

RW 03

General Specification:

Roof Specification side extension

Provide Tie finish to match existing including felt / battens etc fixed in accordance with manufacturers requirements (75mm head lap) on 38mm x 25mm laminated s/w noggins/battens or reinforced unslatable sarking felt, type TP to B.S.747:1977, on specialist Roof Trusses designed by Roof Truss Manufacturer.
ROOF INSULATION 300MM THICK INSULATION QUILT LAID BETWEEN / OVER CEILING TRUSSES
PROVIDE U VALUE OF 0.15W/M2K
Roof to be as illustrated and to LA approval. Make allowance for all appropriate flashings to ensure satisfactory water tight seal.
N.B.A Clear air path of 50mm above insulation and u/s of felt is to be maintained.
Roof pitch > 17 degrees to match existing (check on site prior to installation)
STRUCTURAL ENGINEER TO PROVIDE DETAILS TO PREVENT OVER TURNING AT WALL PLATE IF REQUIRED

Lateral Restraint to External Walls

To be via 30mm wide x 5mm thick x 1 length depends on joist/rafter centres L shaped hot dipped galv m.s straps, fixed across to 2N° rafters/ceiling joists, with treated s/w noggins between same and down wall structure. Straps to be located at max 1250mm c/s

External Wall Construction to extension

External finish to be render to Clients exact requirements on 100mm dense blockwork.
The above to be fixed to 150mm cavity with partial fill insulation by celotex or similar, mean thickness 70mm (maintain 50mm clear cavity), or equivalent, and 100mm thick thermalite block (internal skin) and 15mm dryline all to achieve 0.21w/m2k U Value. Cavity construction led @ 750mm c/s horizontally and @ 450mm c/s vertically, 225mm c/s vertically at all openings, with stainless steel wall ties.
Reveals and cills to be closed with appropriate thermabate cavity closers or similar approved. External walls to be tied to existing using stainless steel Tuffix fixings to specialist recomms / cavities to be continuous.
PROVIDE U VALUE OF 0.21W/M2K

Foundations

600mm wide x 300mm deep continuous concrete strip footings to extension square off chamfered corner as illustrated. (20N D.P.C.250/20) cast on firm loadbearing ground. Note: Foundation sizes shown are nominal and are subject to site conditions and approval by LA Building Inspector. New footings to be tied into existing all to LA approval.
Building Inspector to inspect existing footings prior to commencement of works.
NB THE ABOVE SPEC IS GENERIC AND DEPENDANT ON GROUND CONDITIONS - PRIOR TO COMMENCEMENT ON SITE BUILDING CONTROL TO CONFIRM IF THE ABOVE SPEC IS APPROPRIATE STRUCTURAL ENGINEER WILL BE REQUIRED TO PROVIDE FOUNDATION DESIGN IF REQUIRED BY BUILDING CONTROL (LA)
NB CONTRACTOR TO PROVIDE QUOTATION FOR RAFT FOUNDATION AT TENDER / COSTING STAGE TO COVER GROUND ABNORMALITIES / IF RAFT FOUNDATION IS REQUIRED THEN THIS WILL BE TO STRUCTURAL ENGINEERS DESIGN
CONTRACTOR TO UTILISE EXISTING FOUNDATIONS IF BUILDING CONTROL ARE IN AGREEMENT.

Internal Partitions

All internal partitions to be 100mm thick studwork.

Ground Floor Construction

New ground floor slab:
Floor finish to clients choice on appropriate adhesive / underlayment on:
50mm thick a/c screed on 150mm thick concrete slab on 125mm thick celotex floor insulation to achieve a U Value of 0.15W/M2K on 1000kg virgin EPS on 25mm thick sand bedding on min 150mm thick well compacted/consolidated hardcore PROVIDE U VALUE OF 0.15W/M2K
NB CLIENT TO PROVIDE: OBTAIN RADON REPORT AS BUILDING CONTROL REQUIREMENT (information / report obtainable via following website: www.ukradon.org)
(If Radon Gas is present use appropriate protective barrier all to LA approval)
EXACT SPECIFICATION / STYLE OF FLOOR FINISH TO BE FINALISED / CONFIRMED BY CLIENT PRIOR TO PURCHASE
NECESSARY ADJUSTMENTS TO SUIT. ALL IN APPROVAL TO BUILDING CONTROL REQUIREMENTS AND CLIENTS SATISFACTION.
CLIENT TO CONFIRM IF UNDERFLOOR HEATING IS REQUIRED

New Windows / Doors

New windows / doors :-
Contractor to provide new windows / doors all to LA approval including all accessories colour externally to clients requirements / white internally (Client to confirm exact requirements). Triple ventilation to be at head of window.
(Door / windows to be to clients choice) D.p.c's to be fixed at all horizontal and vertical jamba / reveals, all junctions to be silicone sealed internal and external blockwork. Double glazing to be in accordance with B.S.6206.
All glazing to achieve a U Value of 1.5W/M2K Double glazing.
(Low - E emissivity En = 0.5) with 12mm gap between panes (Manufacturer to provide certified U Values) Contractor to supply and fix into position new u/pvc internal and external cills.
Provide thermabate cavity closers at jamba fixed in accordance with manu recomms.
Obscure glass to e.c.s. shower etc.
U Value of 1.5W/M2K K TO WINDOWS / DOORS
EXACT SPECIFICATION / STYLE OF FINISH TO BE FINALISED / CONFIRMED BY CLIENT PRIOR TO PURCHASE.

Lintels above external / internal openings

To be Messrs I.G. Lintels, min end bearings 150mm, to be installed strictly in accordance with Manufacturers recommendations/instructions.D.p.c's to be provided over. If span exceeds standard lengths then Structural Engineer to design appropriate support all to Building Control requirements.
NB ALL LINTELS TO HAVE STOPPED ENDS AS BUILDING CONTROL REQUIREMENT

Demolition

Demolish existing outbuilding / porch to front and rear as illustrated / Open up wall into new kitchen / living area as illustrated.
Structural Engineer to confirm structural integrity of any walls prior to removal and make necessary adjustments as required. Make good all finishes as appropriate.

Decoration

Contractor to allow for internal and external decoration of walls, ceilings and woodwork i.e linings, architraves, skirting etc to Clients choice. Make allowance for re skimming property as and where required.

Structural steel

Provide U Beams as indicated all designed to the following recommendations:-
BS 6092 part 1 1998, BS 6092 part 3 1998, BS 680 part 1 2000 NB refer to structural calculations / requirements.
Part B Fire- All steel work to be encased in 2no layers of plasterboard to achieve fire protection
NB BEAMS TO BE RECESSED AS MUCH AS POSSIBLE TO MINIMISE BULKHEAD

D.p.c

Horizontal dpc's to be provided to internal and external skins of external wall construction Dampoor Insulated Dpc's to be provided to all horizontal and vertical door/window jamba/reveals (T.D.I.Ltd. (01629)73177 or similar & approved)
Provide adequate flashings at flat roof / main house abutment with appropriate trays all to LA Approval.

Drainage

Existing rain water drainage from roof to terminate into existing system (Welsh Water approval required)
Existing foul water drainage to discharge into existing system
NB EXISTING DRAINAGE TO BE LOCATED AND ADAPTED TO SUIT TO INCORPORATE NEW AS INDICATED
ALL WORKS TO SATISFY LA BUILDING CONTROL
All plumbing installed in accordance with BS672 Any alteration to existing drainage to be made using same components, i.e W.c's 100mm Sinks At to be fitted with 75mm deep seal traps and rodding points at all changes in direction. All pipework to be boxed in and decorated with accessible panels / screws with removable plastic caps. New waste / rainwater gully to be (rep and waste). Provide new Inspection Chambers (MH) at all changes in direction as illustrated to LA Approval. Any disused runs to be filled in.
Hogworth 16 Supervise Square Hopper with integral Back Inlet. Trapped fitted in accordance with manufacturers recomms.
Surface water fall - 1:100 Foul drainage fall - 1:40 Adapt existing drainage system to suit new all to satisfy Building Control.
NB Contractor to protect existing drainage all to LA approval

Gutters / Fascias / soffits

Contractor to supply and fix into position new fascias / soffits / Colour white new Gutters and Down Pipes Colour white

Electrical and Mechanical Services

Energy efficient lighting and controls required as detailed below as required by building control
Energy Efficient lighting provided in accordance with B.R.E guide CPO:1995 Minimum efficiency: 40 lum / watt.
External lighting fitted with PIR sensors Contractor Domestic Sub contractor to allow for providing all services, i.e gas, h & w water supply, electric lighting and heating system etc all in accordance with statutory bodies, regulations and codes of practice. Client to arrange for supply and connection of all services including gas and electricity and water.
Contractor Domestic Sub contractor to allow for extending all services, i.e gas, h & w water supply, electric power circuits, lighting and heating system all in accordance with statutory bodies, regulations and codes of practice. Client / owner to confirm positions of all electrical / mechanical appliances / fittings.
EXACT SPECIFICATION / STYLE OF FITTINGS / FIXTURES TO BE FINALISED / CONFIRMED BY CLIENT PRIOR TO PURCHASE.

Note re Mechanical and Natural Ventilation

Ventilation to property to be via:
1. To be via openable doors
2. Background ventilation to be via window trickle vents (see above for trickle vent type) with a capacity of 8000mm 2
3. Mechanical ventilation to be c ducted through wall with min 4 air changes / hour output and 15 min over run off light circuit as building reg requirement
4. Provide 10mm undercut to doors leading to wet rooms and adjoining rooms as building reg requirement (if required)
5. Contractor to make the necessary arrangements for relocating electricity / gas meters (if required)

General notes:

NB CLIENT TO CONFIRM POSITION OF ALL POWER / M&E / LIGHTING ETC
NB ALL INTERNAL PIPEWORK TO BE CONCEALED AND BOXED IN
NB ALL ELECTRICAL CABLES ETC TO BE CHASED INTO WALL PRIOR TO RENDER / SKIM
NB CLIENT TO CONFIRM EXACT POSITION OF ALL HEATING SYSTEMS CONTROLS ETC
NB REPLASTER EXTERNAL WALLS OF EXISTING PROPERTY WITHIN EXTENSION
NB CLIENT TO ADVISE ON TYPE OF EXISTING FOUL AND SURFACE WATER DRAINAGE SYSTEM
NB CLIENT TO ENGAGE STRUCTURAL ENGINEER TO DESIGN STRUCTURAL ELEMENTS
NB EXTERNAL LANDSCAPING AND EXTENT OF TO BE CONFIRMED BY CLIENT (INCLUDING PATIO)

Ecology

As a Planning Requirement, 1no Bat Tube / 1no Sparrow Terrace is to be installed within the confines of the existing property -
The elevation illustrates a possible location
Ref: 1NO SCHWEGLER 2PR BAT TUBE
Ref: 1NO SCHWEGLER 2PR SPARROW TERRACE

Refer to Drg no RW 02 for:

Plans / Elevations

Refer to Drg no RW 01 for:

Existing Survey / Proposed Site Plan

23 HIGH TREES
TREFECHAN
MERTHYR TYDFIL
CF48 2LE
TEL: 07445 301255

Project PROPOSED EXTENSION / INTERNAL ALTERATIONS AT THE ABOVE PROPERTY

Drawing Title PROPOSED SCHEME (SECTION A - A)

Scale(s)

1:20

(To main scale print at A1 size)

Date

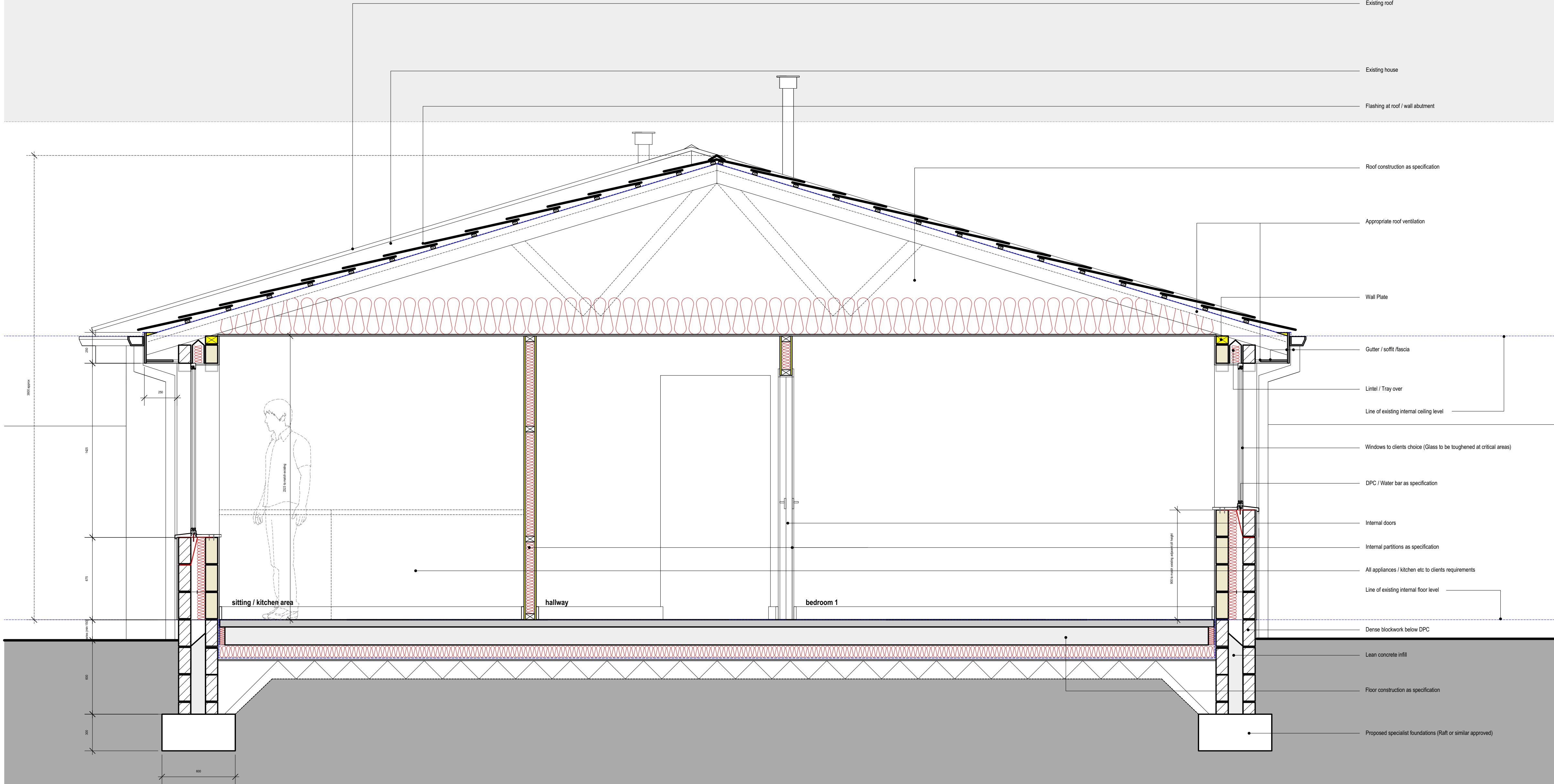
MAY 2023

Drawing No.

RW - 03

Status

Rev



proposed section a - a
scale 1:20