

## General Specification:

### Roof Specification rear extension

Flat roof to be single ply non bituminous membrane to Kingspan recommendations fixed to Kingspan Thermafoam TR26 15mm thick on vapour control layer on 15mm thick plywood deck fixed to Easi Joist or similar (Size centres to Easi Joist (manufacturers requirements) Assume: REW5200 Easi Joist 150mm deep 147x53 Chord dimensions) laid at 600mm c/s. Contractor to obtain calculation and exact specification from manufacturer to satisfy Building Control. Provide insulation upward from bottom surface of horizontal insulation layer laid in accordance to Kingspan / manufacturers recommendations / guidelines as per LA approval. Provide insulated aluminium gutter / coping unit with all flashings / trays to LA Approval. Colour to match windows etc. (DON'T PENETRATE ROOF FINISH). Kingspan to advise on appropriate fixings. PROVIDE U VALUE OF 0.18W/M2K. N.B.A Clear air path insulation and use of plywood decking is to be maintained. Roof to be as illustrated and to LA approval. Make allowance for all appropriate flashings to ensure satisfactory water tight seal. Roof pitch - Flat with adequate falls to insulated gutters which discharge into down pipes all to manufacturers requirements and LA Approval. Allow for access points for regular access to prevent blockages.

### Lateral Restraint to External Walls

To be via 30mm wide x 5mm thick x 1 length depends on joist/trailer centres) L shaped hot dipped galv m.s strips, fixed across/2N rafter/ceiling joists, with treated s.w rognins 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 on 100mm blockwork with 102.5mm brick plinth below to match existing (wall thickness 322.5mm). The above to be fixed to 150mm cavity with partial fill insulation by cavity 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 laid @ 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 thermally breakable cavity closers or similar approved. External walls to be tied to existing using stainless steel Tuffix fixings to specialist rooms / 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 CP C20/25) 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.

### Ground Floor Construction

New ground floor slab. Floor finish to clients choice on appropriate adhesive / underlay on: 50mm thick s/c screed on 150mm thick concrete slab on 125mm thick celotex floor insulation to achieve a U Value of 1.18W/SQ M K on 2000 visqueen d.p on 25mm thick sand bedding on min 150mm thick well compacted/consolidated hardcore PROVIDE U VALUE OF 0.18W/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 Bi Fold Doors / Sliding Doors

New windows / doors. Contractor to provide new bi fold double glazed folding and sliding doors all to LA approval including all accessories colour to clients requirements externally (Client to confirm exact requirements). Trickle ventilation to be at head of window. (Door / windows to be clients choice (D.p.c's to be fixed at all horizontal and vertical joints / reveals, all junctions to be storm sealed internal and external blockwork. Double glazing to be in accordance with B.S. 8200. All glazing to achieve a U Value of 1.2W/SQ M K Double glazing (Low - E emissivity Em 0.5) with 12mm gap between panes (Manufacturer to provide certified U Values) Contractor to supply and fix into position new upvc internal and external cills. Provide thermally breakable cavity closers at joints fixed in accordance with many recoms. Provide specialist roof lantern to Client requirements (Client to confirm if any of the lights are operable and connected to electric weather sensor (automatically closes when rain)). U Value 1.2 w/m2k. U Value of 1.5W/SQ M K TO DOORS / U Value of 1.2W/SQ M K TO ROOF LANTERN EXACT SPECIFICATION / STYLE OF FINISH TO BE FINALISED / CONFIRMED BY CLIENT PRIOR TO PURCHASE.

### Lintels above external openings

To be Messrs J.G. Lintels or similar. Specialist Bi Fold Door corner lintel / ring beam is required. Structural Engineer to design this element in I/O. Cavity or Bi Fold Door Manufacturer cannot seal to Building Control requirements. NB ALL LINTELS TO HAVE STOPPED ENDS AS BUILDING CONTROL REQUIREMENT

### Decoration

Contractor to allow for internal and external decoration of walls, ceilings and woodwork i.e. linings, architraves, skirtings etc to Clients choice. All internal partitions to be plasterboard. Internal doors etc to clients requirements.

### Structural steel

Provide U Beams / Columns as indicated all designed to the following recommendations:- BS595 part 1:1996, BS595 part 3:1986, BS550 part 1:2000 NB NB refer to structural calculations / requirements. Part B Fire: All steel work to be encased in 2no layers of plasterboard to achieve fire protection) BEAMS TO BE RECESSED AS MUCH AS POSSIBLE TO MINIMISE BULKHEAD ALL STRUCTURAL STEEL TO BE DESIGNED BY STRUCTURAL ENGINEER - STRUCTURAL ENGINEER TO CHECK STRUCTURAL INTEGRITY OF EFFECTED AREAS (EG WALLS TO BE REMOVED ETC) TO BE ASSESSED AND TAKEN INTO ACCOUNT REGARDING BEAM / COLUMN DESIGN

### D.p.c

Horizontal d.p.c's to be provided to internal and external skins of external wall construction Dampor Insulated Dp.c's to be provided to all horizontal and vertical door/window jamb/reveals (T.D.I.L.M. (8162)/733177 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 (Wish Water approval required) Existing foot water drainage (if required) 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. THIS APPLIES TO EXISTING MANHOLE. CHECK EXACT POSITION / DIRECTION PRIOR TO CONSTRUCTION TO AGREE APPROPRIATE SOLUTION ALL TO BUILDING CONTROL / WELSH WATER REQUIREMENTS NB PRIOR TO WORKS CONFIRM EXACT POSITION OF EXISTING DRAINAGE All plumbing installed in accordance with BS5572. Any alteration to existing drainage to be made using same components, i.e. W/c's 100mm Sinks All to be fixed with 75mm deep seal traps and rodding points at all changes in direction. All pipework to be boxed in and decorated (with accessible panels). Increase with removable plastic caps. New waste / rainwater gully to be (wp and waste). 2no inspection chambers to LA Approval. (Existing to be located and removed and relocated as illustrated) Hopper with 18 Superwiper Square Hopper with integral Back Valve. Trapped fitted in accordance with manufacturers recoms. Surface water fall: 1:100 Four drainage fall: 1:40 Aspirexisting 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 100mm p.v.c / aluminium or similar square downpipes / gutters including all brackets and accessories colour to be agreed by client. NB PROVIDE OUTLET GUARDS ON FLAT ROOF TO PREVENT BLOCKAGES. CLIENT TO MAINTAIN AT ALL TIMES. INCREASE OUTLETS IF REQUIRED Contractor to supply and fix into position new aluminium or similar integrated gutter / coping units to flat roof extension securely fixed to new masonry all to clients requirements. Ensure no water barriers / layers on flat roof are bridged or penetrated to prevent ingress of water. Provide Cavity trays below as illustrated all to LA approval. EXACT SPECIFICATION / STYLE OF FINISH TO BE FINALISED / CONFIRMED BY CLIENT PRIOR TO PURCHASE.

### 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 GR20:1995. Minimum efficiency - 40 lum / watt. External lighting fixed with with PIR sensors Contractor Domestic Sub contractor to allow for providing all services, i.e. gas, h.c. water supply, electric, lighting and heating system etc all in accordance with statutory bodies, regulations and codes of practise. 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.c. water supply, electric power circuits, lighting and heating system all in accordance with statutory bodies, regulations and codes of practise. 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 operable doors  
2. Background ventilation to be via window trickle vents (see above for trickle vent type) with a capacity of 8000mm<sup>2</sup>  
3. Mechanical ventilation to be w. ducted through wall with min 4 air changes / hour output and 15 min over run of light circuit as building req requirement  
4. Provide 10mm undercut to doors leading to wet rooms and adjoining rooms as building req requirement (if required)  
5. Contractor to make the necessary arrangements for relocating electricity / gas meters (if required)

### 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 ZFR BAT TUBE Ref: 1NO SCHWEGLER ZFR SPARROW TERRACE

### General notes:

NB CLIENT TO CONFIRM POSITION OF ALL POWER / MISC / LIGHTING ETC NB ALL INTERNAL PIPWORK 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 CONCEALING ALL DATA / LEADS / POWER ETC LEADING TO TV ALL TO CLIENTS REQUIREMENTS NB REPLASTER WALLS OF EXISTING PROPERTY WITHIN EXTENSION NB CLIENT TO ADVISE ON TYPE OF EXISTING FLOOR 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) NB CLIENT TO CONFIRM THE UNDERFLOOR HEATING IS REQUIRED

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Project PROPOSED EXTENSION / INTERNAL ALTERATIONS AT THE ABOVE PROPERTY

Drawing Title PROPOSED SCHEME SECTION A A Scale(s) 1:20 (1:5 relate scale print at A1 size)

Date OCTOBER 2022 Drawing No. DS-03 Status: Rev

