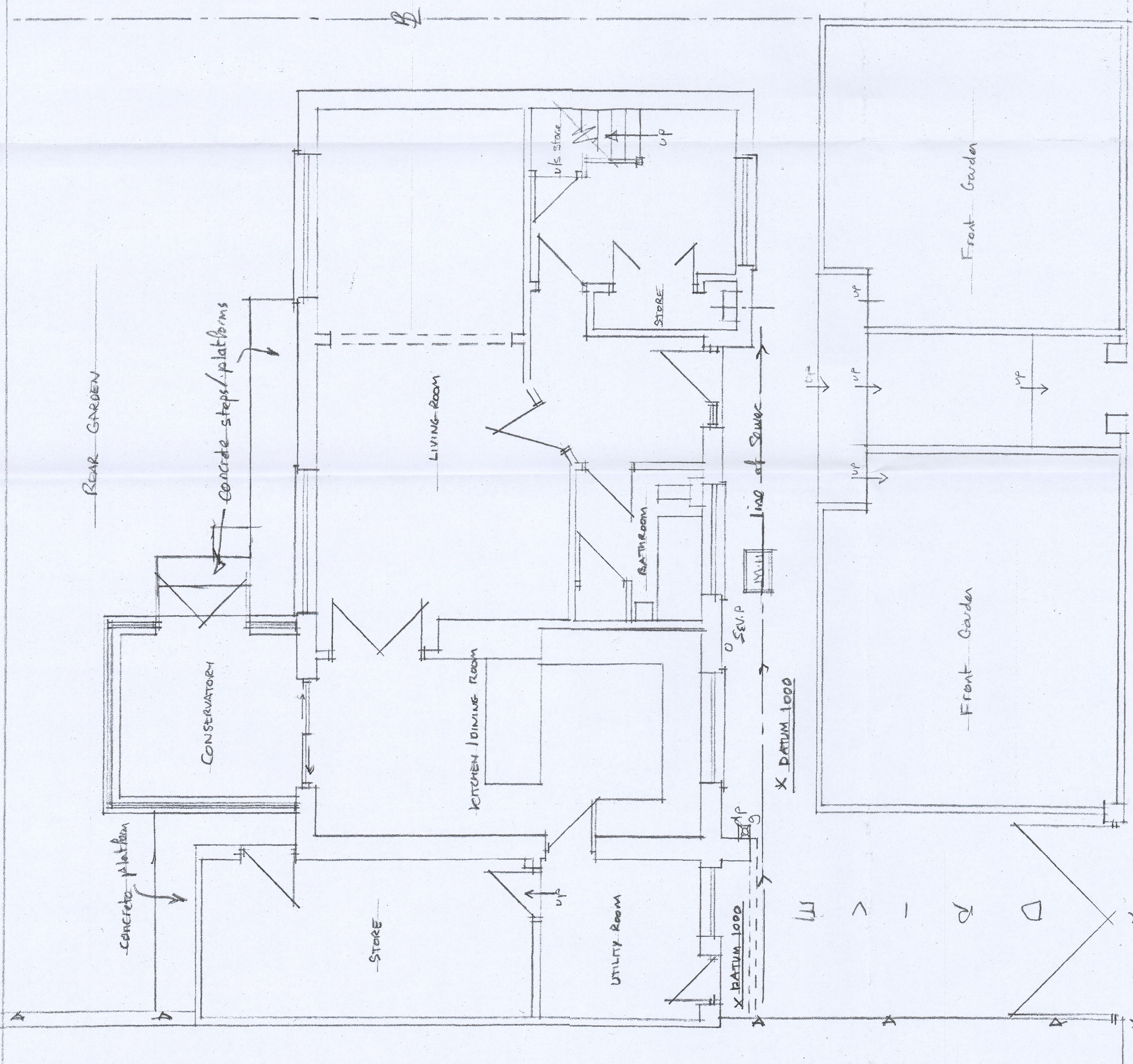
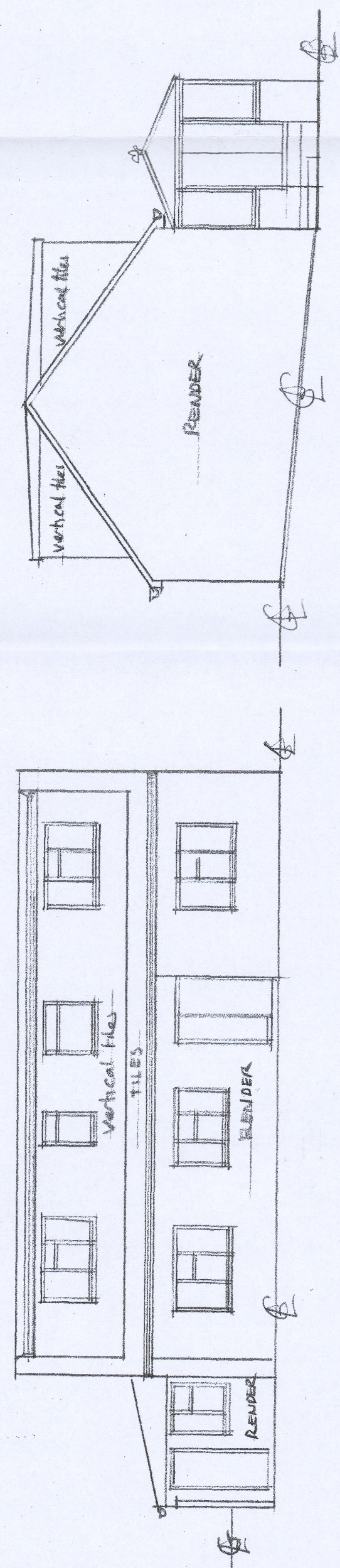




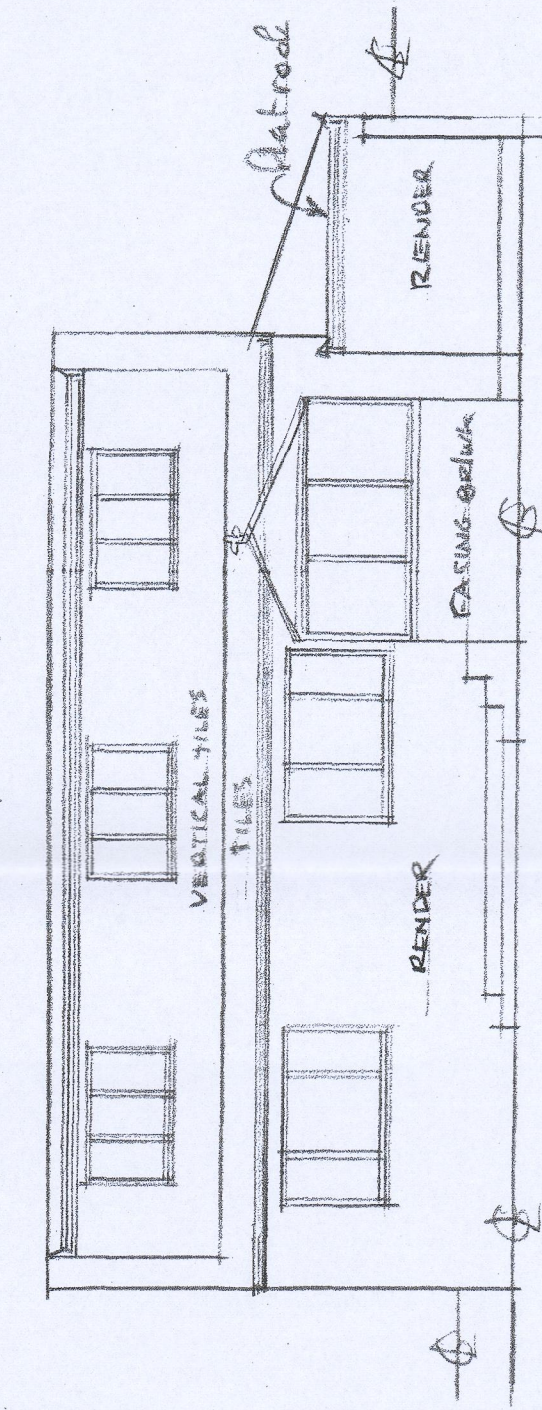
REAR GARDEN

FRONT GARDEN

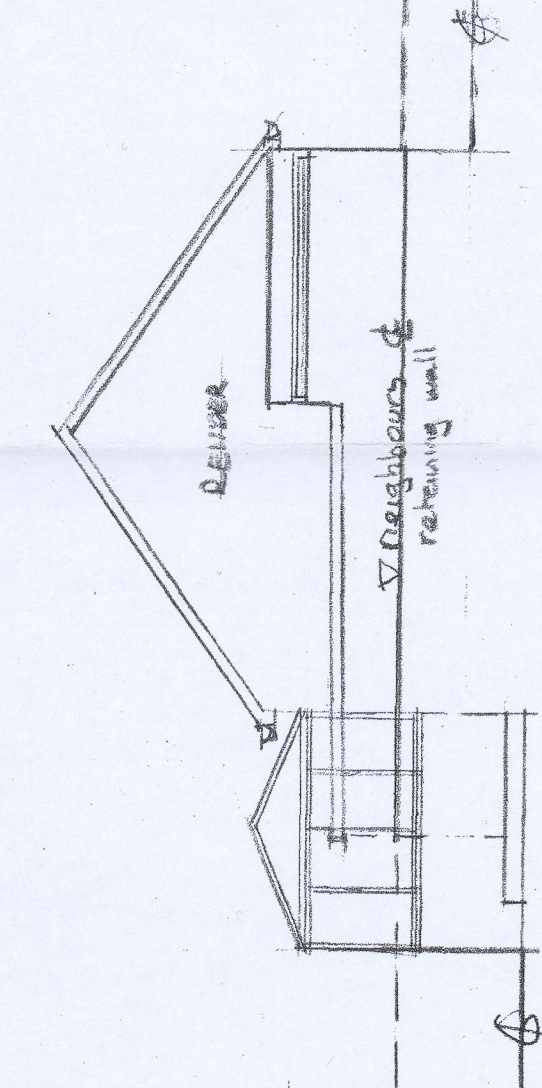
EXISTING GROUND FLOOR / SITE LAYOUT



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

SPECIFICATION

1. Take off existing flat roof complete over store to side and rear over utility room, including roof finishes, decking and flat roof joists, ceilings and wallplates and beams and remove all from site
2. Existing external skin to U/R and Store to remain which also acts as retaining wall to neighbour, Existing front facade of U/R to remain
3. Take down and remove internal partition and rear and rear side walls with doorway including foundations
4. Take up and remove concrete platform to rear of store. Take down and remove exty conservatory including walls, base and foundations
5. Excavate trenches adjacent to external skin of store / U/R adjacent to neighbours and also adjacent to retaining walls extending beyond store to allow for extent of new extension, existing foundations all along length of new extension to be widened and strengthened to accommodate new additional skin with cavity and new cavity work to be built off existing / new foundations
6. Provide and build new internal 100 mm medium dense concrete blockwork skin to position shown with 125mm thick formed cavity with ss. wall to be spaced 750 mm c/c horizontally 450 c/c vertically and finished to existing external blockwork walls to be raised to new roof level
7. Take up and remove concrete steps and platforms outside of conservatory.
8. External walls to be 325mm wide cavities formed with 2 skins 100mm thick medium dense concrete blockwork with 125mm wide cavity formed with ss. wall ties spaced 750 mm c/c horizontally, 450 c/c vertically and 225 c/c reveals. Thicker up walls to internal skin as shown in Section B-B on drawing 2d. 2 to form retaining walls. Provide and install 75mm thick Celotex insulation to inner skin to be held in position by retaining clips or wall ties
9. Provide and build in new d.p.c.'s min. 150mm above ground level, tie into existing walls using ss. flatbed fixings and close cavities at top with slate
10. Form new openings with fabric 'open back' type lintels, build in horizontal and vertical d.p.c.'s and close cavities with insulated cavity closers
11. Break up ground within new external walls and excavate to reduced levels. Form new ground floor with F.F.L. as existing with 50mm thick carpet / sand (1:1) screed on 100mm thick grade 20 concrete slabs on 1200g D.P.M. on 100mm thick Celotex insulation on 1200g D.P.M. on sand bladed hardcore 150mm thick to be well rolled and consolidated. Provide and install 25mm thick Celotex to perimeter of concrete slabs to prevent 'cold bridging'.
12. Provide and build in new double glazed windows, doors and roof lantern to have minimum vent areas = 1/20th floor areas and have minimum 'U' values of 1.06 W/m²K and have 2500 mm² hatched vents fitted to heads for background ventilation, window from new backroom to have minimum operable area (0.33m²) 750 x 450 mm for fire escape, with maximum distance from F.F.L. to operable area to be 1100 mm
13. Cut back existing main roof as necessary and form new flat-roofs with EPDM ribbed roofing to be laid strictly in accordance with manufacturer's instructions on 19mm thick external quality plywood on baring pieces laid to fall on:-
(A) 220 x 47mm S/G grade s.w. flat roof joists at 400c/c supported by joist hangers off 220 x 47 s.w. beams run/bolted to wall @ 900c/c
(B) Post-tensioned Max. 600c/c for designed, manufactured and delivered to site by specialist company and laid in accordance with manufacturer's instructions fixed to s.w. wallplates both sides in turn sloped to inner skin @ 900c/c
14. Provide 135mm thick Celotex insulation between flat roof joists of option 1 with Celotex plates installed plasterboard to underside
(A) Provide 300mm thick rockwool insulation between top of post-joists
15. Form ceilings with 12.5mm plasterboard and skim
16. Provide and build in FV250 hercia ventilator to provide continuous 25mm wide ventilation at junction to existing walls. Provide and build in code A lead flashing upstand to ventilator and dressed over roof and over ventilator. Provide and build in new cavity trays behind flashing
17. Form new partitions with metal or 75x50mm s.w. studs @ max. 600c/c to be faced both sides with 12.5mm filled and 2 c/s skim finish
18. Provide and install new M.H. over existing sewer line in position shown, provide and install 2 No. sealed waste outlets to connect to new manhole with 100mm diameter drains and fittings to connect on a socket to socket basis and turned to flow of sewer with concrete benching. Provide bathroom suite and kitchen sink and connect with pvc waste to diameters shown with rodding eyes at all bends. Provide 2 No. pvc concrete outlets above drains where they pass through external walls.
19. Provide and install safety glazing to BS6206 to all critical locations. Provide and install new smoke alarms to 2 No. G16 units and F1F
20. Provide and install 60 mm/sec mech. vent to kitchen, 15 liter/sec mech. vent to bathroom. Provide and install heat detector to kitchen
21. Carry out all new Electrical Installations to clients requirements in accordance with latest I.E.E. Regulations and Part P of Building Regulations. Electrical certificates will be required upon completion of work.

JOB		PROPOSED SINGLE STOREY FLAT ROOF EXTENSIONS TO PROVIDE SELF CONTAINED UNIT	
ADDRESS		ELLAND HOUSE, 12 FAIRVIEW ESTATE, OLD WINCH FARM ROAD, SWANSEA ROAD, M.T.	
PROJECT NO	1 & 2	SCALE	1:50, 1:100
DATE	AUG 2022	DESIGN	ACALINS