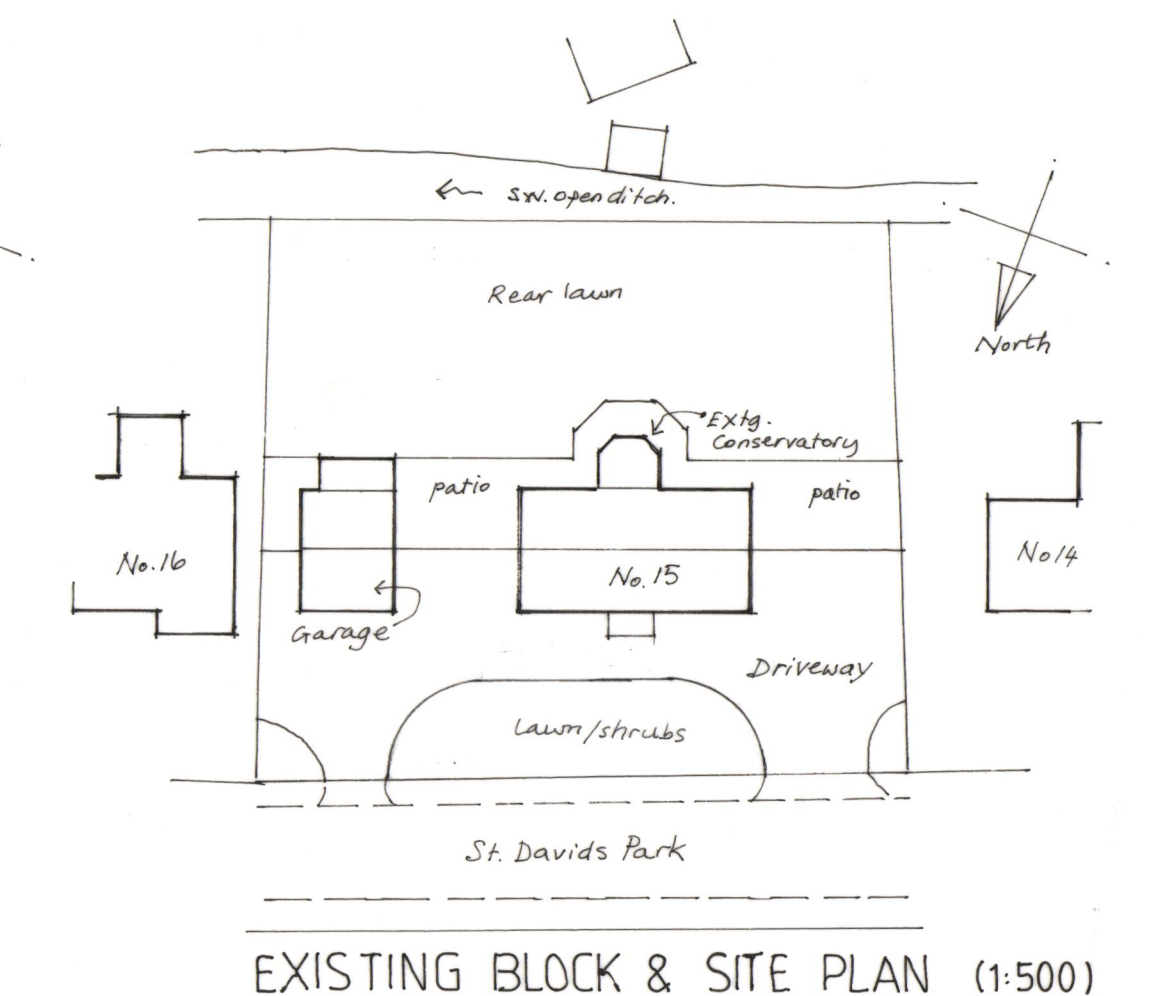
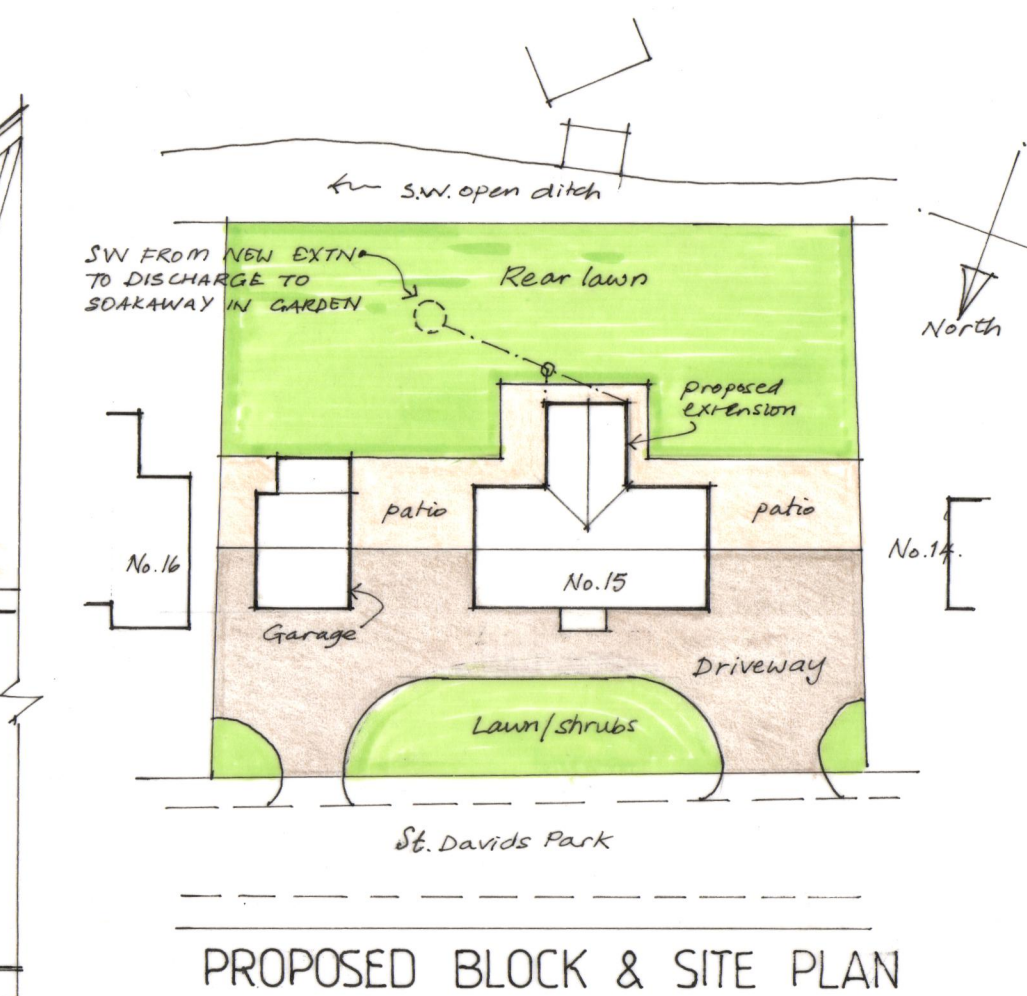
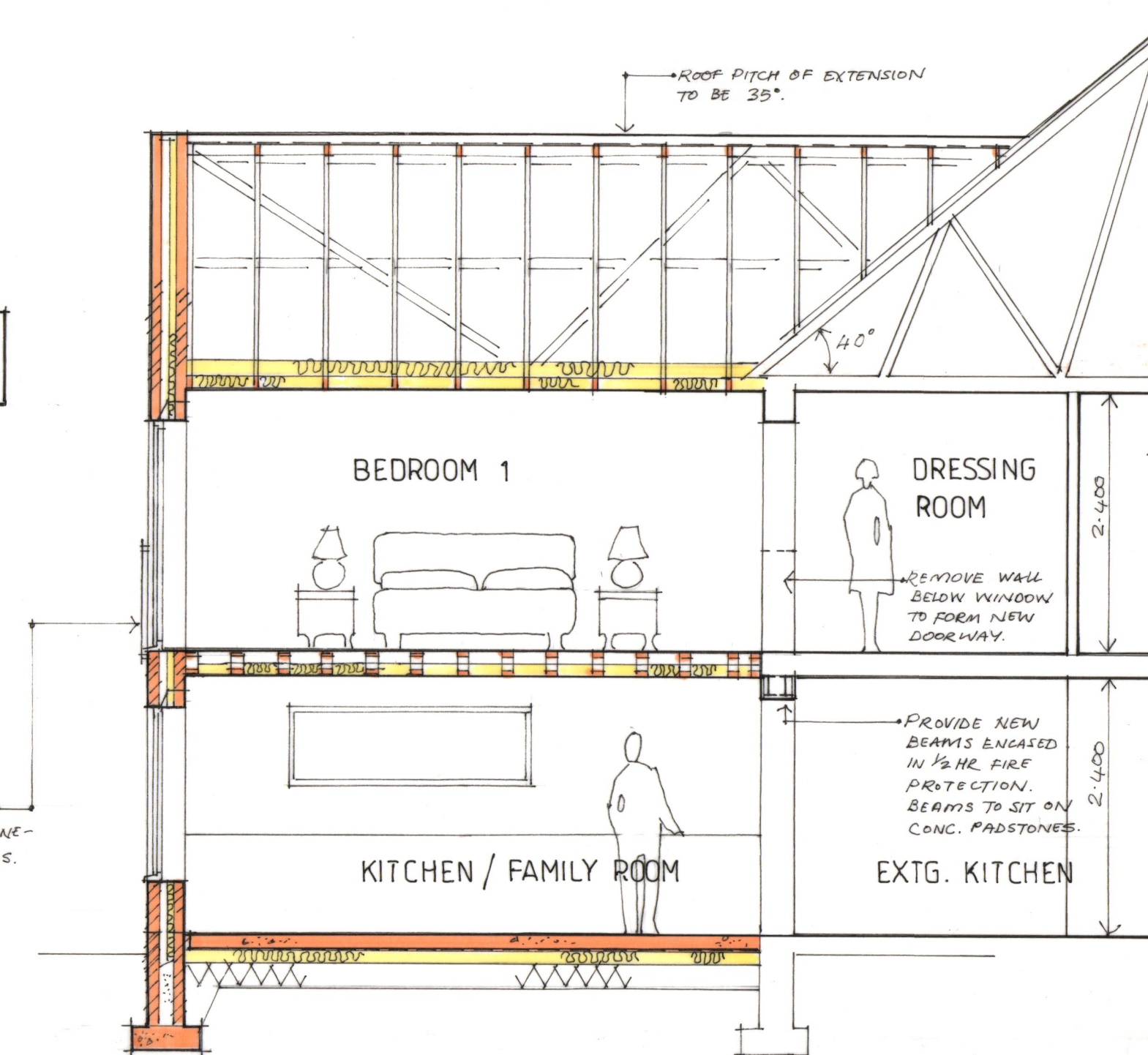
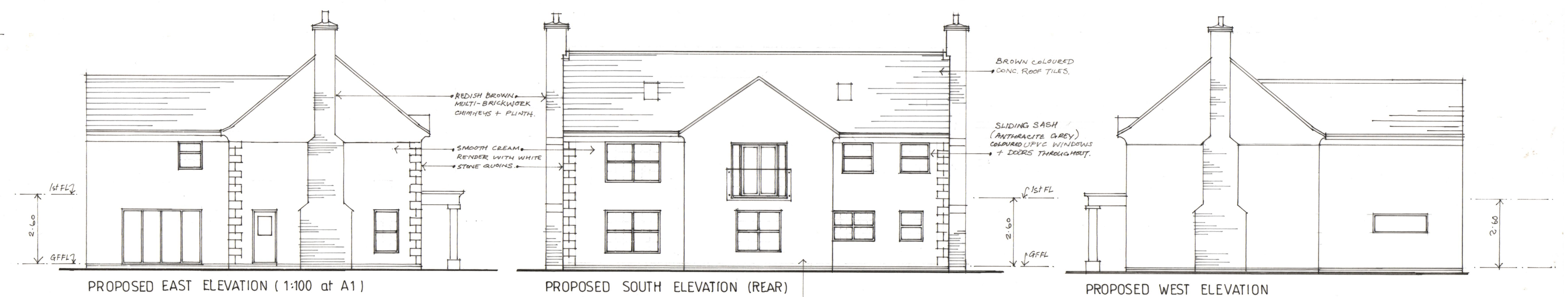
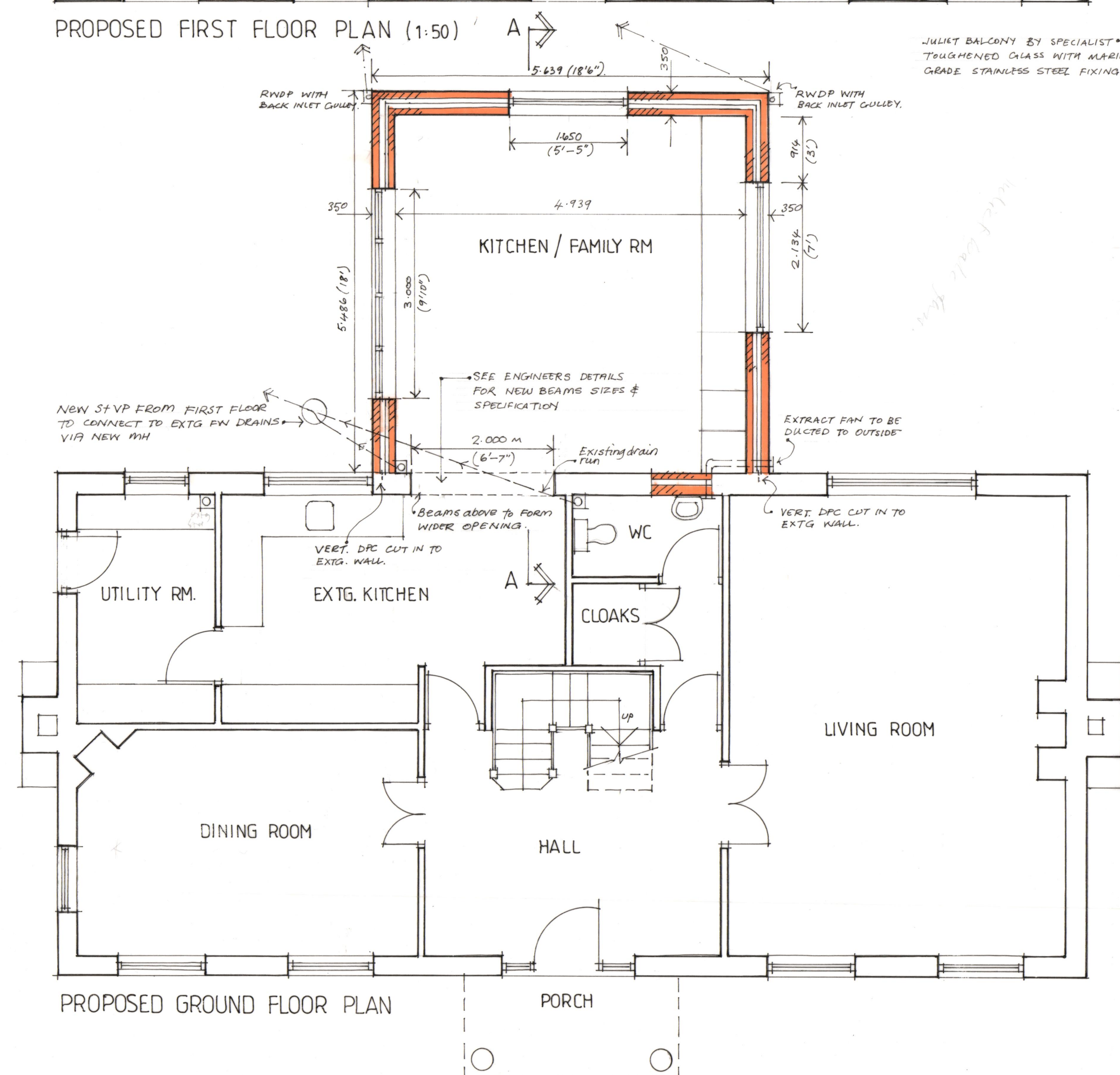
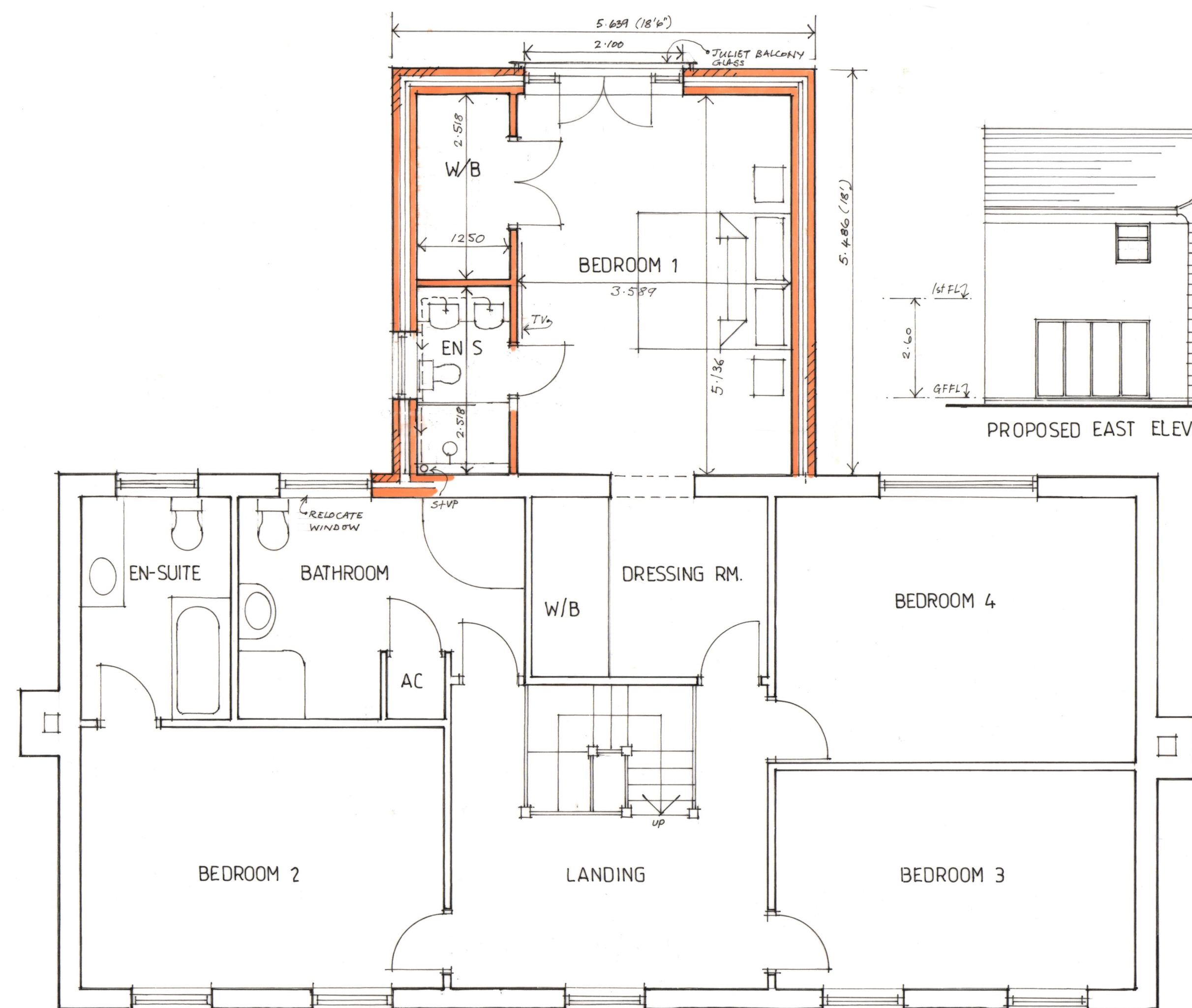




Description of Proposed external materials:-

Roof:- Brown interlocking concrete tiles with upvc fascias, soffits and verges. (All to match existing).

Walls:- Cream coloured smooth render with Reddish/brown clay multi brick to plinth and chimneys, all to match existing.

Windows and doors:- Double glazed units in upvc or powder coated aluminium eg Bifold doors. (colour to match existing).

Specification Notes.

Roof Covering:- Marley concrete interlocking tile roof covering . Fixed to 50x25 treated sw battens on breathable roofing felt fixed to roof trusses, Provide all necessary clips and fixings to roof covering. Roof tile type and colour to match existing. Provide over fascia vents to ventilate roof space.

Roof Structure:- Timber trusses (designed, manufactured and supplied by Manderwood or similar approved) at 600 centres fixed to 50x100 treated sw Wall plate, in turn fixed to top of wall and secured with L shaped 5x30x1200 galv. steel straps at 2.0m centres, (and similarly at 1.8m centres at verge.) Provide layboards fixed to existing roof to support reducer trusses (by truss supplier), to form lead lined valley. (See roof tile manufacturers info for details).

Roof Insulation :- Provide 300mm of Earthwool quilt roof insulation in 2 layers, the first laid between ceiling joists, the second laid at right angles across the top to achieve a min 'U'Value of 0.13 W/M2K.

Ceilings:- 12.5mm thick vapour plasterboard fixed to underside of ceiling joists with thistle plaster skim finish. Provide all necessary noggings. Provide 100mm thick sound/fire insulation to first floor ceiling. Use Moisture resistant boards to en-suite.

Lintels :- Provide galv. steel lintels as Catnic or Keystone, or similar approved, over all new openings, with min. end bearing of 225mm. Provide tray dpcs over lintels.

External Walls:- 100mm thick Concrete block and Clay face Brickwork outer skin, with 150mm cavity with 100 mm Cellotex or similar approved PIR boards (Polystyocyanurate cavity batts) fixed using plastic retaining clips to 275 wide s/s Anchon wall ties @ 600mm, horiz. and 450mm vertical staggered centres. With 100mm, dense conc. block inner skin with 12.5mm plasterboard dry lining and thistle plaster skin finish. To achieve a 'U' Value of 0.18 W/M2K. Please note: maintain a minimum 50mm clear cavity. Provide lean-mix fill to bottom of cavity.

D.P.C.:- Provide horizontal dpc. at 150mm above external ground level, on the inner skin the D.P.C. is to be lapped under the dpc. Also provide proprietary insulated cavity closures at window and door jamb positions. Provide vertical dpc's where new extension walls abutt existing walls. Also use stainless steel "Fir fix" crocodile ties to tie new walls to the existing.

Ground Floor Construction:- Power floated 125 mm concrete slab with lightweight mesh reinforcement on dpm. on 120mm Cellotex Floor Insulation or similar to achieve target 'U' Value of 0.15W/M2K. On stone dust blinding on 200mm thick compacted hardcore. Provide 25mm thick insulation upstands to perimeter.

Foundations:- Provide 600 wide x 250 thick concrete strip foundation, bearing on solid ground to BCO approval at a minimum depth of 900mm.

First Floor Construction :- 22mm thick T and G Weyrock flooring (moisture resistant) glued and screwed to engineered joists. Engineered joists to be Easi-Joist WS200, depth 219mm at 400 centres with chord size of 97x47mm.

Windows/Doors :- UPVC/aluminium double glazed units. Include 'K' glass and include safety glass in appropriate locations. All to achieve a target 'U'Value of 1.4 W/M2K

Natural Ventilation: - All habitable rooms to have openable windows with a minimum of 1/20th. Of the area of the room. All windows to have night vent latches and locks and to comply to part F and to have background ventilation.

Mechanical Ventilation:- Kitchen and utility room to have mechanical extractor with a rating of 60L/sec. En suite extractor fan to have a rating of 15 L/sec.

Electrical Installation :- The electrical installation is to be in accordance with the NICEIC Regulations and relevant British Standards. The Installation is to include Mains operated (with battery back-up) smoke detectors. All sockets and switches are to be within 450mm and 1200mm of finished floor level. Provide energy efficient fittings in accordance with the Building Regulations.

Drainage (Foul):- Internal drainage to consist of plastic pipework with diameters complying with the Building Regs. All fittings to have 75mm. deep sealed and anti-syphonic traps with rodding acces. New drains to be 100mm pvcu laid to min fall of 1:40 and bed in granular fill surround, and connect to the existing drainage system.

Drainage (Surface Water):- 100mm.dia. PVCU pipe laid to 1:150 falls and bed in granular fill surround. Rain water down pipes to discharge to drains via back inlet gulleys, and run to the proposed soakaway in garden area.

Rain water goods:- Brown upvc 100mm square gutters and 65mm square downpipes.

General Notes:-

1. All figured dimensions to be checked on site.
2. All components, materials and proprietary items shall be installed strictly in accordance with manufacturer's instructions.
3. All work shall comply with the current Building Regs and the relevant British standard.
4. All existing drainage and service positions on the site, to be located, confirmed and protected prior to starting work.
5. This drawing to be read in conjunction with Engineers Info.
6. All timber to be used must be kiln dried and treated.

client:
MR & MRS ANTHONY NEEDS

project:
PROPOSED 2 STOREY REAR EXTENSION
to 15, St. DAVIDS PARK, MARGAM,
PORT TALBOT,
SA13 2PU.

drg. title :
PROPOSED PLANS, ELEVATIONS &
SECTION.

scales: 1:50, 1:100, 1:500 at A1

date: Oct 2024

issue: PLANNING + B. REGS.

drg. no. rev.

AR. 01.