

21 Parkway, New Mills, High Peak, SK22 4DU.

Proposed single story L-Shaped extension Specifications.

FOUNDATIONS

New cavity/blockwork to be built off 600mm wide x 300mm deep C20 concrete foundations, formation level to be minimum of 1000mm below adjacent ground levels. To anchor foundation to house, 3 reinforced bars on each face of existing house (six in total) and resin bonded, or the site can be piled as per the design of the existing house. Design of foundations to be confirmed/agree on site with LABC officer upon excavation of trial hole.

DAMP PROOF COURSES

To be min 150mm above external ground level in both leaves of cavity wall to join with existing dwelling and to be provided at all jambs, cills and heads of all apertures and over all vents, airbricks and service boxes passing through a cavity wall above dpc level in such a way to ensure no damp can penetrate from the outer leaf to the inner leaf. Weepholes to be provided by leaving perpend open at 900mm centres in the brick course immediately above base of cavity. External openings and stepped dpc's roof/wall abutments to incorporate cavity trays and BS code 4 lead flashings. Ground level to be min 150mm below DPC level at all points.

GROUND FLOOR CONSTRUCTION

Floor finish to be on 50mm sand/cement screed on 150mm thick concrete slab on 500g visqueen sheet on 100mm Xtratherm floor insulation (or similar approved) on 1200 gauge visqueen damp proof membrane on 25mm thick sand blinding on sulphate free hardcore laid in 150mm thick well compacted layers. Visqueen to be fully lapped and taped in accordance with manufacturers recommendations and turned up edges of slab and united with DPC. 20mm thick insulation boards to be installed to perimeter of slab. Continue wall insulation at least 150mm below top of perimeter insulation and support on a row of ties. DPC to be taped to DPM and to extend the full width of the cavity, therefore having a cavity tray over to prevent damp ingress. Max 'U' value of construction to be 0.18 W/m²K.

CAVITY WALLS

Below ground in 2 no. skins Class A solid foundation block laid in class 1 mortar. External skin to be 102.5mm red/brown bricks to match existing dwelling. Provide 150mm fully filled cavity using 1 no. layer 100mm thick Dri-therm 32 Ultimate installed in strict accordance with the manufacturers recommendations. Inner leaf of 100mm medium density concrete blocks laid in class 3 mortar tied to the outer leaf with stainless steel vertical twist wall ties at 750mm centres horizontally, 450mm centres vertically and 225mm centres at jambs and cills of all openings. Ties to have a minimal cross sectional area of 50mm² and be filled with suitable insulation retaining clips. All cavities to be continuous unless required to be otherwise. Close cavities at eaves level with non-combustible material eg. insulation quilt. Close cavities at jambs and cills of openings with Thermabate insulated cavity closers (or similar approved). Cavities below ground level to be filled with lean mix concrete up to external ground level. Internal face of cavity walls to receive 13mm lightweight plaster. Overall 'U' value not to exceed 0.18 W/m²K.

WINDOWS

Original Livingroom window to be reused in proposed extension, Bathroom Window to be double glazed with upvc frames and incorporate trickle vents to head to provide 5000mm² ventilated opening. Vents to be controlled and secure. Opening windows generally to be provided. Glazing to be low emissivity (low E) Pilkington K glass or similar approved hermetically sealed double glazing to BS 5713: 1979 with min. 16mm air gap. Average U value of windows in upvc frames to be 1.6 W/m²K. Mastic pointing to be provided to front and back of frames. Draught proofing to be provided to all windows.

GLASS IN CRITICAL LOCATIONS

The glazing in critical locations (as defined in approved document K) should be break safe glass in accordance with BSEN 12150/BS 6206

ROOF STRUCTURE (30 Degree sloping roof)

6x2 (150mm x 50mm) rafters to be used spaced 400mm apart, with 150mm Celotex XR4000 insulation in between rafters. These are to be secured to a ridge beam via galvanised timber to timber brackets. No joists will be required, as from within the proposed extension you will see the sloping roof. Fixed between web of steel and inner leaf of new external cavity wall. To prevent spread use stainless steel bar straps to tie bottom of rafters to internal face of new cavity wall, use every 1.5 - 1.8m accordingly All necessary loose members to ties and all wind bracing to I.T.P.A. recommendations are to be included. All associated carcassing timbers are to conform to BS 5268 part 3: 1985. Wall plate to be restrained by 30mm x 5mm stainless steel bar straps at maximum 2000mm centres. The underside of rafters are to be covered in 15mm plasterboard.

ROOF COVERING (Sloping roof)

Rafters are to be covered in a vapour and air permeable membrane (Permavent APEX, taped seam version) and battened down with treated battens. Interlocking Concrete roof tiles supplied by Marley (Edgemere in smooth grey) All exposed leadwork to be treated with patination oil to prevent possible staining.

ROOF INSULATION (WARM ROOF) To comprise 150mm Celotex XR4000. Which will achieve a U-value of 0.14W/m²K.

EAVES CONSTRUCTION

Fix 22mm upvc boarding under rafter ends forming fascia and soffit.to be constructed using all necessary fittings. Tiled verge to sides of extension. Roof guttering to be fixed to fascia boards by means of gutter clips at 1 metre centres or wherever necessary. Proprietary eaves protector required to protect the felt.

VENTILATION AT EAVES

Ventilation to be provided at eaves by means of soffit ventilators by Glidevale reference FV 250 equal to 25,000mm per metre run of eaves in conjunction with R.V. Insulation tray pushed between rafters to allow 50mm air passage above roof insulation.

ELECTRICAL INSTALLATION

Generally electrical installation is to comply with the IEE Regulations 17th Edition and any bylaws or statutory authorities rules and regulation applicable. Installer to provide BS7671 certificate upon completion.

LEAD FLASHINGS Code 3 lead flashing must be provided with a code 4 lead soaker dressed into the mortar joint where necessary. A proprietary preformed sectionalised cavity tray must be inserted where necessary. The joints of the cavity tray must be sealed with a thixotropic adhesive leaving the entire roof structure in a sound weather tight condition upon completion.

LINTELS

All lintels to be obtained from Catnic lintel range. Lintels to cavity walls to be pre-insulated type with cavity tray over and weep holes every 900mm. All lintels to have min 150mm end bearing and must be installed in strict accordance with manufacturers recommendations. To be fire protected to achieve 30 minutes fire resistance.

HEATING INSTALLATION Generally existing heating system to be extended to serve extension. Installation to comply with Parts J & L of the Building Regulations. All new radiators to be fitted with thermostatic radiator valves. Contractor to determine and allow for all necessary replacement /upgrading of existing installation components.

DRAINS All drains for sanitaryware to be upvc pipes by Hepworth manufactured to BS. 4660:1989. All pipes to be laid to falls as shown on the plan and shall be bedded on 150mm granular bed and 100mm granular surround, in strict accordance with the manufacturers instructions and to BS. 5955: part 6: 1980 and BS. 8301: 1985. All drainage to disperse into existing drains.

RAINWATER GOODS Gutters to match existing with 60mm diameter downpipes and SVP or similar approved complete with all fittings as necessary. Roof guttering to be fixed to walls by means of rise and fall brackets at 1 meter centres or wherever necessary. Rainwater and foul water to be dispersed into new drainage runs to connect into the existing drainage system as shown on plans