

SPECIFICATIONS :-

FOUNDATIONS

MIN. 625x300mm STRIP FOUNDATION SET MINIMUM 600mm BELOW FINISH EXTERIOR GROUND LEVEL. CONCRETE GRADE C30/20 .

EXTERNAL WALLS CONSTRUCTION

WALL CONSTRUCTION: 100mm THICK CONCRETE BLOCKWORK EXTERNAL SKIN RENDERED EXTERNALLY WITH 130mm CAVITY TO INCLUDE STAINLESS STEEL WALL TIES AT 750mm C/C HORIZONTALLY AND 450mm C/C VERTICALLY, DOUBLED UP AT WINDOW AND DOOR REVEALS AND CORNERS AND CAVITY INSULATION KINGSPAN KOOLTHERM K8 OR EQUIVALENT 80mm THICK TO INSIDE FACE OF CAVITY ALLOWING A 50mm CLEAR RESIDUAL CAVITY, 100mm THICK THERMOLITE/CELCON INSULATION BLOCKWORK TO INTERNAL SKIN, DRY LINED INTERNALLY, ACHIEVING A 'U' VALUE OF LESS THAN 0.21 W/m2k.

HIGHEST POINT OF CAVITY TO BE CLOSED WITH CONCRETE BRICKWORK OR EQUIVALENT NON-CONBUSTABLE MATERIAL.

GROUND FLOOR INTERNAL PARTITIONS TO BE LIGHTWEIGHT BLOCKWORK DRYLINED WITH 3mm THICK PLASTER FINISH.

FINISHINGS

ALL INTERNAL WALL SURFACES TO BE DRYLINED WITH 12.5mm PLASTERBOARD WITH SKRIM TAPED JOINTS AND 3mm THICK PLASTER FINISH.

CEILINGS

CEILING TO HAVE 12.5mm FOIL BACKED PLASTERBOARD TAPED AT JOINTS AND 3mm THICK PLASTER FINISH.

OPENINGS/WINDOWS

WINDOWS TO BE UPVC DOUBLE GLAZED UNITS WITH PILKINGTON 'K' GLASS WITH A U VALUE OF 1.60 w/m2k, ALSO TO PROVIDE MIN 10% FLOOR AREA DAYLIGHT, 5% FLOOR AREA RAPID VENTILATION. 'PERMABIT 60' VERT Dpc TO BE INCORPORATED AROUND ALL AROUND NEW OPENINGS WITH IG LINTOLS TYPE L1/S 100 OR EQUIVALENT TO SUIT OPENING SIZES. UNITS TO INCLUDE BACKGROUND VENTILATION INCORPORATED IN WINDOW FRAMES IN THE FORM OF SLOTTED VERTS MIN AREA 8000mm2. WINDOWS TO FIRST FLOOR TO INCLUDE ESCAPE OPENING LIGHTS.

ROOF CONSTRUCTION

ROOF : SLATE ALTERNATIVE ROOF TILES ON 38x25mm TIMBER BATTENS ON BREATHABLE ROOFING FELT TO BS 747 GIVING THE NECESSARY VENTILATION WITH MINIMUM OVERLAP OF 600mm ALSO WITH 25mm EAVES VENT SYSTEM FOR THROUGH VENTILATION, ATIC TRUSSED RAFTERS TO BE DESIGNED AND MANUFACTURED BY SPECIALIST SUPPLIER AND FITTED WITH 100x25mm LATERAL WIND BRACING AND SECURED TO 50x100mm TIMBER WALL PLATE WITH GALVANISED TRUSS CLIPS. ROOF INSULATION TO BE 300mm ROCKWOOL BATTS LAID BETWEEN FLOOR JOISTS OR 2 No LAYERS OF 50 mm THICK AND 1 No LAYER OF 70 mm THICK KINGSPAN KOOLTHERM K7 OR EQUIVALENT GIVING A U-VALUE 0.16W/m2k OR LESS.

DORMER CONSTRUCTION

DORMERS TO BE FORMED IN CLS SOFTWOOD, VAC-VACPRESERVATIVE TREATED AT 400mm CENTRES GENERALLY. 9mm BBA STERLING BOARD, 2 No. 47x150mm SC4 GRADE SOFTWOOD LINTOLS OVER OPENINGS. LINTOLS SUPPORTED ON 47x150 mm CRIPPLE STUDS. TYVEK BREATHER PAPER FITTED TO EXTERNAL FACE OF PANELS COVERED WITH BREATHABLE ROOFING FELT. USING STAPLES, OVERLAPS OF MIN 300mm. INSULATION BETWEEN STUDS TO BE 2 No LAYERS OF 50mm THICK KINGSPAN KOOLTHERM K8 OR EQUIVALENT THERMAL INSULATION TO ACHIEVE A 'U' VALUE OF 0.25 W/m2 OR LESS. MIN 500 GAUGE VAPOUR BARRIER TO BE INSTALLED TO ALL INTERNAL FACE OF STUDS WALLS PRIOR TO DRYLINING. EXTERNAL FACE OF DORMER WALLS TO RECEIVE SLATE ALTERNATIVE ROOF TILE CLADDING ON 38x25mm TIMBER BATTENS. ROOF TO BE CONSTRUCTION ALSO TO BE DESIGNED BY MANUFACTURER WITH MIN 50 x100mm CEILING JOISTS WITH 300mm ROCKWOOL QUILT OR EQUIVALENT INSULATING TO ROOF SPACE.

DRAINAGE SYSTEM

RUN OFF FROM PROPERTY TO BE COLLECTED VIA 100mm HALF ROUND UPVC GUTTERING AND 75mm DOWNPIPES AND DISCHARGE TO PROPOSED I.C. VIA EXISTING BACK INLET GULLIES (BIG'S) POSITIONS AS DETAILED. ALL RAINWATER GOODS TO BE FIXED AT MAXIMUM 1000mm CENTRES.

FOUL DRAINAGE

ALL FOUL WATER TO BE DISCHARGED TO EXISTING COMBINED SYSTEM VIA NEW 100mmØ UPVC UNDERGROUND FLEXIBLY JOINTED PIPEWORK (OSMA OR EQUIVALENT) LAID TO FALL AT A MINIMUM GRADIENT OF 1:40 ON MINIMUM WITH 100mm THICK GRANULAR BED AND SURROUND, DRAINAGE PASSING THROUGH WALLS SHALL BE PROTECTED WITH 100x150mm CONCRETE LINTOLS. INSPECTION CHAMBER TO BE OSMA OR EQUIVALENT 450mm Ø UPVC BASE AND RINGS SET ON 150mm THICK GRANULAR MATERIAL WITH STANDARD COVER AND FRAME.

CENTRAL HEATING

THE HEATING SYSTEM IS TO BE EXTENDED/ALTERED TO SUIT NEW LIVING SPACES AND DESIGNED BY OTHERS.

ELECTRICAL SYSTEM

THE ELECTRICAL SYSTEM IS TO BE EXTENDED/ALTERED TO SUIT NEW LIVING SPACES INSTALLED AND DESIGNED BY PART P CERTIFIED CONTRACTOR.

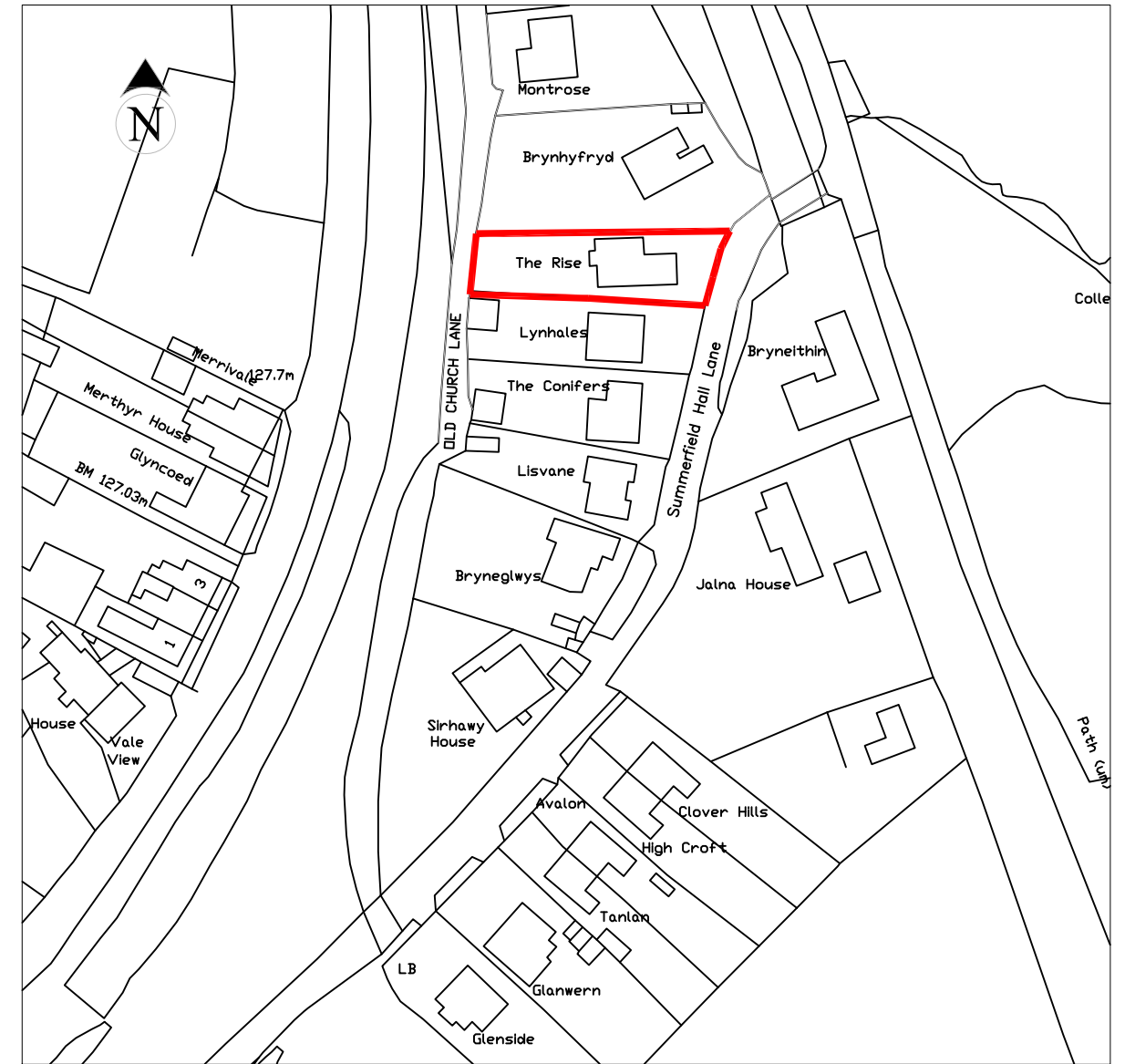
FIRE DETECTION AND FIRE ALARM SYSTEM

DETECTORS TO BE INSTALLED IN EXISTING KITCHEN AND NEW LANDING. THIS IS TO BE LINKED TO SOUND SIMULTANEOUSLY IN ACCORDANCE WITH THE RELEVANT RECOMMENDATIONS OF BS 5839-6:2004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. THE SMOKE AND HEAT ALARMS SHOULD BE MAINS-OPERATED AND CONFORM TO BS N14604:2005, SMOKE ALARM DEVICES OR BS 5446-2:2003, FIRE DETECTION AND FIRE ALARM DEVICES FOR DWELLING HOUSES, PART 2 SPECIFICATION FOR HEAT ALARMS, RESPECTIVELY. THEY SHOULD HAVE A STANDBY POWER SUPPLY, SUCH AS A BATTERY OR CAPACITOR. MORE INFORMATION ON POWER SUPPLIES IS GIVEN IN CLAUSE 15 OF BS 5839-6:2004.

VENTILATION

BATHROOMS TO HAVE MECHANICAL VENTILATION OF 15 l/sec TO BE ACHIVED BY MEANS OF HUMIDITY CONTROLLED CEILING MOUNTED EXTRACTOR FANS. KITCHEN EXTRACTION TO BE DUCTED WITH FLOW RATE OF 372m3/Hr MINIMUM IN THE FORM OF COOKER HOOD.

**PROPOSED GROUND FLOOR EXTENSION AND ROOF
CONVERSION/RECONSTRUCTION
AT
THE RISE, SUMMERFIELD HALL LANE,
MAESYCWMMER, HENGOED, CF82 7RG.
(MR & MRS. LUKE WILLIAMS)
PLANNING AND BUILDING CONTROL APPLICATIONS**



**LOCATION PLAN
SCALE 1:1250**

DRAWING LIST

101	EXISTING ELEVATIONS	104	PROPOSED ELEVATIONS	107	PLOT LAYOUT AND DRAINAGE
102	EXISTING GROUND FLOOR PLANS	105	PROPOSED GROUND FLOOR	108	TYPICAL DETAIL SHEET
103	EXISTING FIRST FLOOR PLAN	106	PROPOSED FIRST FLOOR PLANS		