

PROPOSED TWO STOREY EXTENSION AND LOFT CONVERSION

AT
34 DRUM TOWER VIEW, CAERPHILLY, CF83 2XW.

(Mr & Mrs IWAN LEWIS)

PLANNING AND BUILDING CONTROL APPLICATIONS

SPECIFICATIONS :-

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

GROUND FLOOR
65mm FIBRE REINFORCED PROPRIETARY FLOOR SCREED ON 150mm THICK FLOOR SLAB CONCRETE GRADE C30/20 WITH 120mm THICK KINGSPAN THERMAFLOOR K3 OR EQUIVALENT THERMO INSULATION INCLUDING A 50 mm THICK PERIMETER LAYER ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE WITH TAPED JOINTS ON 150mm THICK TYPE 1 GRANULAR SUB-BASE WELL COMPACTED, ACHIEVING A 'U' VALUE OF 0.18 W/m² OR LESS.

FIRST FLOOR
FIRST FLOOR TO CONSIST OF 18mm T&G WATER RESISTANT CHIPBOARD ON CLASS C16 MIN 38x170mm FLOOR JOISTS OR DEPTH TO MATCH EXISTING FLOOR DEPTH, DOUBLED UP UNDER PARTITION AT 400mm CENTRES INC CATNIC GALVANISED STEEL HERRINGBONE STRUTTING AT MID POINTS AND TO INCLUDE SOUND INSULATION AS PART E OF THE BUILDING REGS. ENDS OF JOISTS TO BE BUILT INTO TIMBER FRAME WALLS OR SUPPORTED BY GALVANISED HANGERS AND SPORED BY UNIVERSAL BEAM DESIGNED BY OTHER.

SECOND FLOOR TO CONSIST OF 18mm T&G WATER RESISTANT CHIPBOARD ON CLASS C16 MIN 38x195mm FLOOR JOISTS INSTALLED AT 400mm CENTRES AND RUNNING ALONG SIDE EXISTING CEILING JOISTS INC TIMBER NOGGINGS AS STRUTTING AT MID POINTS AND TO INCLUDE SOUND INSULATION AS PART E OF THE BUILDING REGULATIONS AND 300 mm ROCK WOOL INSULATION BATTS TO UNOCCUPIED ROOF SPACES. ENDS OF JOISTS FIXED TO EXISTING WALL PLATES AND SUPPORTED BY GALVANISED HANGERS FROM UNIVERSAL BEAM DESIGNED BY OTHER.

EXTERNAL WALLS CONSTRUCTION

WALLS ABOVE DPC WALLS ABOVE GROUND LEVEL TO BE 100mm THICK FACING BRICKWORK TO MATCH EXISTING EXTERNAL SKIN. 65mm CLEAR CAVITY WITH STAINLESS STEEL WALL TIES AS CATNIC BT12-4 OR EQUIVALENT. 140x38mm CLS SOFTWOOD, VAC-VAC PRESERVATIVE TREATED AT 600mm CENTRES GENERALLY. 9mm BBA STERLING BOARD 2 No. 220x45mm GRADE C24 SOFTWOOD OVER OPENINGS IN LOAD-BEARING WALLS. LINTOLS SUPPORTED ON CRIPPLE STUDS TO STRUCTURAL ENGINEERS RECOMMENDATIONS. TYVEK BREATHER PAPER FACTORY FITTED TO EXTERNAL FACE OF PANELS. USING POLYPROPYLENE TAPE AND STAPLES. OVERLAPS ARE ALLOWED TO COVER THE JUNCTION WITH ADJOINING PANEL OR FLOOR CONSTRUCTION. THE VERTICAL POLYPROPYLENE TAPE DESIGNATED VERTICAL STUD POSITIONS. THE STAINLESS STEEL WALL TIES SECURING THE MASONRY TO THE TIMBER FRAME SHOULD ONLY BE LOCATED AT A VERTICAL STUD POSITION. DETAILED DESIGN BY SUPPLIER. INSULATED WITH KINGSPAN KOOKTHERM K8 OR EQUIVALENT 140mm THICK BETWEEN STUDS AND WITH INSULATED VERTICAL DAMP PROOFING AT OPENING REVEALS TO ACHIEVE A 'U' VALUE OF 0.15 W/m²K MIN. CAVITY TO BE CLOSED AT HIGHEST POINT AND WINDOWS AND DOORS WITH 65x65 mm TIMBER BATTEN AS FIRE STOP.

WALL CONSTRUCTION: BELOW DPC - 100mm THICK 7N DENSE CONCRETE BLOCKWORK EXTERNAL SKIN WITH FACING BRICK BAND COURSE TO MATCH EXISTING INC WEEP HOLES AT GROUND LEVEL. 65mm CAVITY FILLED TO GROUND LEVEL WITH LEAN MIX CONCRETE AND 150mm THICK 7N DENSE CONCRETE BLOCKWORK INTERNAL SKIN.

FINISHINGS

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

CEILING

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

OPENINGS WINDOWS:

WINDOWS TO BE UPVC ARGON FILLED DOUBLE GLAZED UNITS WITH PILKINGTON 'K' GLASS WITH A U VALUE OF 1.40 W/m²K. ALSO TO PROVIDE MIN 10% FLOOR AREA DAYLIGHT. 5% FLOOR AREA RAPID VENTILATION. PERMABIT 60' VERT DPC TO BE INCORPORATED AROUND ALL NEW OPENINGS WITH CATNIC LINTOLS TYPE CGE90/100 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 SHOWN AS MOE ON PROPOSED FLOOR PLANS TO BE ESCAPE WINDOWS.

ROOF CONSTRUCTION:

MARLEY MODERN CONCRETE ROOF TILES WITH CLOAKED VERGE TO MATCH EXISTING ON 38x25mm TIMBER BATTENS ON BREATHABLE ROOFING FELT TO BS 747 GIVING THE NECESSARY VENTILATION WITH MINIMUM OVERLAP OF 600mm ALSO WITH MARLEY 25mm EAVES VENT SYSTEM FOR THROUGH VENTILATION. 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 JOISTS GIVING A U-VALUE 0.15W/m²K OR LESS.

EXISTING ROOF: EXISTING ROOF COVERING TO REMAIN AND EXISTING TRUSSED ROOF CONSTRUCTION TO BE SUPPLEMENTED WITH NEW STRUCTURAL MEMBERS TO ENABLE REMOVAL OF TRUSSED RAFTER CROSS MEMBERS AS PART OF THIS CONVERSION.

CONSTRUCTION TO CONSIST OF ADDITIONAL CLASS C24 TIMBER 47x150mm JACK RAFTERS AT 600mm CENTRES INSTALLED ALONG SIDE THE EXISTING TRUSSES SUPPORTED AT THE APEX AND INTERMEDIATELY BY PURLINS (DESIGNED BY OTHERS) BETWEEN EXISTING GABLE WALLS WITH ENDS BUILT IN. RAFTERS TO BE SECURED TO EXISTING TIMBER WALL PLATE. ROOF INSULATION TO BE 2x6 LAYERS OF 50mm KINGSPAN KOOL THERM K107 OR EQUIVALENT FIXED BETWEEN JOISTS AND 1 No LAYER 70mm OVER JOISTS GIVING A TOTAL OF 170mm THICK INSULATION AND PROVIDING A U-VALUE 0.15W/m²K OR LESS. ALLOW 50mm MIN CLEAR VOID BETWEEN INSULATION AND ROOF COVERINGS FOR VENTILATION. THROUGH VENTILATION TO BE ACHIEVED BY VENT TILES IN EACH FACE OF THE ROOF AND ALSO WITH MARLEY 25mm EAVES VENT SYSTEM.

DRAINAGE SYSTEM:

RUNOFF FROM PROPERTY TO BE COLLECTED VIA 100mm HALF ROUND UPVC GUTTERING AND 75mm DOWN PIPES AND DISCHARGE TO PROPOSED I.C. VIA PROPOSED BACK INLET GULLIES (BIGS) POSITIONED AS DETAILED. ALL RAINWATER GOODS TO BE FIXED AT MAXIMUM 1000mm CENTRES. ALL DISCHARGE TO EXISTING STORM 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 LINTELS. INSPECTION CHAMBER TO BE OSMA OR EQUIVALENT 450mm Ø UPVC BASE AND RINGS SET ON 150mm THICK GRANULAR MATERIAL WITH STANDARD COVER AND FRAME.

FOUL DRAINAGE

NEW BATHROOM AND UTILITY ROOM DRAINAGE TO BE CONNECTED EXISTING ^{STP} ADJACENT TO EXISTING BATHROOM VIA NEW 100mmØ UPVC FLEXIBLY JOINTED PIPEWORK (OSMA OR EQUIVALENT) LAID TO FALL IN TRENCHES EXTERNALLY 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 LINTELS. 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.

EXTERNAL WORKS:-

EXISTING BOUNDARY WALL TO BE ALTERED GIVING ACCESS TO ADDITIONAL PARKING ACCOMMODATING ONE ADDITIONAL VEHICLE TO COMPRISE 150mm THICK SELF DRAINING GRANULAR TYPE 3 UNBOUND MATERIAL AND 10mm COTSWOLD OR SIMILAR AGGREGATE SURFACE COURSE 100mm THICK..

ELECTRICAL SYSTEM

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

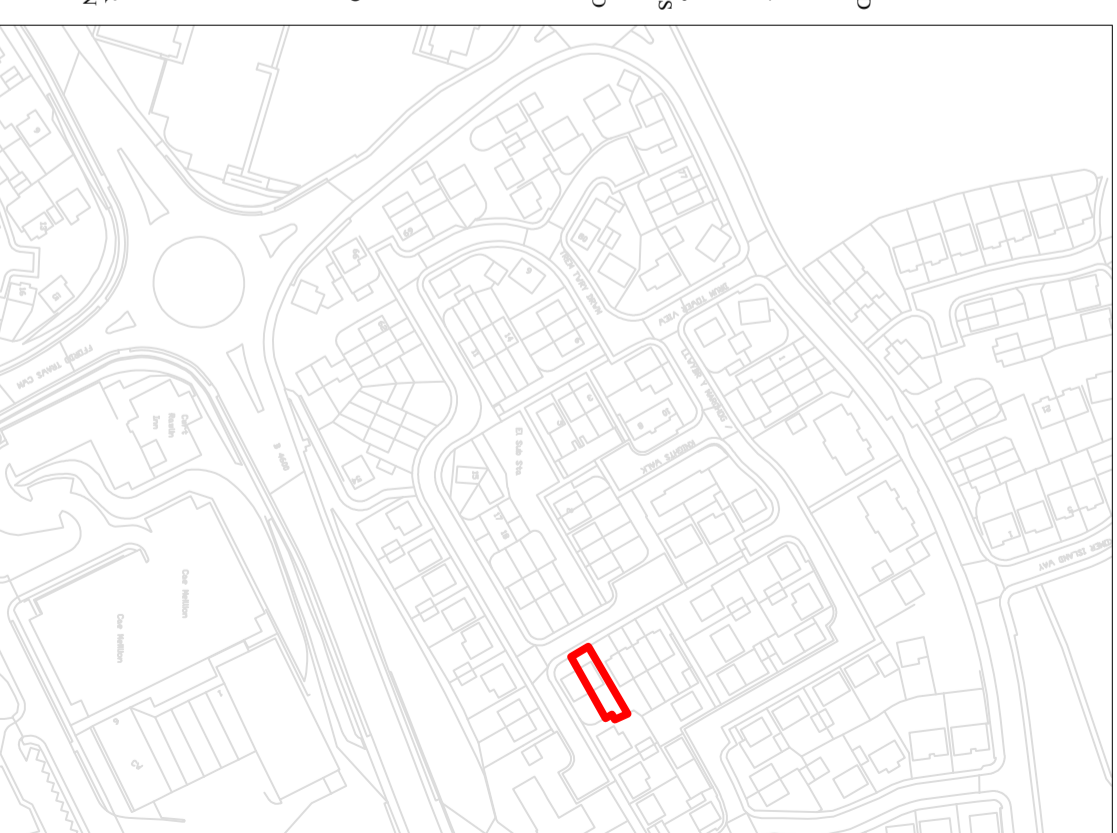
SMOKE DETECTOR

SMOKE DETECTORS TO BE ADDED TO NEW KITCHEN. THIS IS TO BE LINKED TO SOUND SIMULTANEOUSLY WITH EXISTING SYSTEM. WHICH IS TO BE UPGRADED TO A FIRE DETECTION AND FIRE ALARM SYSTEM 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

BATHROOM TO HAVE MECHANICAL VENTILATION OF 15 l/sec TO BE ARCHIVED BY MEANS OF HUMIDITY CONTROLLED WALL OR CEILING MOUNTED EXTRACTOR FAN.

LOCATION PLAN
SCALE 1:2500



DRAWING LIST

101	EXISTING ELEVATIONS	SCALE 1:100
102	EXISTING GROUND FLOOR PLAN	SCALE 1:50
103	PROPOSED ELEVATIONS	SCALE 1:100
104	PROPOSED GROUND AND FIRST FLOOR PLAN	SCALE 1:50
105	PROPOSED ATTIC FLOOR PLAN	SCALE 1:50
106	CROSS SECTION A - A	SCALE 1:50
107	CROSS SECTION B - B	SCALE 1:50
108	CROSS SECTIONAL DETAILS	SCALE VARIOUS
109	PLOT LAYOUT AND DRAINAGE	SCALE 1:100
110	HIGHWAY DETAILS	SCALE VARIOUS