

Specification

Proposed Rear Ground Floor Extension

59 Lake Road

Sandfields

Port Talbot

SA12 6AP

General Specification for Proposed Ground Floor Rear Extension at 59 Lake Road, Sandfields, Port Talbot SA12 6AP.

Foundations

800 x 250mm 30N Concrete strip foundation to be placed at a depth agreed with the Local Authority Building Control Department or Approved Inspector.

Footing Brickwork

Cavity walls below ground level to be constructed of two skins of 100mm 7N concrete blocks with a 100mm cavity. Lean mix concrete is to be used to fill the cavity up to within 150mm of D.P.C. level

External Walls

External walls to consist of an outer skin of Face brickwork (to match existing house) & an inner skin of 100mm Celcon Solar blockwork. Cavity to be 100mm wide, partial fill with 50mm thick Celotex double "R" insulation Wallties to be installed at 600mm c/c horizontally and 450mm vertically. Ties to be installed at 225mm c/c vertically next to windows and door openings. Cavities closed at all openings with thermobate closers.

Mechanical Ventilation

En-suites to have an extraction rate of 15 litre/sec.

Oversite

Oversite to consist of 100mm thick concrete laid over a 500g DPM on 150mm Celotex Double 'R' insulation and 300mm thick layer of clean hardcore well compacted. A 65mm fibre screed laid is to be laid on the concrete oversite. Jablite insulation is to be dressed up perimeter of the external walls to D.P.C. level.

Internal Finishes

All internal walls to finished with 12.5mm plasterboard and skim. All ceiling to be 12.5mm plasterboard and skim.

Roof Insulation

To consist of 300mm thick Rockwool.

Rainwater Goods

Rainwater gutters to be 100mm diameter with 75mm diameter rainwater pipes. All discharging to Back Inlet Gullies

D.P.C.

High load D.P.C. to be used under all walls 150mm above finished ground level. D.P.C. is to be placed under floor beams.

Smoke Alarms

Mains linked smoke alarms are to be installed in hallway and Kitchen. Kitchen also to be fitted with a mains linked heat detector.

External Finishes

External finish face brickwork to match existing house.

Windows

All windows to be double glazed Upvc and fitted with 'E' glass. All windows to be fitted with trickle vents an area of 8000mm sq. All windows to have an opening at least equal to 1/20th of the floor area of the room in which they have been installed. Some part of the openable area should be at least 1.75m above ground level. Any glazing fitted in critical locations to comply with Part N of the Building Regulation. All windows to be side opening with an area of 850 x 500mm. Fensa certificate for all windows & doors to be supplied by manufacturer.

Drains

All drains to be 100mm diameter plastic laid to falls and bedded and covered in clean stone. All new manholes to be constructed on 150mm concrete base and built of 215mm thick engineering bricks and covers & frames to suit. All back-inlet gullies to be rodable. All connecting to existing sewer within garden area.

Storm Water

All storm water to be taken to soakaways at least 5m away from main house.

Electrical System

Provide 2 No low energy lighting fittings. All external light fittings to be installed with PIR controls. Light switches to be at a maximum height above finishes floor level of 1200mm. Power points to 450mm above finished floor level.

Lintels

All Lintels to be Catnic or I.G. with a minimum bearing of 150mm & 450mm tray D.P.C. over and stop ends both sides.

Stud Partitions

Stud partitions to be constructed of 100 x 50mm softwood studs at 400mm c/c, clad both sides with 10 kg 12.5mm plasterboard & skim. Stud partitions to be filled with 100mm Rockwool insulation.

Part N

All glazing in critical area to be safety glass or similar.

Roof

Roof structure to consist of purpose made softwood trussed rafters at 600mm c/c. Bracing to be 100 x 25mm softwood twice nailed to each truss, diagonally from eaves to ridge, across rafter members to both slopes of the roof. Longitudinal bracing to ridge, strut and ceiling junctions.

Allow a 25mm ventilation gap or equivalent for the full length of the eaves to both sides to allow cross ventilation. Roof covering to be concrete tiles laid on sarking felt and treated 38 x 25mm treated battens.

Builder to ensure that tiles are suitable for roof tiles.

Manufacturer to supply all structural calculations.

Lateral restrain straps to be placed at 2m c/c on 50 x 50mm softwood noggings, along the tie & common rafter members of the trusses.

External Finishes

External finish to be rendered to match existing house.