

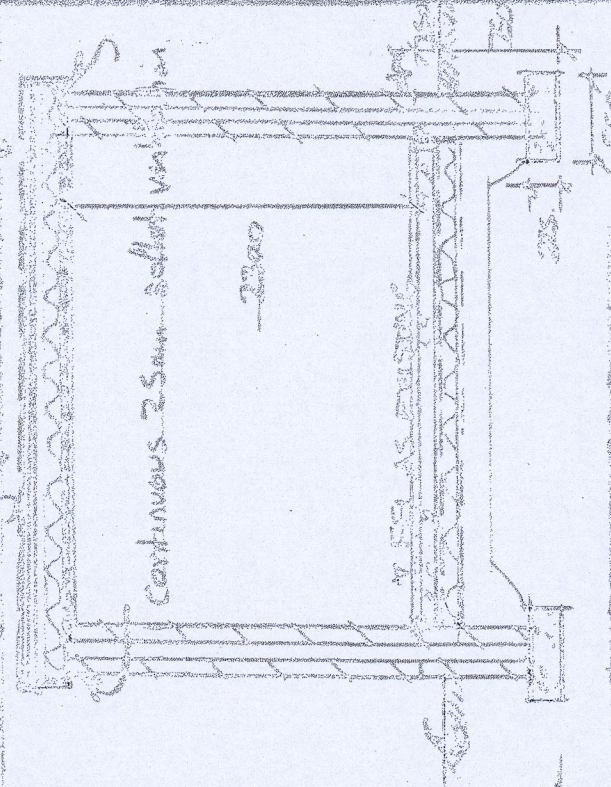
SPECIFICATION

1. Take up existing paving slabs as necessary to facilitate works, set aside for repositioning later.
2. Take down existing boundary fence, excavate trenches and provide and lay grade 25 concrete strip foundations to levels and sgs shown.
3. External walls to be 350mm wide cavity formed with 2 skins 100mm thick medium dense concrete blockwork with 150mm wide formed cavity with 35mm wall has spaced 750c/c horizontally 450c/c vertically and 225c/c reveals. Tie into existing wall using 3.8. Rusted Bars built in horizontal c/c's min 150mm above ground level and close cavity at top with slate.
4. Provide and build in 100mm thick Colortex wall insulation to be held in position by retaining clips on wall face.
5. Form new opening with Catnic Cx150/100 extra heavy duty 'open back later' build in, horizontal and vertical c/c's built in new p.c concrete sills and close cavity with insulated cavity closer.
6. Provide and build in new upvc double glazed doors, windows and roof lantern all to have minimum U value 1.6 W/m²K. Windows to have min vent areas = 1/10th floor area of lounge and have 2300mm² trickle vents fitted to heads.
7. Excavate to reduced levels within external walls and form new ground floor with 50mm concrete/sand (1:3) screed on 100mm thick grade 20 concrete slab on 1200g s.p.m on 150mm thick Colortex insulation on 1200g s.p.m on sand bladed hardcore 150mm thick to be well rolled and consolidated. Provide and build in 25mm thick Colortex insulation to perimeter of concrete slabs to prevent cold bridging.
8. Form new flat roof with EPDM rubber roofing on 10mm thick external quality plywood on 195x47mm c/c's grade s.w. flat roof joists to be spaced to be fixed to 3m wallplates both sides in turn strapped to min skin 100mm thick. Provide row of strutting @ 1m spans. Delete up joists either side of lantern and to top and bottom of new 1500x800mm glazed lantern. Provide code A head flashing @ roof junction to existing rear wall.
9. Provide and build in 10mm thick Colortex insulation between joists with min 50mm airspace above, provide and fix Colortex PL4040 (boards) (52mm insulated plaster board to underside of joists to be finished with 2 c/s skim).
10. Provide and fix new upvc barriers, boughboards and soffits top and bottom to provide min 250mm wide continuous ventilation.
11. Provide and fix new 112mm p/hc pvc gutters with 680 pvc downpipes to new 18.I.C.
12. Provide and build in 2 No. new m.v.e in position shown to be 'proprietary type'.
13. Canest B.I.G. to new m.v. and new m.v. over drain line with 100mm Ø drains and 100mm Ø pipes to fall min 1:100. Make good paving to new extension & to areas disturbed by drains.
14. External finish smooth cement render as existing, internally cement render with battery back up.
15. Provide smoke alarms to 3 No. storage to be wired to mains with battery back up.
16. Provide safety glazing to BS 6266 to critical areas.

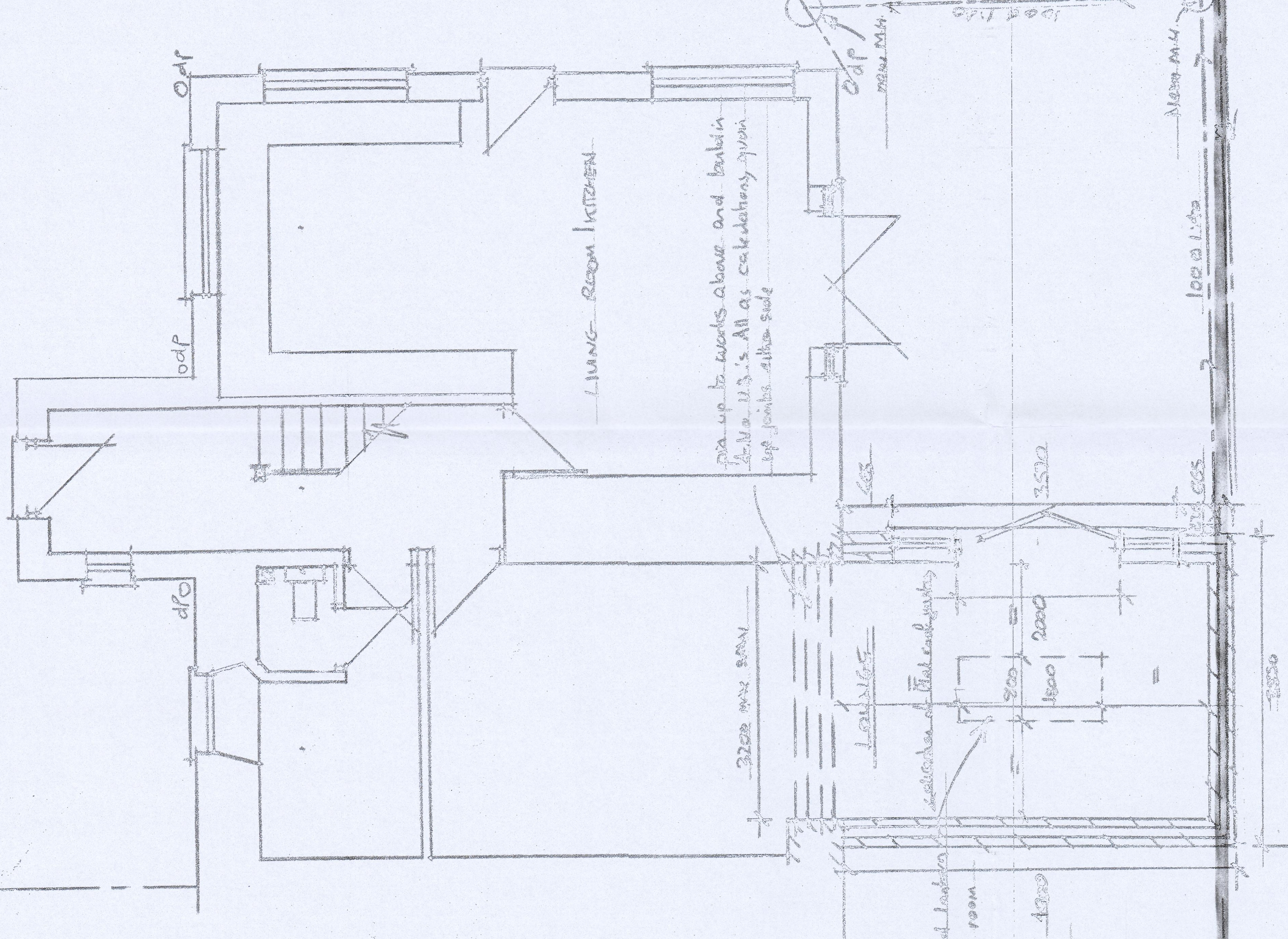
7.2m up to work above and build in 4 No. u.v.'s to form new opening from lounge.

ALL AS CALCULATIONS

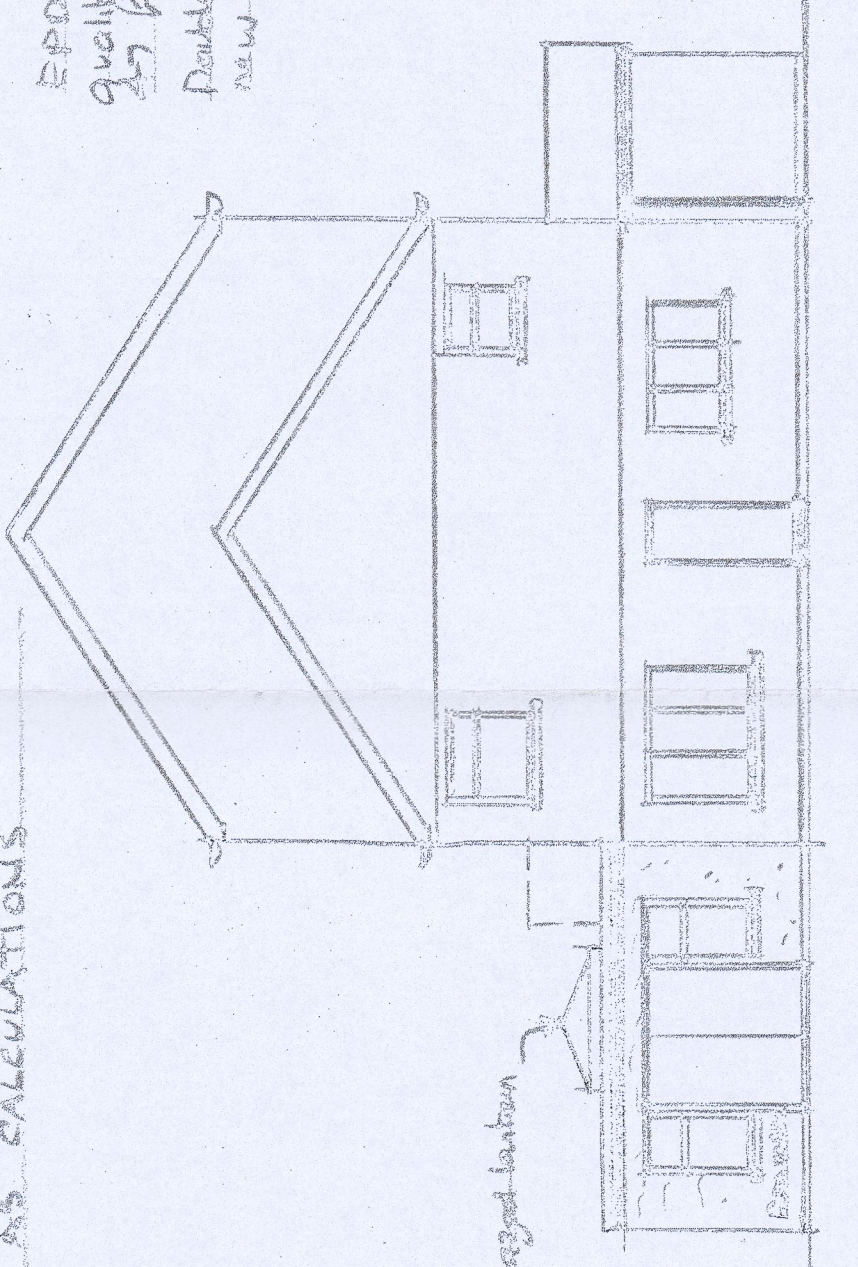
EPDM rubber roofing on 10mm thick external quality plywood on 195x47mm s.w. flat roof joists to be fixed to 3m wallplates both sides in turn strapped to min skin 100mm thick. Provide row of strutting @ 1m spans. Delete up joists either side of lantern and to top and bottom of new 1500x800mm glazed lantern.



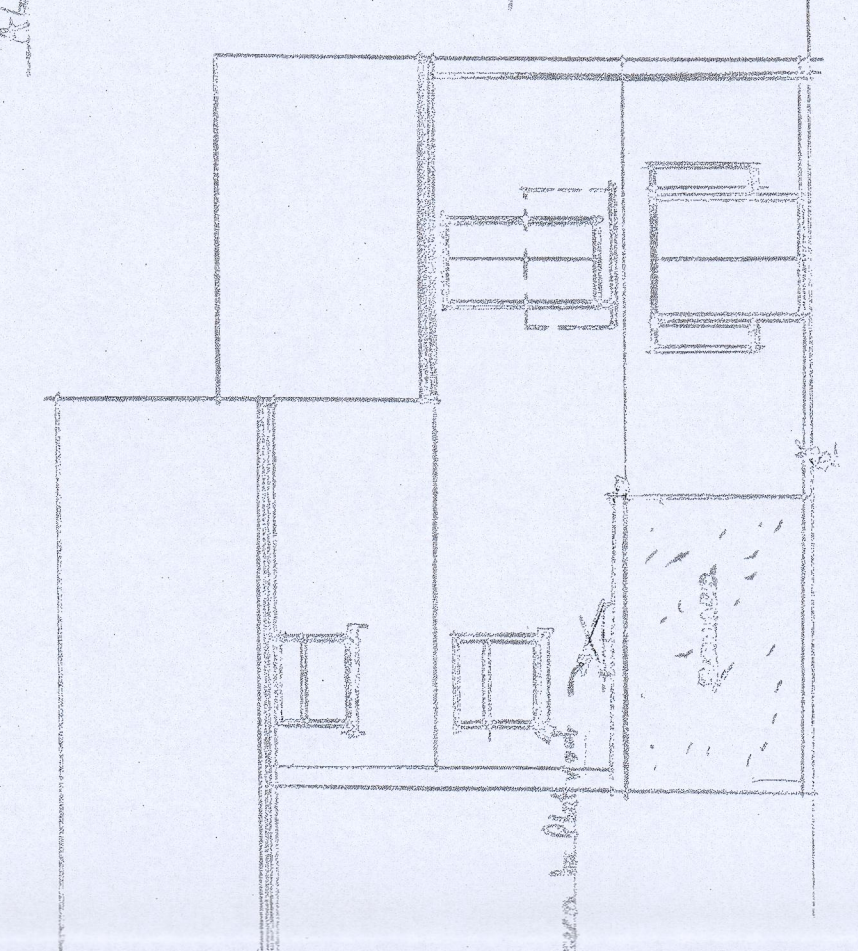
PROPOSED SINGLE STOREY FLAT	
ROOF EXTENSION TO REAR	
ADDRESSES	
2 LABURNUM COTTAGES, DAN-Y-DEO LANE, CERN COED, MERTHYR TYDFIL	
SCALE	DATE
1:50, 1:100	JUNE 2021
DRAWN	BY COLLINS



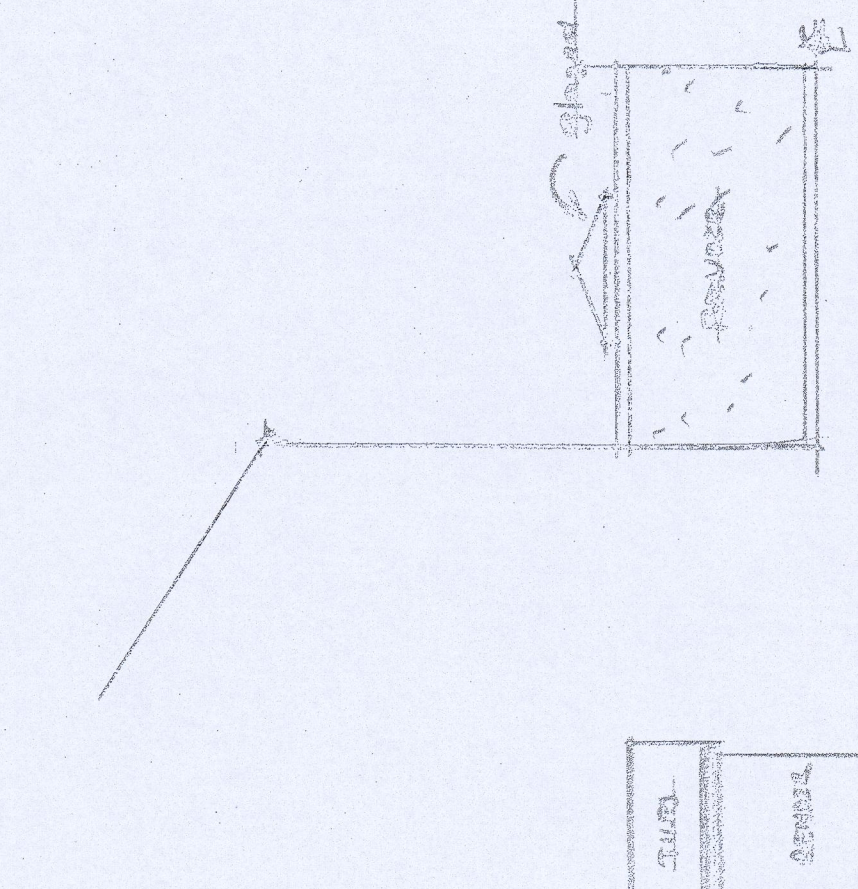
PROPOSED GROUND FLOOR PLAN



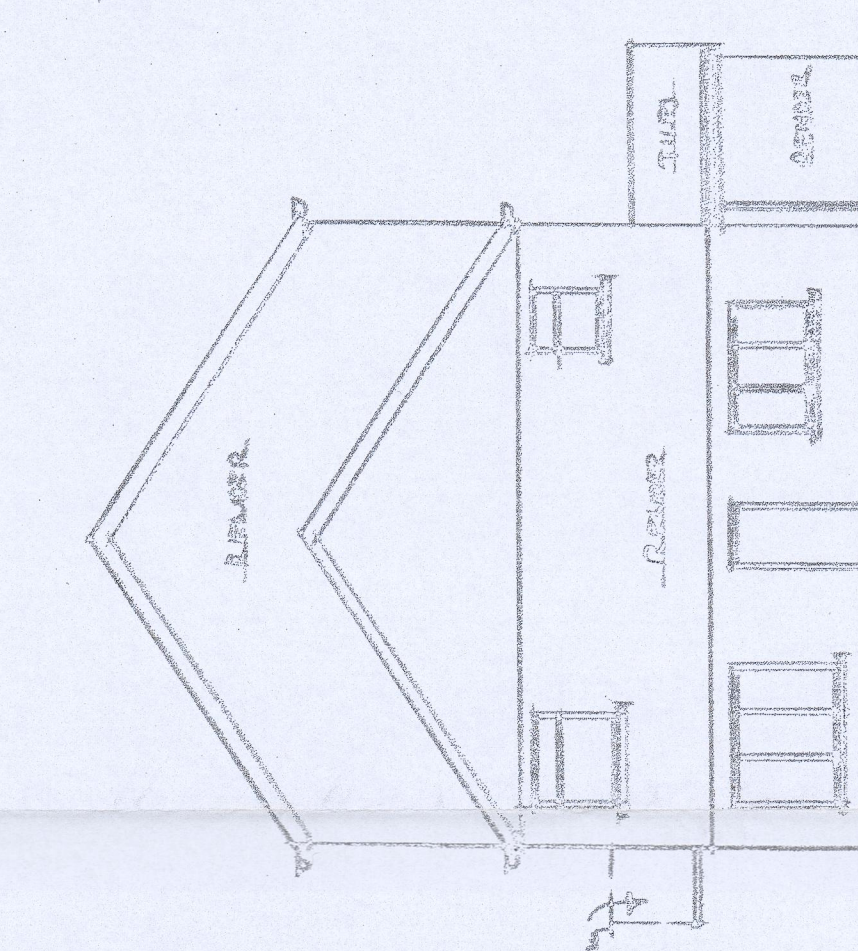
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION