

Specification

Proposed Single Storey Rear Extension

Stoneleigh House

Llancadle

Vale of Glamorgan

CF62 3AQ.

Received 11 December 2014

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General Specification for Proposed Single Storey Rear extensions at Stoneliagh House, Llancadle, Vale of Glamorgan CF62 3AO.

Foundations

800 x 250mm 30N Concrete strip foundation to be placed at a depth agreed with the Local Authority Building Control Department or Approved Inspector.

External Walls

External walls to consist of an outer skin of 7N concrete blockwork & an inner skin of 100mm Celcon Solar blockwork. Cavity to be 100mm wide, partial fill with 50mm thick Celotex double "R" insulation Wallties to be installed at 600mm c/c horizontally and 450mm vertically. Ties to be installed at 225mm c/c vertically next to windows and door openings. Cavities closed at all openings with thermobate closers.

Oversite

65mm thick sand and cement screed on 150mm thick Double 'R' Celotex insulation. Insulation to be turn up the external walls at junction with the floor. 150mm concrete oversite beam and block flooring system with a minimum void under of 200mm.

Internal Finishes

All internal walls to finished with 12.5mm plasterboard and skim. All ceiling to be 12.5mm plasterboard and skim.

Rainwater Goods

Rainwater gutters to be 100mm diameter with 75mm diameter rainwater pipes. All discharging to Back Inlet Gullies.

D.P.C.

High load D.P.C. to be used under all walls 150mm above finished ground level.

Roof

Common rafters to consist of 200 x 50mm SC4 timbers at 400mm c/c. Two number 200 x 50mm ridge beam bolted together at 500mm c/c.

Roof to be covered in concrete tiles to match existing, laid on multi-layer insulation foil used as sarking felt and treated 38 x 25mm treated battens. Builder to ensure that tiles and fixings are suitable for the roof pitch achieved on site.

Lateral restrain straps to be placed at 2m c/c on 50 x 50mm softwood noggins hocked into cavity walls following the rank of the common rafters. 1.5m wallplate straps to be fixed over wallplate at 900mm c/c. 200mm Celotex Double 'R' Insulation to be placed tight between common rafters with a vapour control layer fix between the common rafters and a layer of 12.5mm plasterboard & skim.

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External Finishes

External finish to be render to match existing.

Windows

All windows to be double glazed Upvc and fitted with 'E' glass. All windows to be fitted with trickle vents an area of 8000mm sq. All windows to have an opening at least equal to 1/20th of the floor area of the room in which they have been installed. Some part of the openable area should be at least 1.75m above ground level. Any glazing fitted in critical locations to comply with Part N of the Building Regulation. All windows to be side opening with an area of 850 x 500mm. Fensa certificate for all windows & doors to be supplied by manufacturer.

Storm Water

All storm water to be taken to soakaways at least 5m away from main house.

Electrical System

Provide 2 No low energy lighting fittings. All external light fittings to be installed with PIR controls. Light switches to be at a maximum height above finishes floor level of 1200mm. Power points to 450mm above finished floor level.

Lintels

All Lintels to be Catnic or I.G. with a minimum bearing of 150mm & 450mm tray D.P.C. over and stop ends both sides. Lintel over Bi fold doors to Catnic heavy duty type.