



9 Pond Row, Abercanaid, Merthyr Tydfil, CF48 1YT

Building/Design Notes

The Existing Building

Overview

- The existing building is a three storey stone terraced property built between the 1900-1929.
- The property is situated along a quiet stretch of road, rear access is available via “Wildwood” whilst front access is accessible via “Gethin Street” / just off “Graig Road”
- The building itself is in a sound structural condition for it’s age.
- Walls are stonework and black mortar with numerous (assumed) timber studwork walls forming various rooms throughout the property
- The property has 2 staircases – neither of which meet the current building regulations

Lower Ground Floor

Floor: The floor on the lower ground floor is currently made up of concrete flagstones assumed to be laid on ash.

Walls: Wall construction is a mixture of stonework with render with a woodchip like paper finish, the walls in the kitchen areas have been tiled with 150x150mm glazed tiles. The wall between the bathroom and the kitchen is assumed 300mm thick stonework/brickwork, The wall between the bathroom and utility space is assumed 100mm timber studwork, The wall underneath the stairs is assumed 100mm timber studwork.

Ceiling: Ceilings are assumed plasterboard with an artex finish. Decorative timber joists are also installed to the ceiling.

Structural: There is an assumed wooden beam spanning the width of the kitchen area and is assumed to be sitting on the wall between the bathroom and the kitchen. There is a chimney breast wall in the kitchen.

Windows and Doors: There is an existing back door and window in the kitchen area as well as an obscured window in the bathroom.

M&E: There is basic lighting and small power throughout the LGF. The boiler is located to the left of the existing window in the bathroom. There are 2no radiators situated within the LGF.

Ground Floor

Floor: The floor is assumed wooden floorboards fixed to joists. There is a laminate floor finish currently on the GF.

Walls: Wall construction is a mixture of bare, painted stonework to the right hand side wall, the front and left hand side walls are assumed stonework with render, the back wall is assumed stone with render but there are some hollow sections which seem to be boarding something up.

Ceilings: Ceilings are assumed plasterboard with an artex finish. Decorative timber joists are also installed to the ceiling.

Windows and Doors: There is an existing PVC front door with 3no windows on the GF

M&E: There is basic lighting and small power throughout the GF. The fuse board and main gain supply is located just to the left of the front door. There are 2 radiators on the GF.

First Floor

Floor: The floor is assumed wooden floorboards fixed to joists

Walls: Wall construction is a mixture of stonework with render to the external walls with timber studwork creating the internal separating walls.

Ceilings: Ceilings are assumed plasterboard with an artex finish

Windows and Doors: There are two windows positioned on the front elevation

M&E: There is basic lighting and small power throughout the FF. There are 2 radiators in the bedrooms.

External (Rear)

The rear garden is currently a slabbed finish with brambles and grass patches present. The neighbours gardens are separated by a 1.2m high fence.

There is an existing manhole which we believe is currently live and servicing the house. This man hole needs to be considered when constructing the new extension as a build over agreement will need to be arranged.

Proposal

- Construct a new single storey extension to the rear of the house.
- Refurbish all three floors to a lettable standard
- Remove, enable, design and install 2 new staircases in new locations to meet building regs and maximise the existing space.

Demolition and Alterations:

- Removal of existing fixtures and fittings throughout
- Removal of existing M&E fixtures
- Demolition of LGF load bearing wall in line with structural engineers recommendations – wall assumed 300mm thick x 4m long
- Demolition of bathroom and under stairs studwork – assumed 4.5m
- Removal of existing LGF stairs
- Removal of existing back door and 2 windows to the LGF
- Demolition of existing LGF rear wall approx.. 700mm thick x 6500mm wide x 2400mm high
- Provision – Removal of existing LGF base/flagstones – approx. 28m²
- Removal of 4no internal doors, frames and linings
- Removal of existing GF stairs
- Demolition of existing timber studwork to FF – approx. 6m
- Removal of existing ceilings throughout – approx. 81m²
- Cut into existing floor at new locations and install timber trimmers inline with structural engineers design prior to installing new staircases.
- Clearance and removal of existing slabs to enable groundworks to commence to the rear garden.
- Removal of existing stair bannisters and railings
- Strip all existing wallpaper

New Extension

Groundworks

- Obtain build over agreement and drainage design prior to commencing works – existing manhole will need to be moved or altered to accommodate the new extension.
- Groundworks to be constructed inline with structural engineers design. Any queries or uncertainties are to be brought to the structural engineers attention immediately.
- CAT Scan area prior to undertaking excavation works

- Undertake foundation installation in line with engineers drawings – assumed proposed raft foundation.
- Necessary drainage alterations to be undertaken as per British Standards upon confirmation of final design and outlet positions with the client.

Masonry

- New extension to be constructed from 100mm blockwork cavity walls with a 150mm cavity comprising of 100mm insulation and 50mm clear cavity. External walls to receive a smooth render finish.
- Substructure masonry inline with structural engineers requirements.
- Cavity lintels to be used over openings allowing 150mm clearance either side of the opening. Cavity lintels to be installed with cavity tray over and weep vents positioned 450mm centres over openings.
- Weep vents to be positioned every 900mm at DPC level.
- Cavities to be closed with thermabate cavity closures

Structural Works

- All structural work to be undertaken to structural engineers designs. Please refer to engineers drawings.

Carpentry

- Installation of wall plate, roof rafters and ceiling joists in line with structural engineers design
- Skirting finish and window boards to be installed upon completion.

Roofing

- Install tiled roof finish
- Install new rainwater goods, fascias and soffits to suit
- Install rafter wool to specified requirements

Drylining and Plastering

- Dot and Dab new extension walls with 12.5mm plasterboard with a plaster skim finish
- Fix 15mm plasterboard to ceiling joists with a plaster skim finish

- Allowance to box in new steelwork with 2x 12.5mm fireline board with a plaster skim finish.

M&E

- M&E design to be discussed with the client. Provisional allowance to be made for downlights, basic small power at convenient locations and 1no radiator.

Lower Ground Floor

- Provision – install new insulated concrete slab in replacement of flagstones pending building control approval.
- Assess walls – provision to re-render/re-board and skim throughout
- Re-board ceilings with 15mm plasterboard with skim finish
- Allowance for new M&E installations
- Install new timber studwork with 12.5mm plasterboard finish either side and 25mm acoustic partition roll to form 2 new bedrooms – approx. 6m long
- Kitchen to be installed
- Finishes to be discussed and agreed with client

Ground Floor

- Assess walls – provision to re-render/re-board and skim throughout
- Re-board ceilings with 15mm plasterboard with skim finish
- Allowance for new M&E installations
- New stairs opening to be constructed inline with structural engineers drawing
- New stairs to be manufacture and installed
- Finishes to be discussed and agreed with client

First Floor

- Assess walls – provision to re-render/re-board and skim throughout
- Re-board ceilings with 15mm plasterboard with skim finish
- Allowance for new M&E installations
- Install new timber studwork with 12.5mm plasterboard finish either side and 25mm acoustic partition roll to form 2 new bedrooms – approx. 8.5m long
- New stairs opening to be constructed inline with structural engineers drawing
- New stairs to be manufacture and installed
- Finishes to be discussed and agreed with client

- Ensure adequate loft insulation is installed accordingly.
- Fit new loft hatch

Building Control

Contractors are expected to engage with building control and liaise with them to conduct site visits at set intervals as per the building control officers requirements. This is imperative for achieving Building Control Sign Off.

Disclaimer

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By proceeding with the implementation of this specification, the client and the contractor acknowledge their responsibility for verifying all details, ensuring accuracy, and addressing any concerns prior to execution.

For further clarification or guidance, parties are encouraged to seek professional advice where necessary.