.
READ IN CONJ WITH S/E DETAILS.

U-VALUES TO MEET AD. PART L1B; THE BUILDING REGULATIONS 2010.
CONSERVATION OF FUEL AND POWER; VOL 1. DWELLINGS 2021 EDITION.

TABLE 4.2, P25;
EXTERNAL WINDOWS (1.4) AND ROOFLIGHTS (2.2).
EXTERNAL DOORS;
GLAZED -60% (1.4).

FLOOR (0.18), EXTERNAL WALLS (0.18), PARTY WALLS (TBC),
ROOF (PITCHED CEILING 0.15), (PITCHED RAFTER 0.15), (FLAT 0.15).

TABLE 4.3, P26. UPGRADE OF EXISTING;
FLOOR (0.25), EXTERNAL WALLS (0.55), PARTY WALLS (TBC),
ROOF (PITCHED CEILING 0.16), (PITCHED RAFTER 0.16), (FLAT 0.18).

U VALUE CALCULATIONS OBTAINED VIA. ECOTHERM.CO.UK.

KITECHEN

EXTENSION

(A S P R O P O S E D)

DRAWING NUMBER; 2395; AL(3)-20.

T y i c a l S e c t i o n A - A

This drawing is copyright:-

Figured dimensions must be taken in preference to scaled dimensions and ALL contractors and suppliers must check and verify all dimensions on site before preparing shop drawings, commencing work, or pre-ordering of fixtures and fittings. It is deemed as part of good building practice that ALL contractors will have read an understood manufacturers instructions in relation to materials specified.

ALL contractors are to carry out the works indicated in accordance with the latest Building Regulations, British Standards, Codes of Practice, specifications and any legislation that may be in force @ the time of construction, together with latest robust standard details, NHBC specification of works and practices covered under both the Health and Safety at Work Act and current CDM regulations.

Work should only be undertaken from drawings referred to in the Local Authority approval documents.

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PROPOSED PROJECT DESCRIPTION:
PROPOSED SINGLE STOREY REAR EXTENSION
AT 28 MILL RACE, NEATH, WALES, SA10 7FL.
FOR MR MARK WINSTON.

SHEET TITLE:

AS SHOWN.

REVISIONS:

8. 04/11/23 BREXIS READY

