

General Specification continued;

Locking pin handles to opening casement which shall provide a means of escape with a minimum width of 450mm and provide a clear unobstructed opening of 0.33 m². Window frame sealed internally and externally with silicone sealant. PVCu nosed and rebated window board to Bedroom.

Insulation/Internal Finishes.

Reinstate all existing finishes disturbed by the foregoing works. 15mm wall board to internal surfaces of cavity walls, fixed dot and dab technique, scrim & set. All perimeter edges to be continuously bonded. Apply flexible urethane sealant at junction with floor finish. 12.5mm foil backed plasterboard and set to ceiling. All perimeter edges fixed to 50x50 noggins between joists. Insulation to new ceiling to comprise of 300mmth Crown Loft Roll insulation quilt in two layers, 100mm laid snug fit between ceiling joists, second 200mm layer laid at right angles to achieve U value 0.15W/m²K or better. Extend insulation down over wall plate to soffit board to provide snug fit against outer face of blockwork.

Joinery.

125x19sw moulded skirting (to match the existing) at junction of walls to floor. Set skirting on silicone sealant to boarded floor finish.

Plumbing.

Refit the previously removed radiator and connect back into the existing heating system, incorporating a thermostatic radiator valve. Include for isolating valve and drain off as recommended in the Good Practice Guide 302 or BS 5864. Set up the system for optimum performance.

Electrical.

Connect 3 in number double switched 13amp socket outlets, single pendant light to existing lighting and power ring mains in accordance with current IEE regulations. All plugs, sockets and switches minimum 450mm and maximum 1200mm above floor level. Energy efficient lighting to all lighting fittings, using fluorescent lamps, with luminous efficacy greater than 45 lumens per circuit watt. Include for a single TV outlet point, unless otherwise instructed by the Client.

Decoration. All new wall and ceiling surfaces well prepared to receive one mist and two full coats vinyl matt emulsion paint. Knot Prime Stop, 2u/c and 1 gloss coat paint to softwood joinery surfaces unless otherwise directed.

Rainwater.

Fit White PVCu 100mm half round gutter including stop end, brackets, and running outlets to fascia boards, connecting into existing guttering where possible. White 68.5mm Ø PVCu downpipe discharging into rainwater butt as shown, overflow connected to new storm drain.

Storm Drainage.

Install back inlet gully at base of new rainwater down pipe, set on lean mix concrete connecting to new 100mm dia PVCu underground drainage, 1:80 fall on and surround with 100mm thickness pea gravel extending 5m to newly formed 1m³ Aquacell stormwater cell system, covered and surrounded with geotextile fabric, overlaid with impervious layer and 300mmth topsoil and turf to reinstate surface finish. Reset paving slabs to side paving. Remove surplus excavated material from site.

PROPOSED BEDROOM EXTENSION OVER EXISTING INTEGRAL GARAGE

At 3 Willow Court, Bangor on Dee, Wrexham. LL13 0BT

Read with Drawings 20921/01MAC to 20921/05MAC