

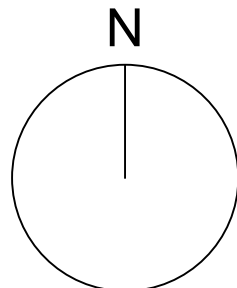


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Revision	Description	Author	Date
-	Initial Issue	MW	30/09/2021

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Approximate Client Ownership /
Planning Application Boundary

Project Title
16 Lyndhurst Road, Didsbury

Client Name
P. Donegan

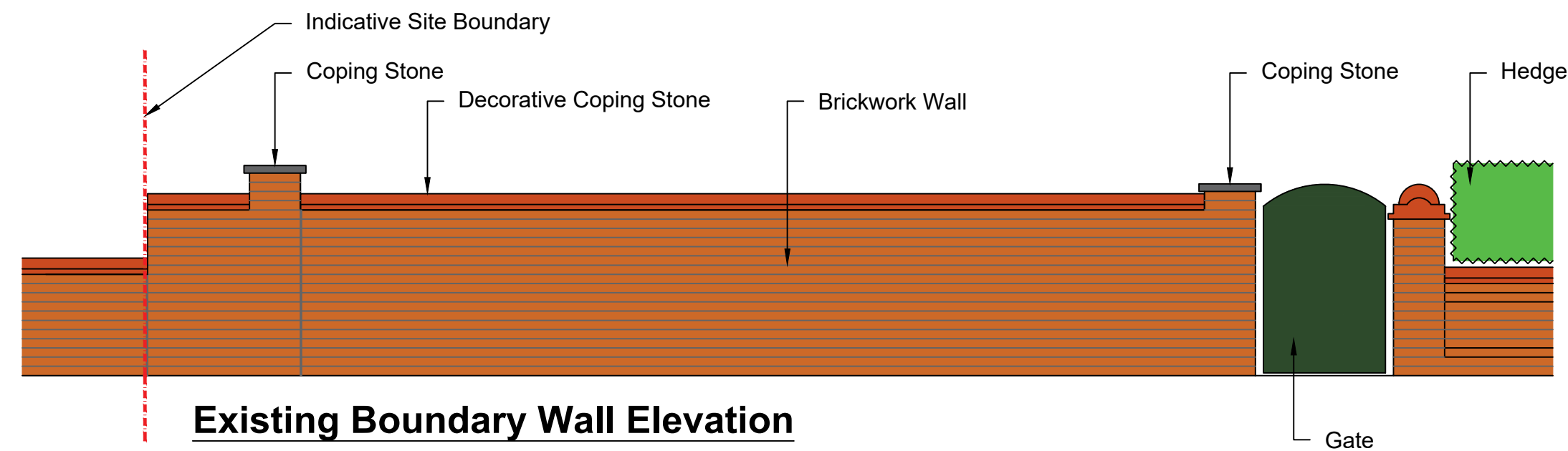
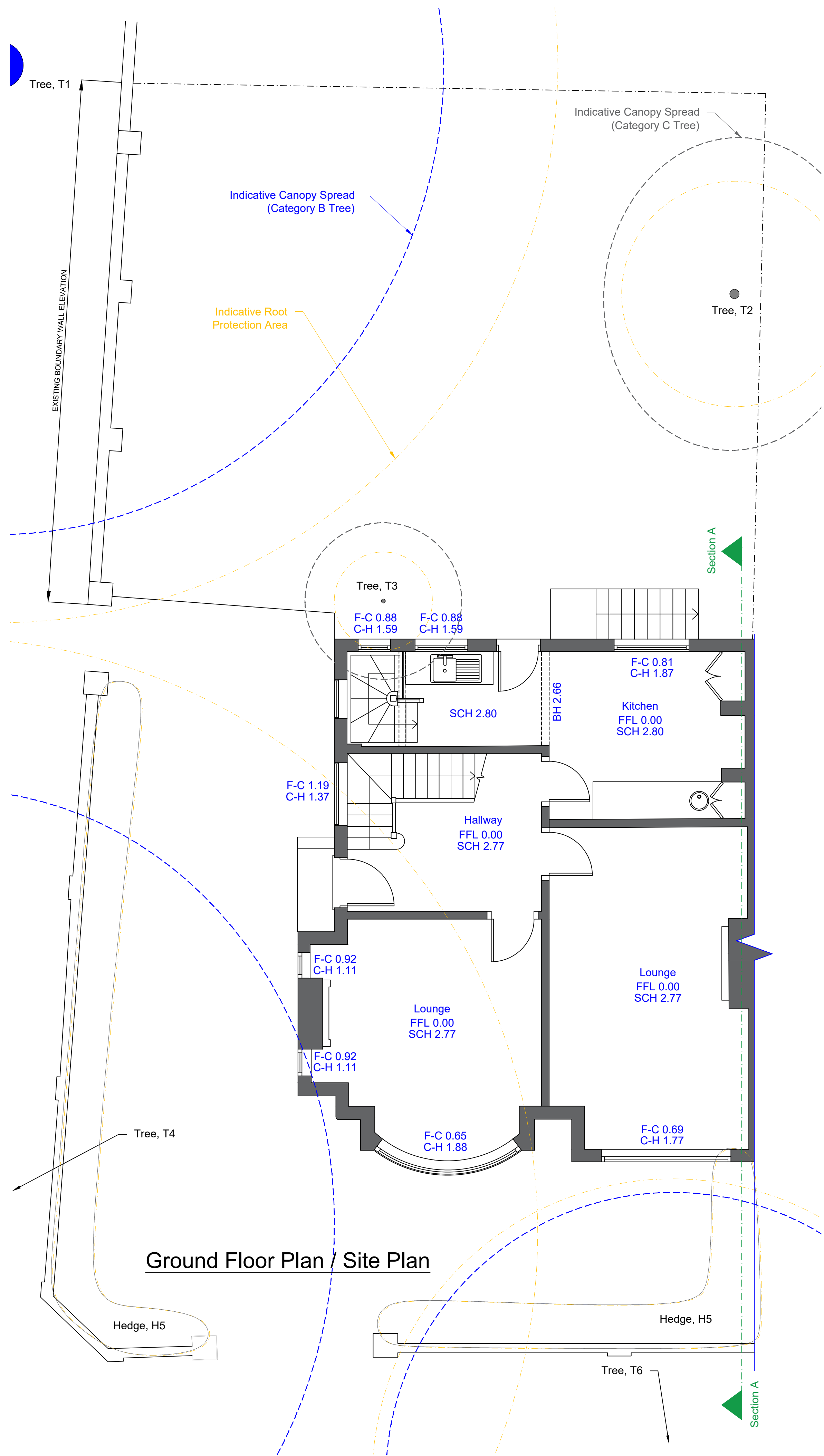
Drawing Title
Location Plan

Drawing Number
T(00)01

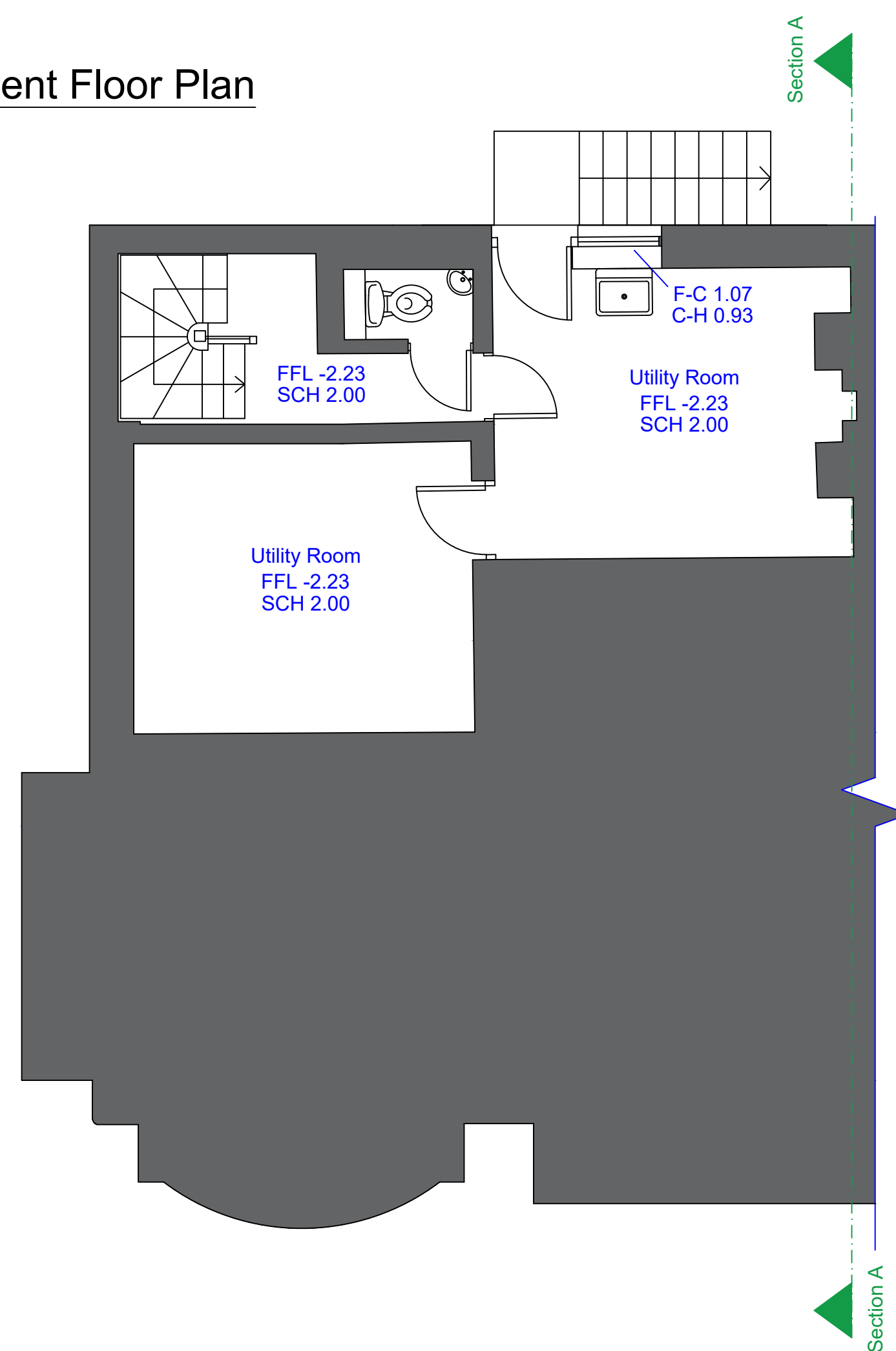
Project No: D009 Date: 30/09/2021
Drawn: Mark Whitfield Scale @ A1: 1:625 / 1:1250@A3

Revision
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Basement Floor Plan



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Project Title
16 Lyndhurst Road, Didsbury

Drawing Title
Existing Floor Plans - 1 of 2

Project No: D009 Date: 30/09/2021

Drawn: Mark Whitfield Scale @ A1: 1:50

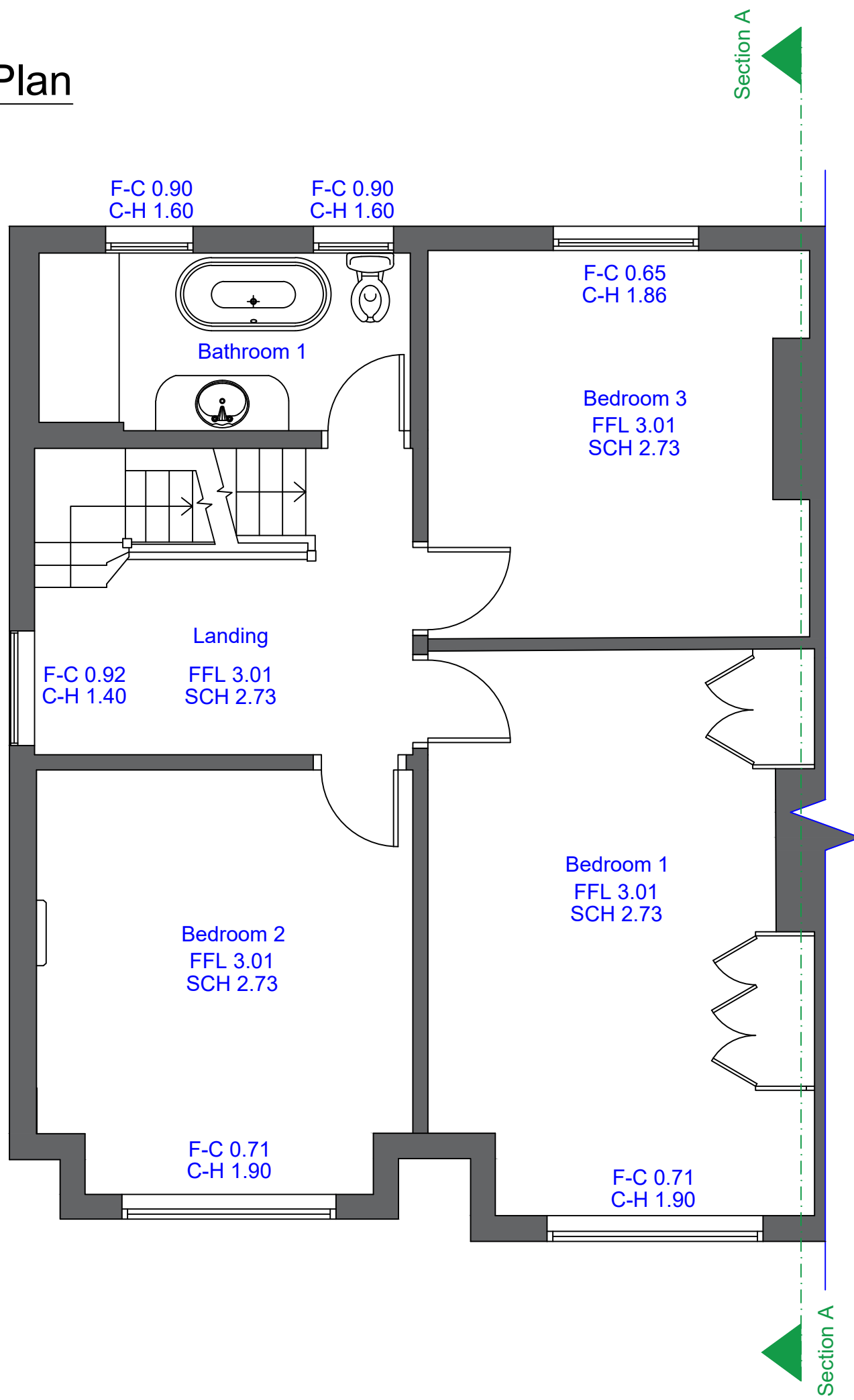
Client Name
P. Donegan

Drawing Number
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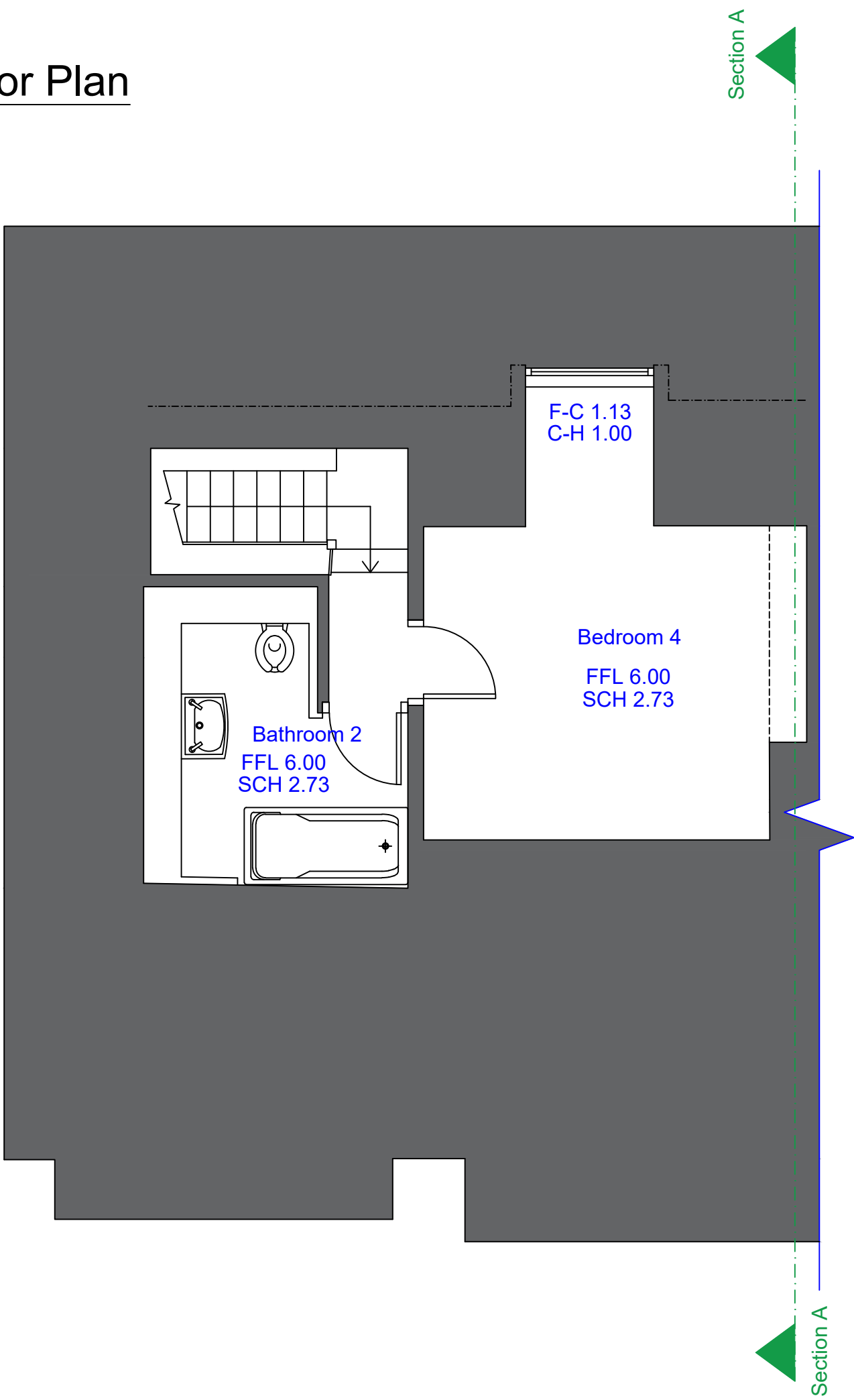
Revision
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First Floor Plan



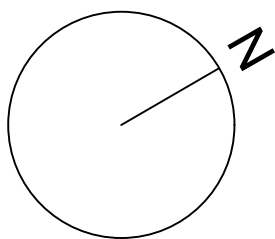
Second Floor Plan



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Project Title
16 Lyndhurst Road, Didsbury

Drawing Title
Existing Floor Plans - 2 of 2

Project No: D009 Date: 30/09/2021
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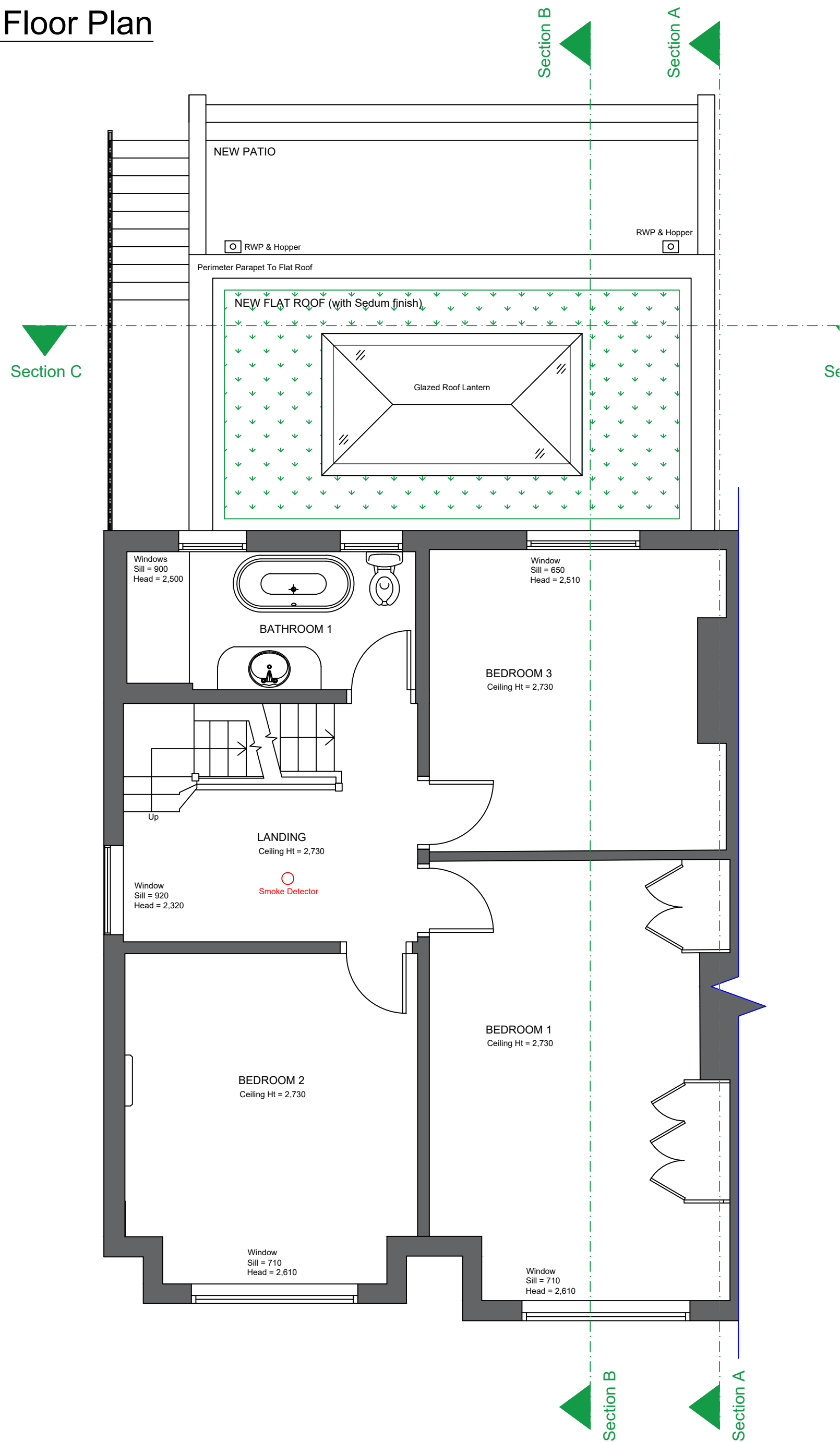
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P. Donegan

Drawing Number
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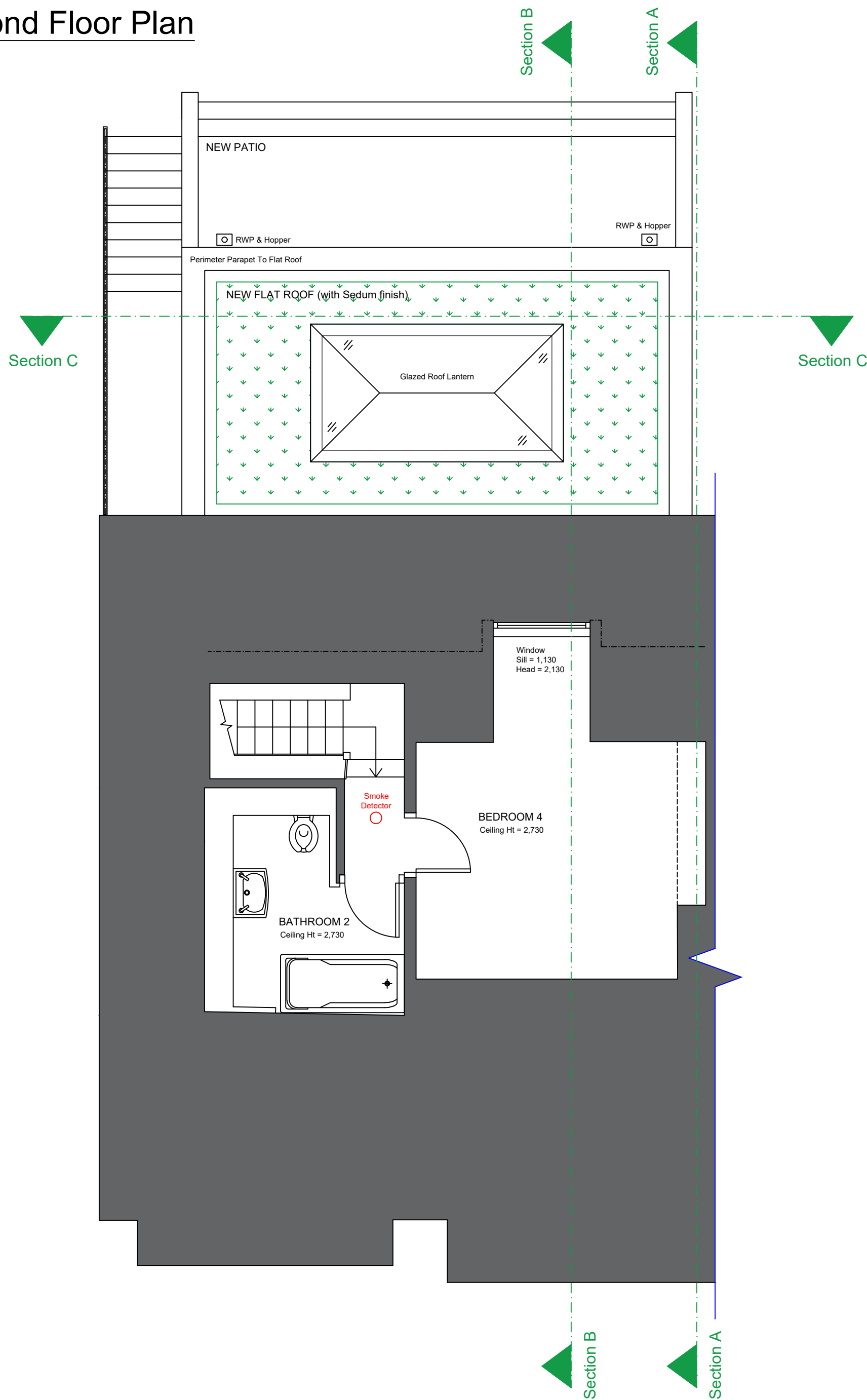
Revision
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First Floor Plan



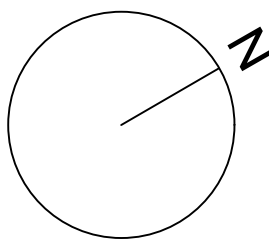
Second Floor Plan



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Project Title
16 Lyndhurst Road, Didsbury

Drawing Title
Proposed Floor Plans - 2 of 2

Project No: D009 Date: 30/09/2021
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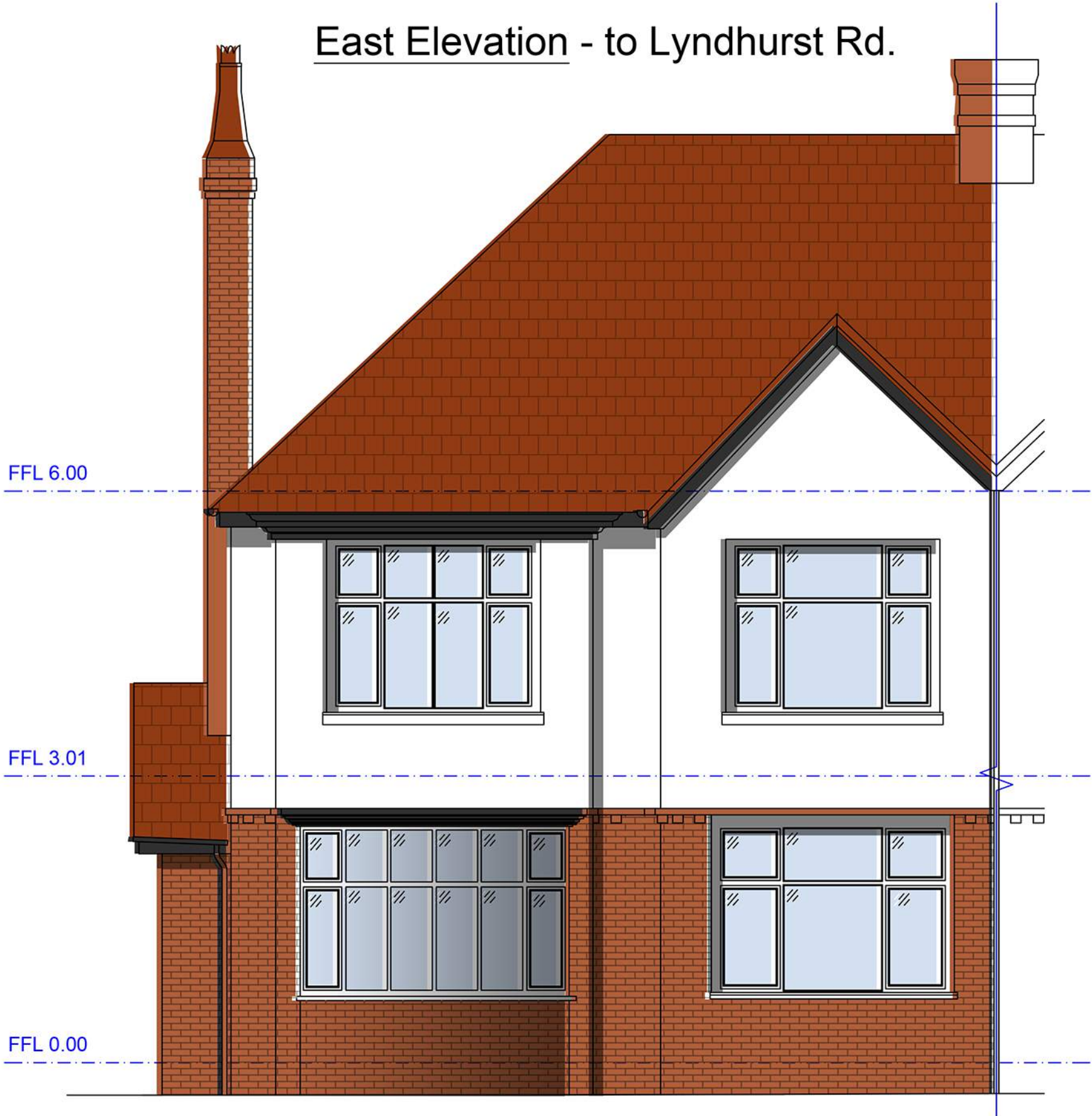
Client Name
P. Donegan

Drawing Number
T(02)02

Revision
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East Elevation - to Lyndhurst Rd.



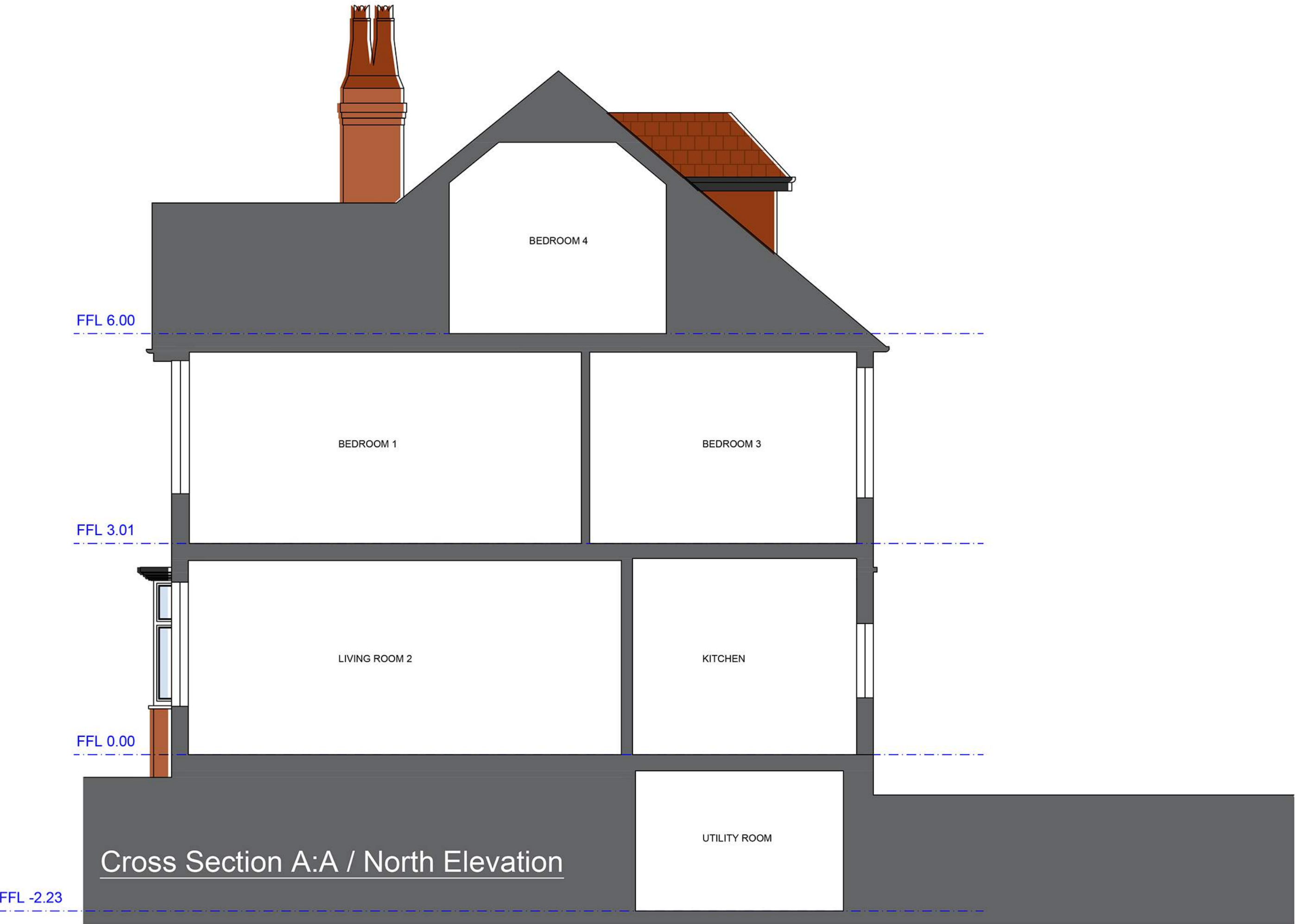
South Elevation - to Ballbrook Ave.



West Elevation - to garden



Cross Section A:A / North Elevation



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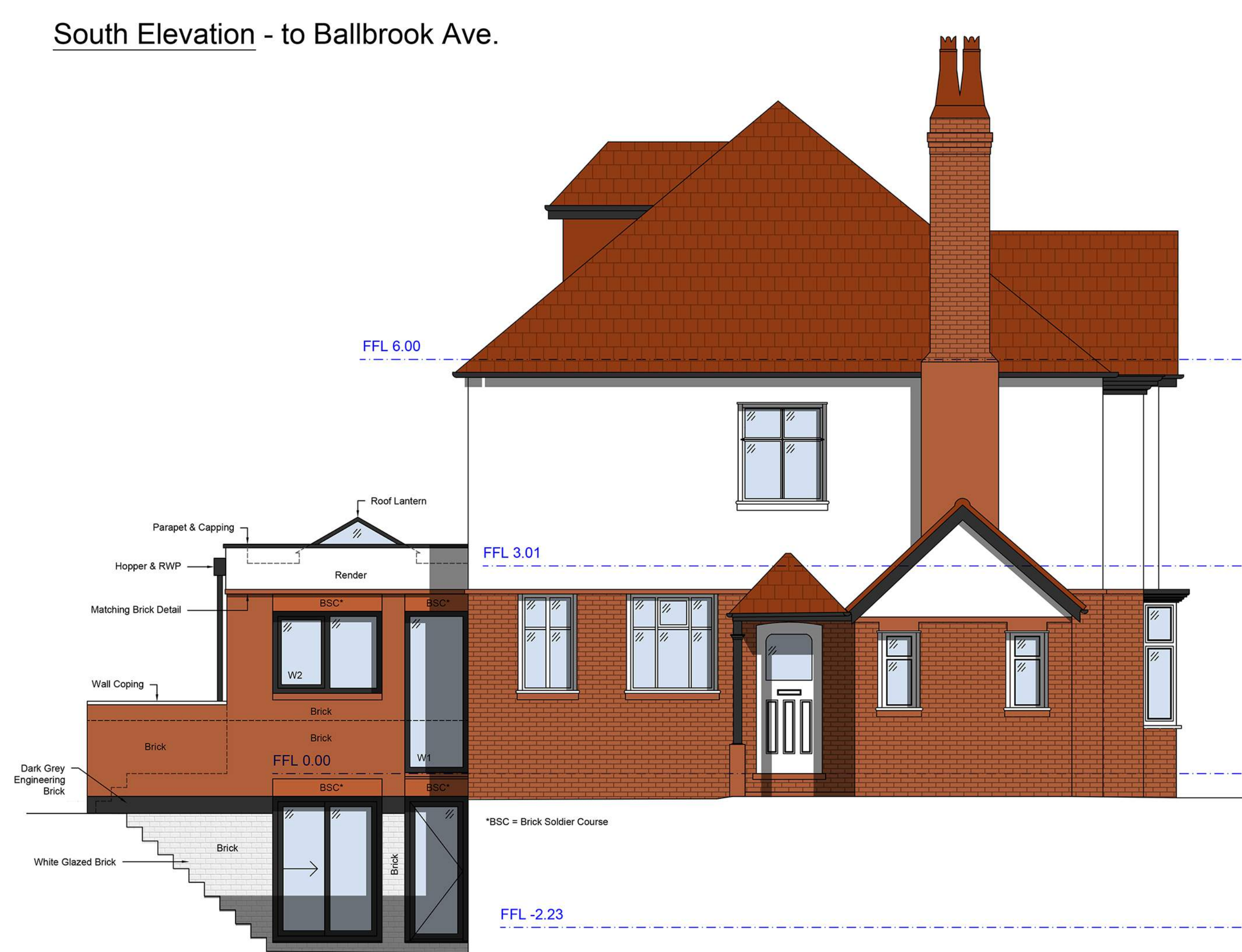
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16 Lyndhurst Road, Didsbury			
Drawing Title			
Existing Elevations			
Project No:	D009	Date:	30/09/2021
Drawn:	Mark Whitfield	Scale @ A1:	1:50
Client Name			
P. Donegan			
Drawing Number			
T(03)01			
Revision			
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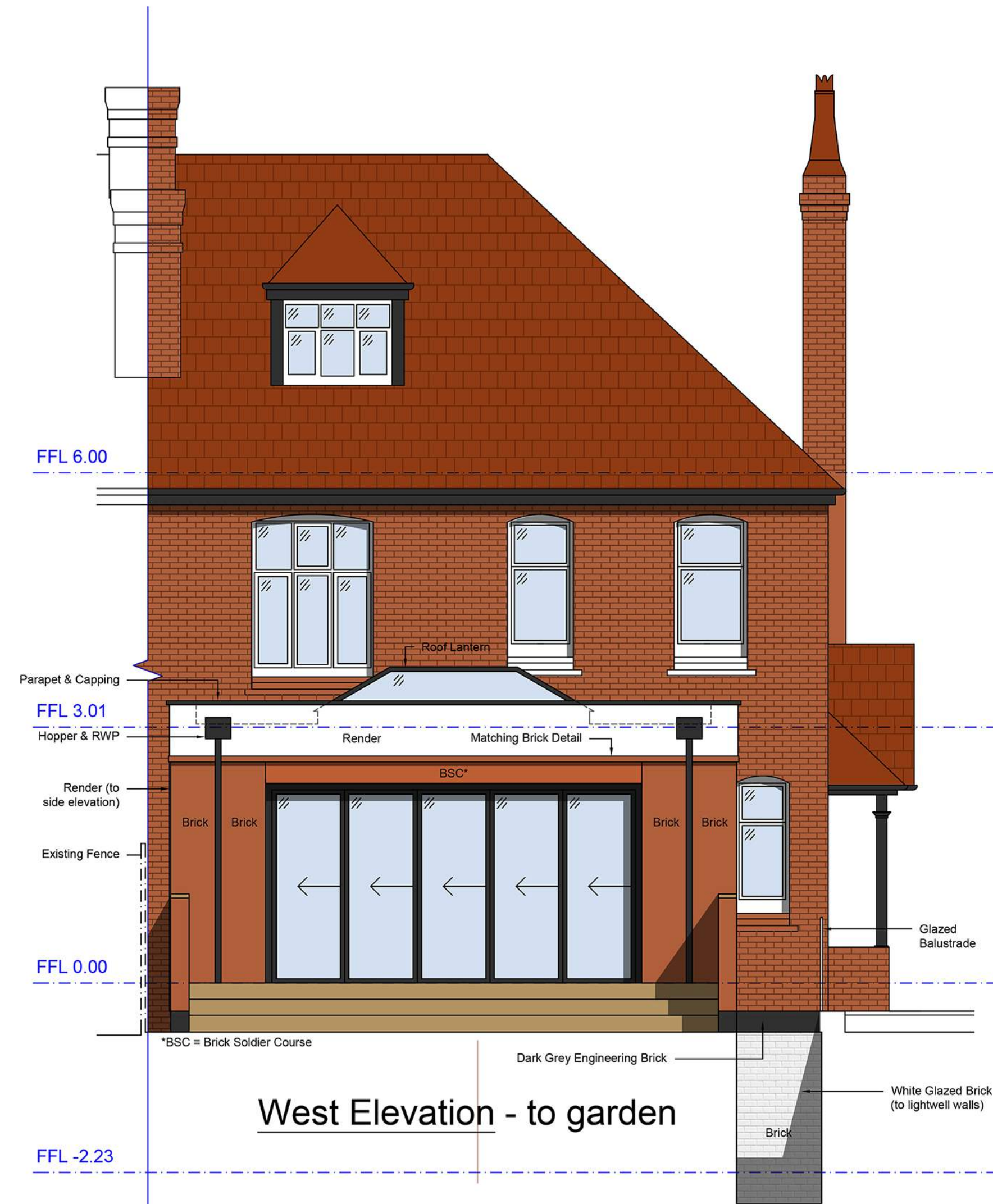
East Elevation - to Lyndhurst Rd.



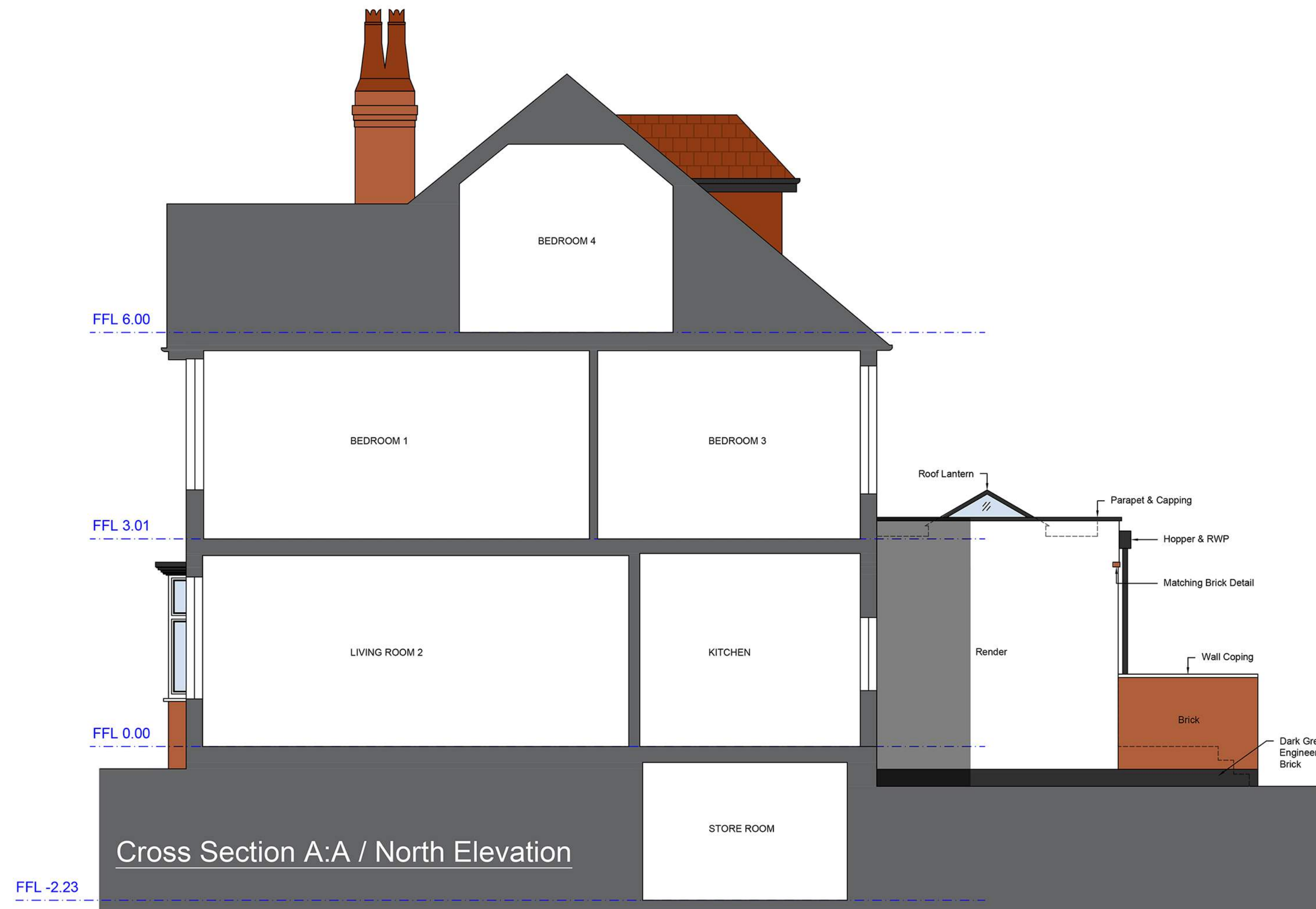
South Elevation - to Ballbrook Ave.



West Elevation - to garden



Cross Section A:A / North Elevation



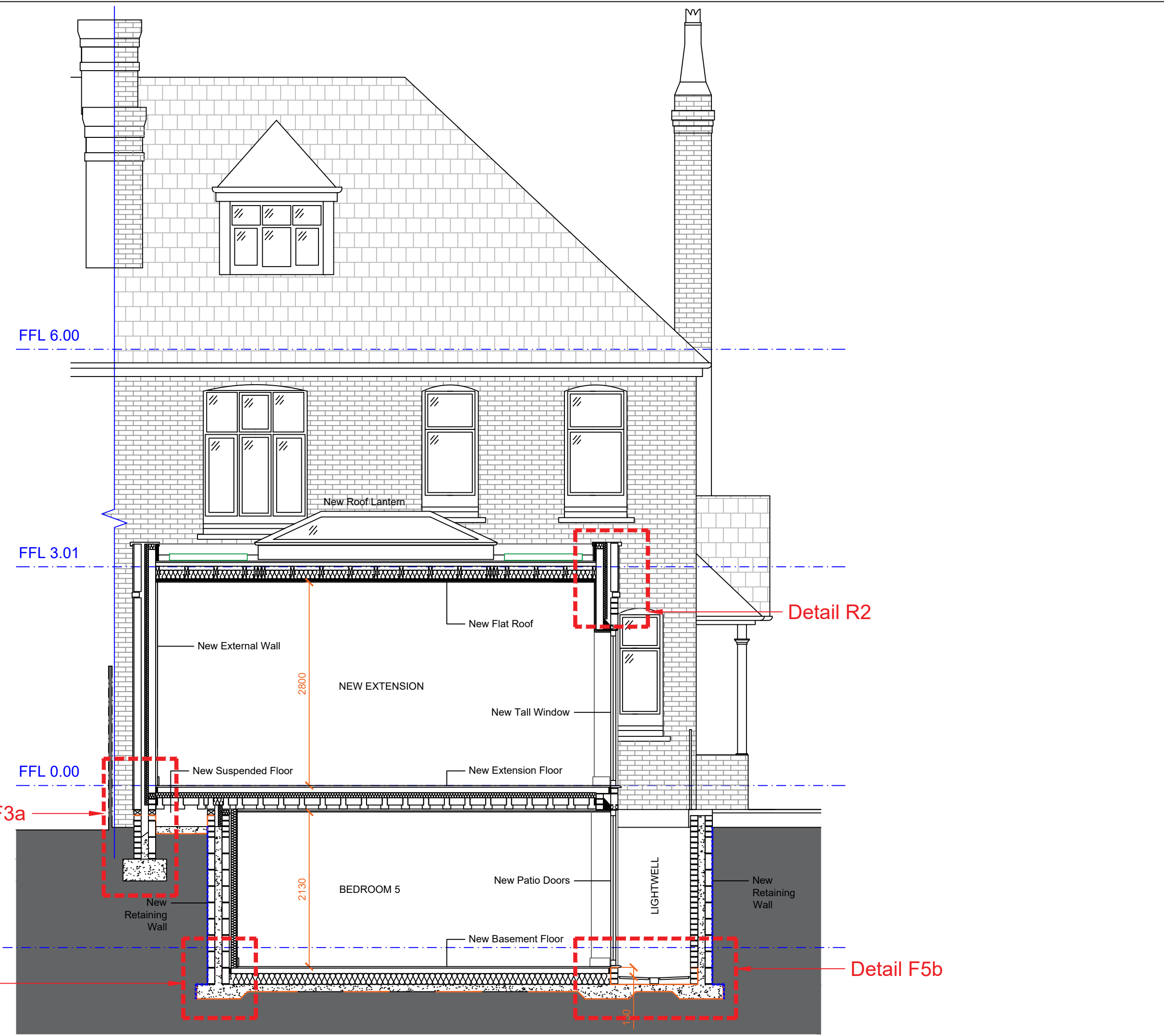
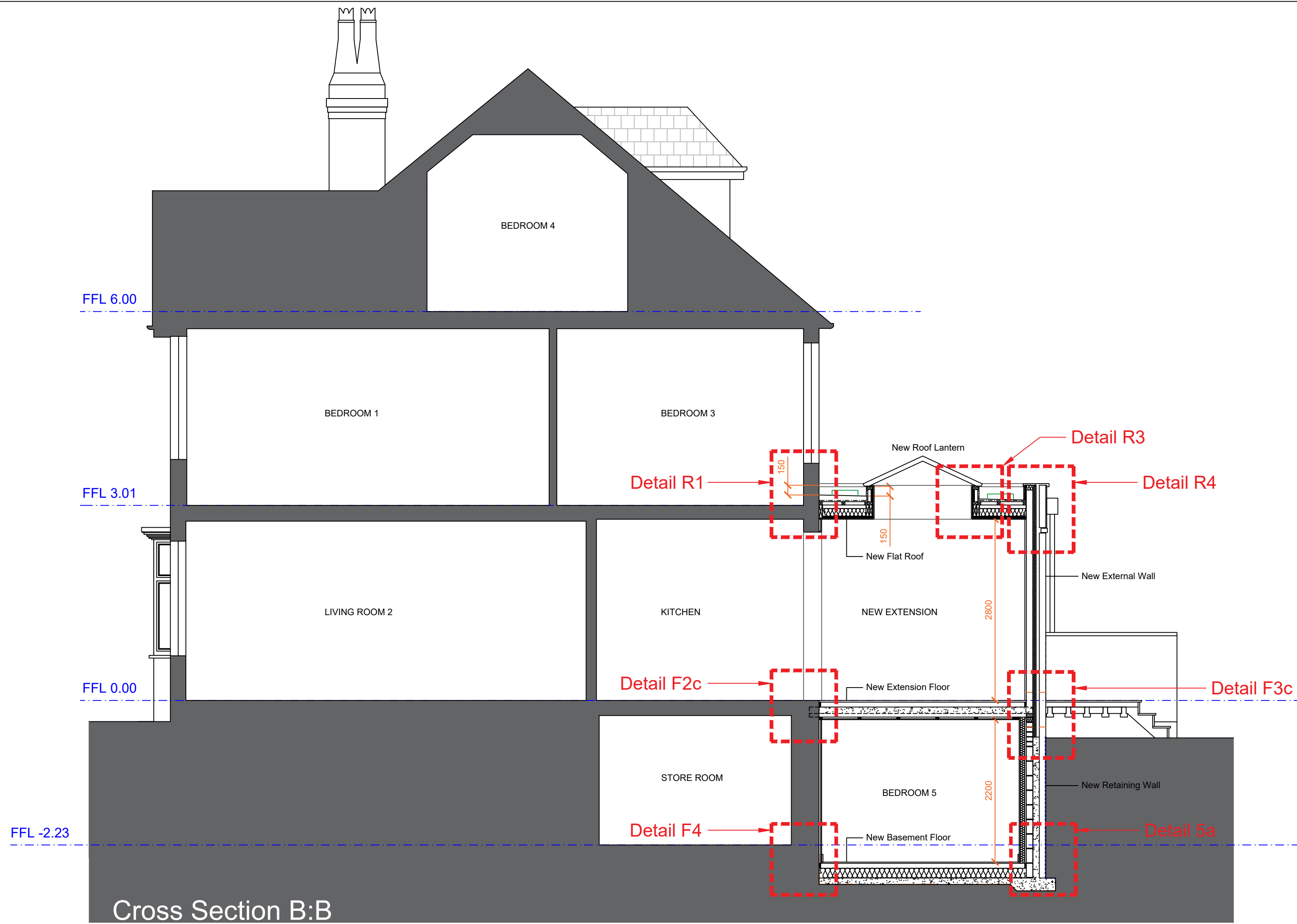
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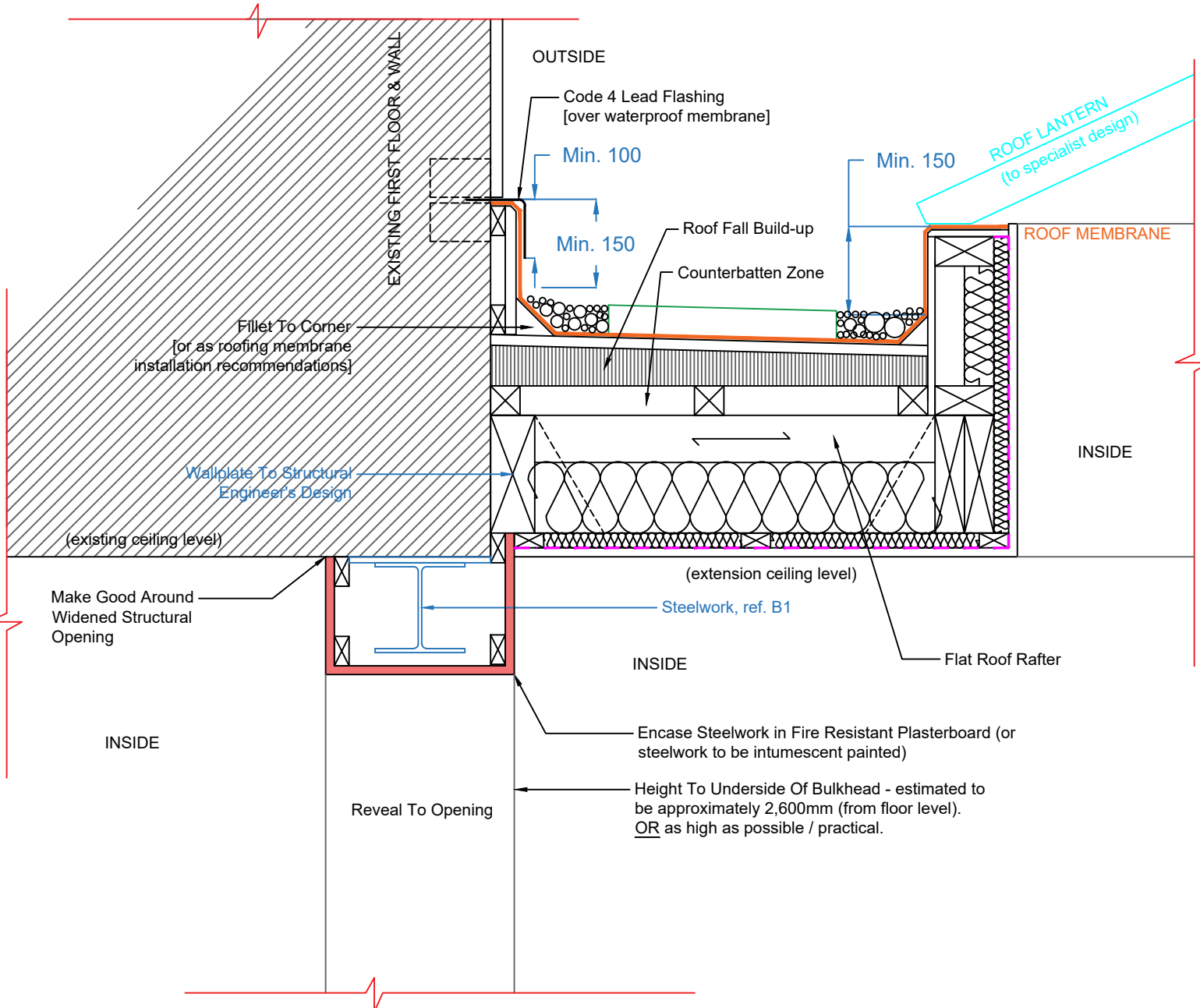
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Project Title			
16 Lyndhurst Road, Didsbury			
Drawing Title			
Proposed Elevations			
Project No:	D009	Date:	30/09/2021
Drawn:	Mark Whitfield	Scale @ A1:	1:50
Client Name			
P. Donegan			
Drawing Number			
T(03)11			
Revision			
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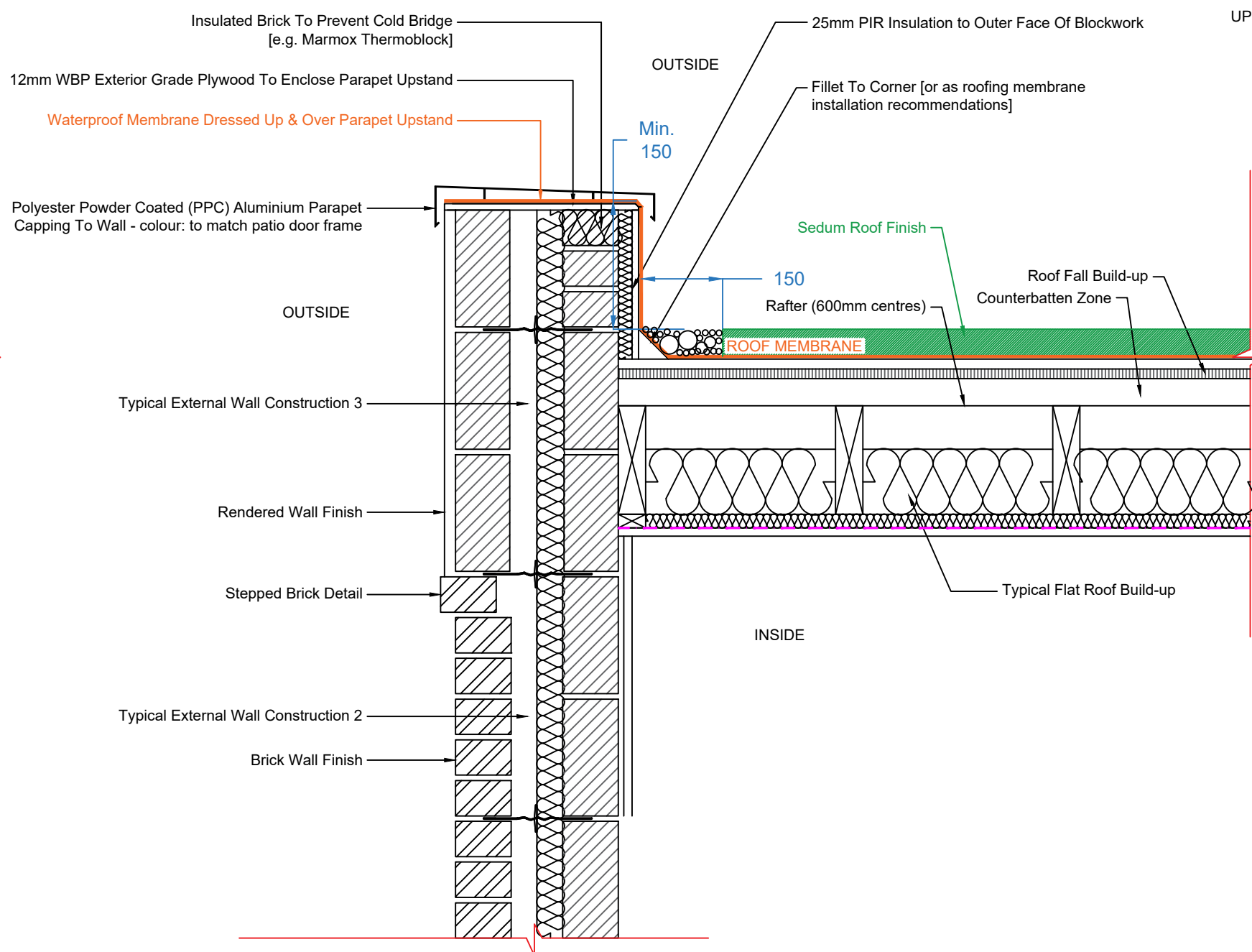




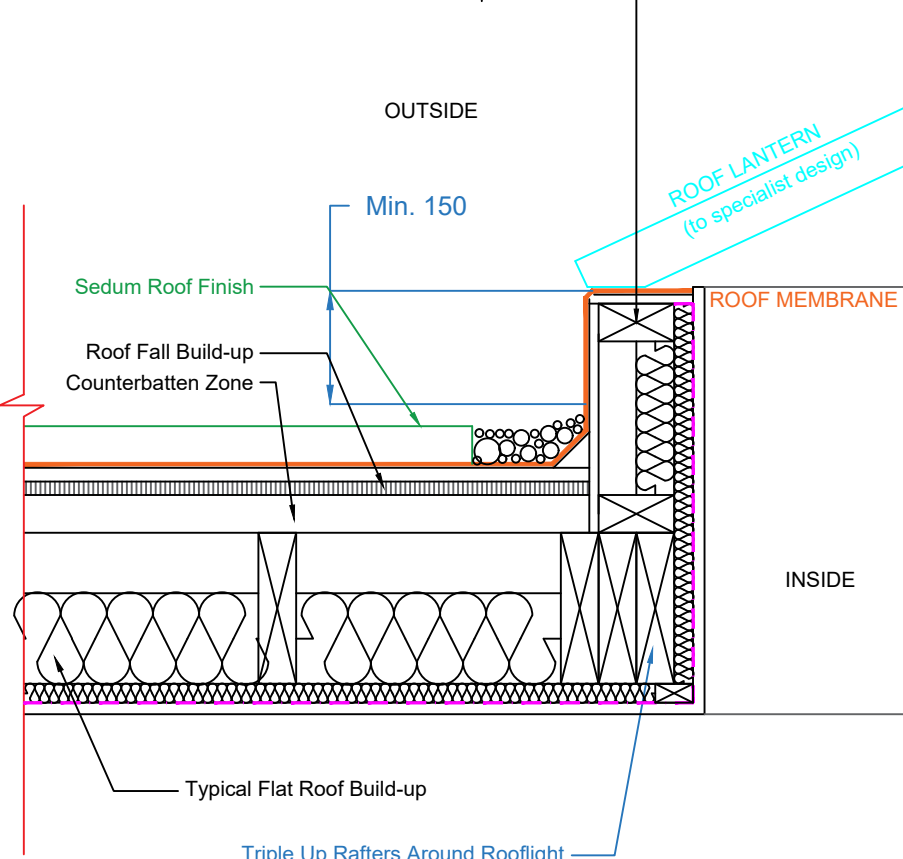
DETAIL R1
TYPICAL ABUTMENT DETAIL:
To existing first floor external wall & new flat roof



DETAIL R2
TYPICAL PARAPET, EXTERNAL WALL AND FLAT ROOF DETAIL

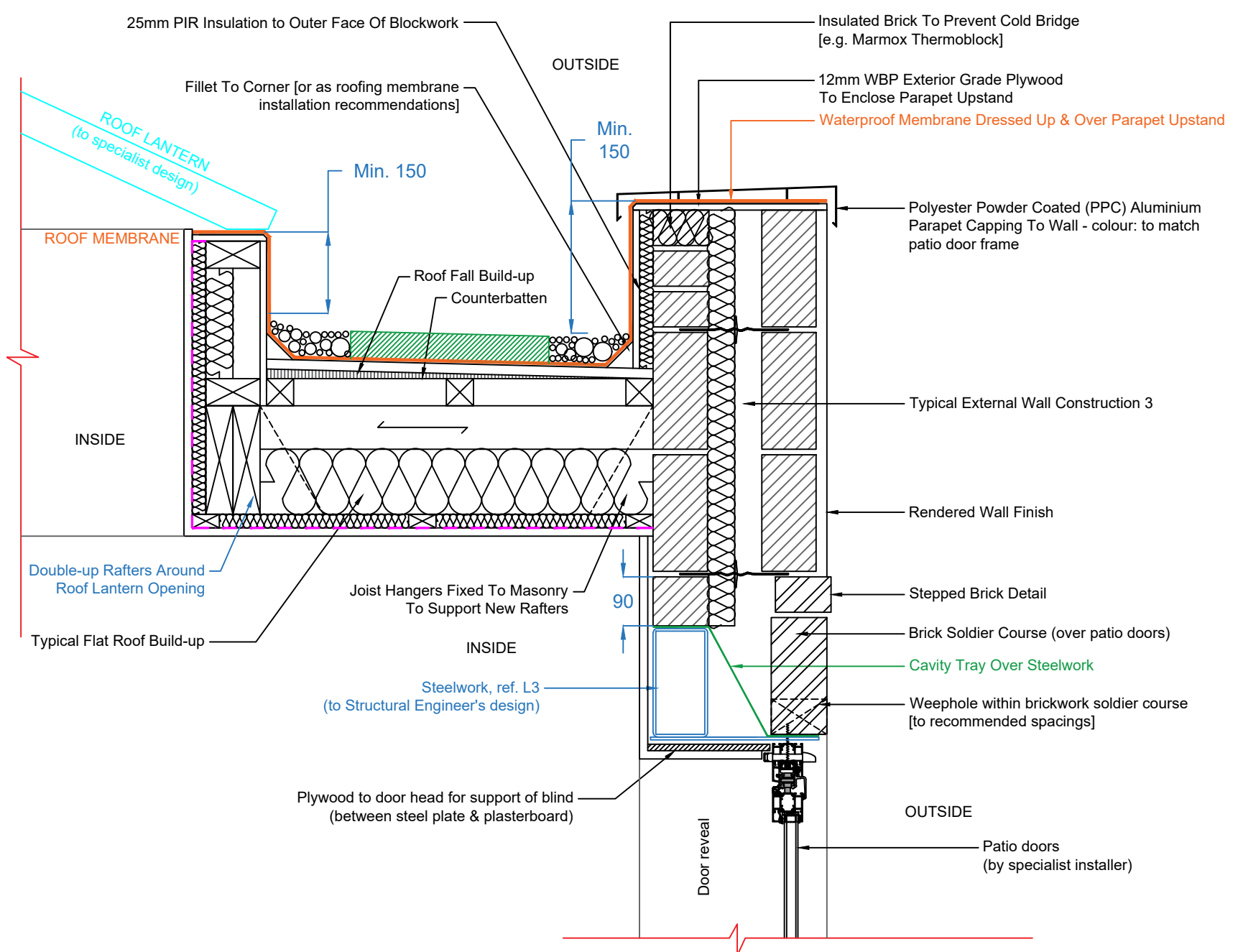


TYPICAL UPSTAND DETAIL (to glazed roof lantern)
FLAT ROOF MEMBRANE UP-&OVER UPSTAND
12mm WBP EXTERIOR GRADE PLYWOOD
100 x 50mm VERTICAL STUDS & 100 x 50mm HEAD / SOLE PLATE
50mm PIR INSULATION BETWEEN STUDS
Minimum 25mm PIR INSULATION INSIDE OF STUDS
12.5mm PLASTERBOARD, SKIM & FINISH
UPSTAND SUPPORTED BY DOUBLE / TRIPLE RAFTERS



DETAIL R3
TYPICAL ROOF LANTERN UPSTAND DETAIL:

DETAIL R4
FLAT ROOF, ROOF LANTERN, PARAPET & DOOR HEAD DETAIL:
To rear elevation



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Project Title
16 Lyndhurst Road, Didsbury

Client Name
P. Donegan

Drawing Title
Typical Interface Details 1 of 3

Drawing Number
T(04)11

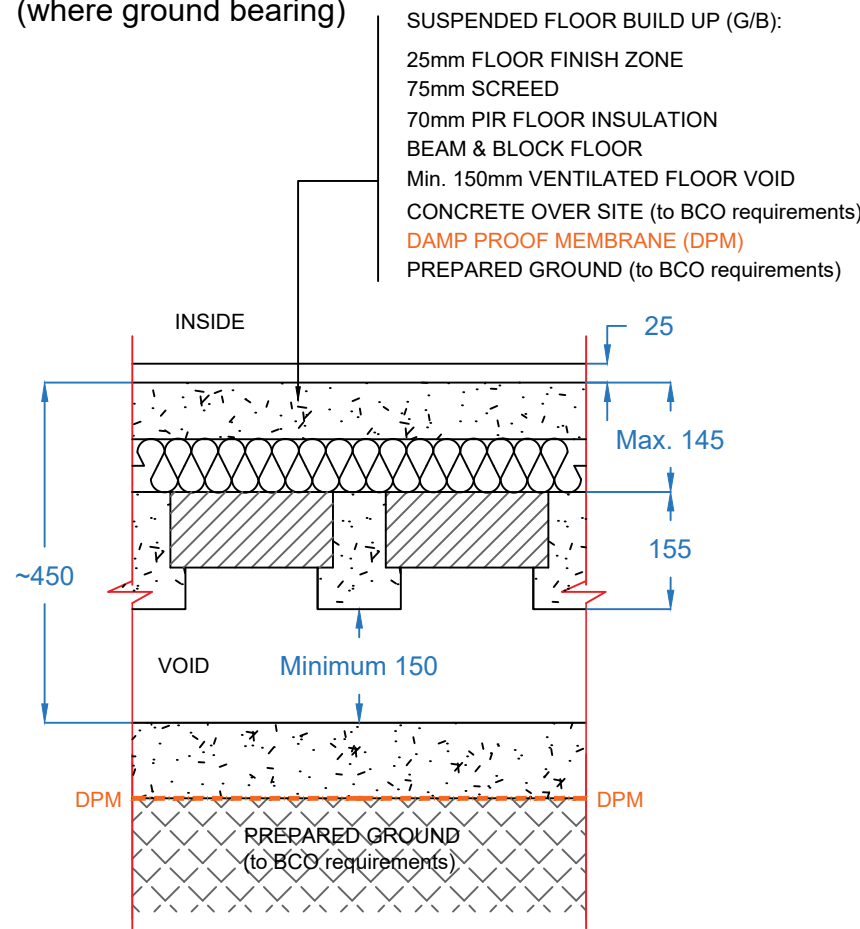
Project No: D009
Date: 30/09/2021
Drawn: Mark Whitfield
Scale @ A1: 1:10

Revision
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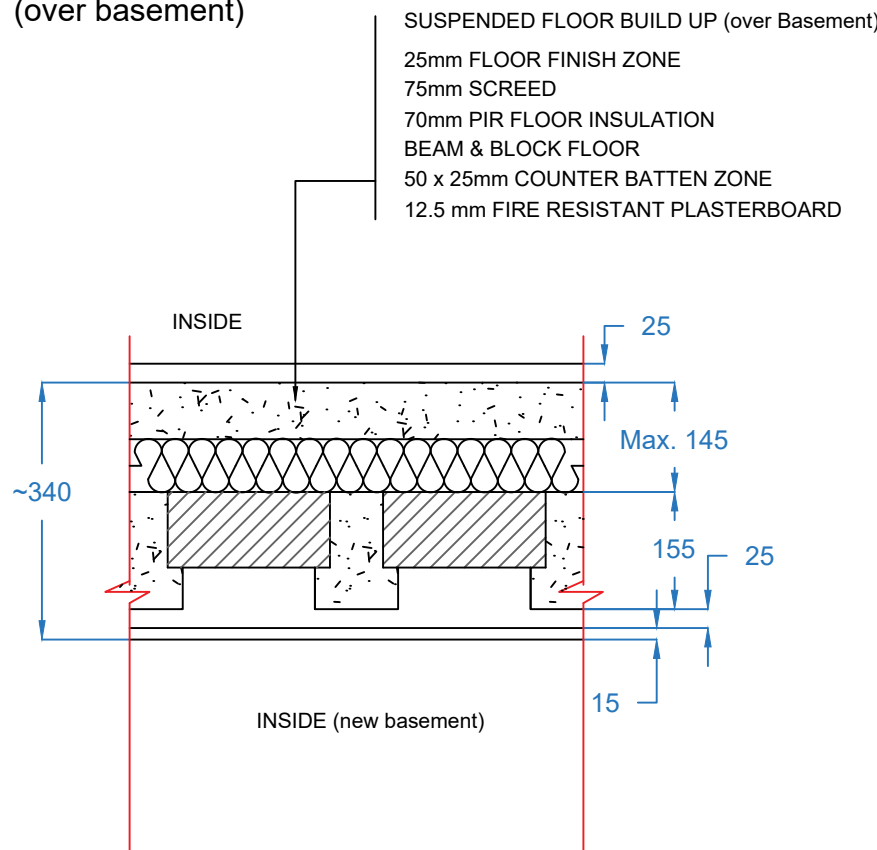
DETAIL F1a

TYPICAL NEW SUSPENDED FLOOR CONSTRUCTION
(where ground bearing)



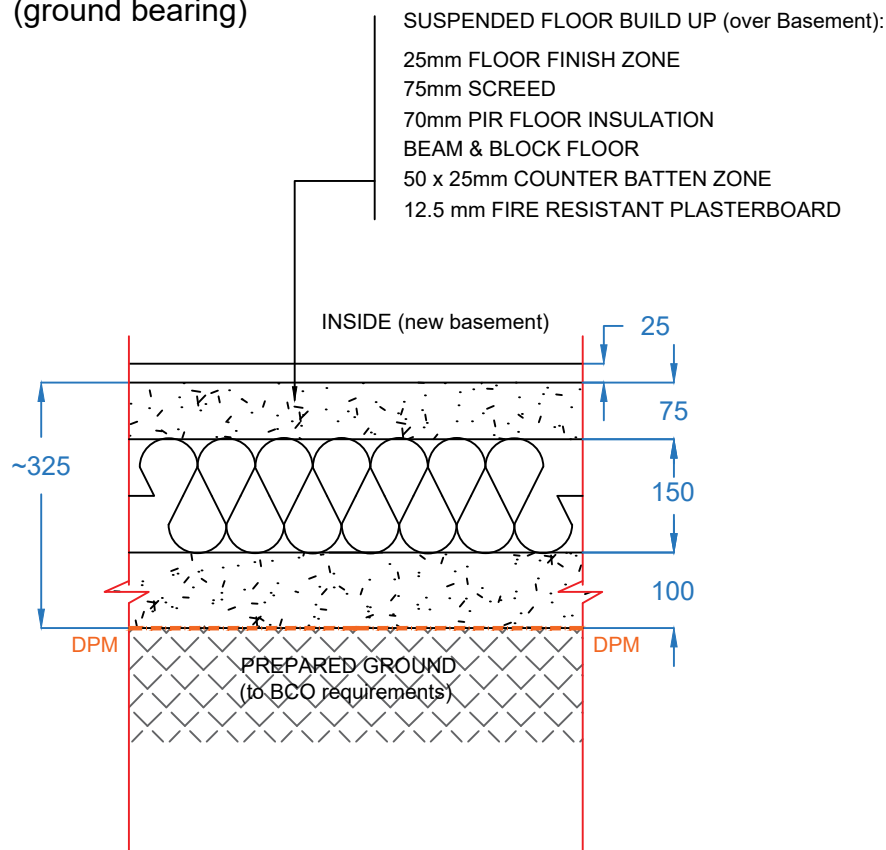
DETAIL F1b

TYPICAL NEW SUSPENDED FLOOR CONSTRUCTION
(over basement)



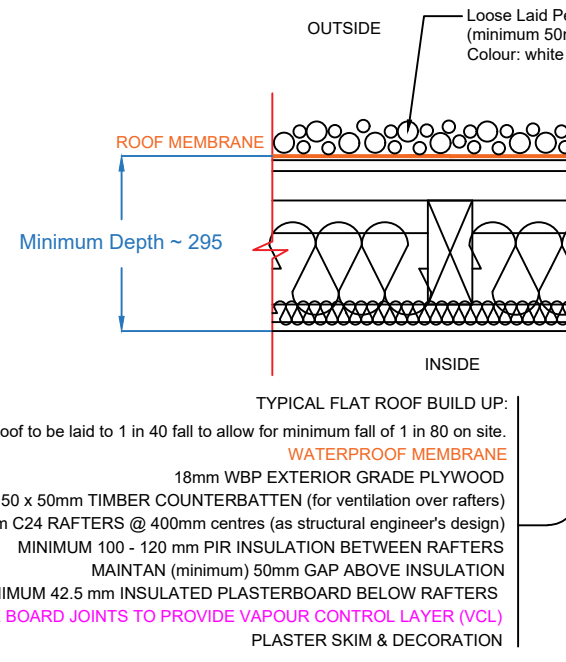
DETAIL F1c

TYPICAL NEW BASEMENT FLOOR CONSTRUCTION
(ground bearing)



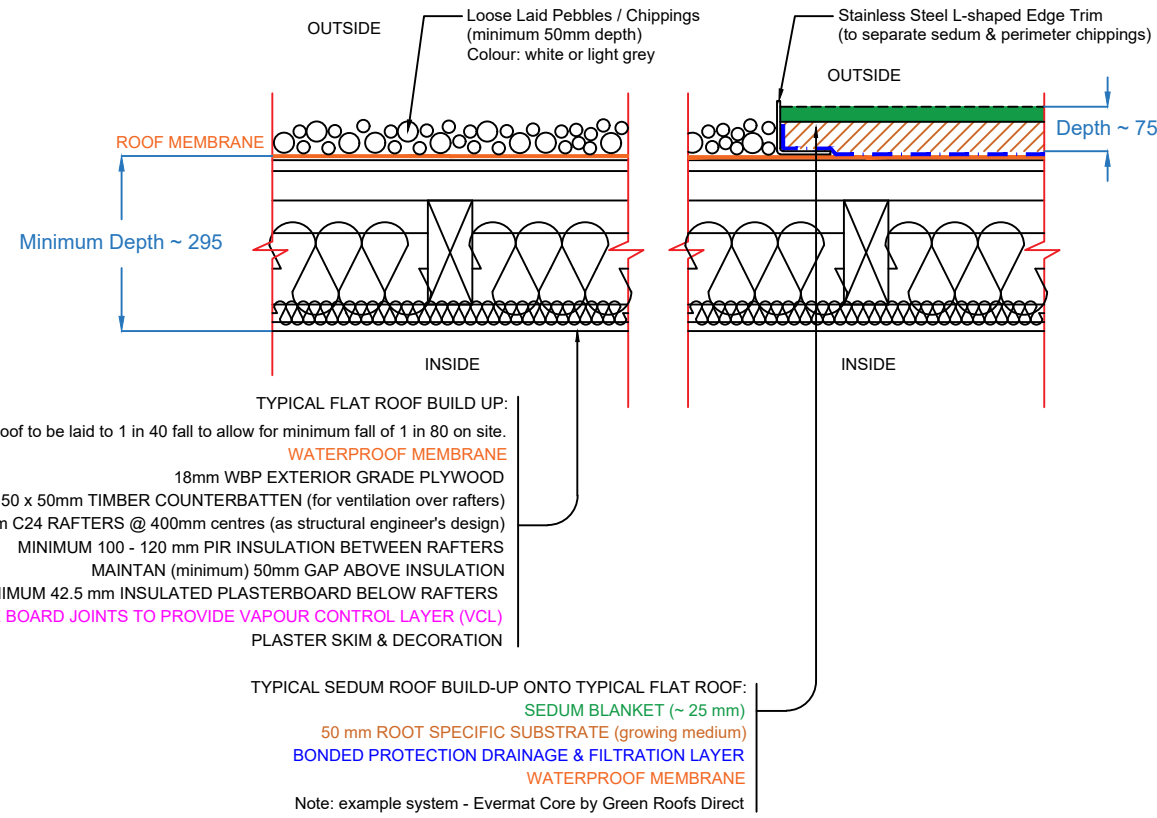
DETAIL R5

TYPICAL FLAT ROOF BUILD-UP:
To new rear extension



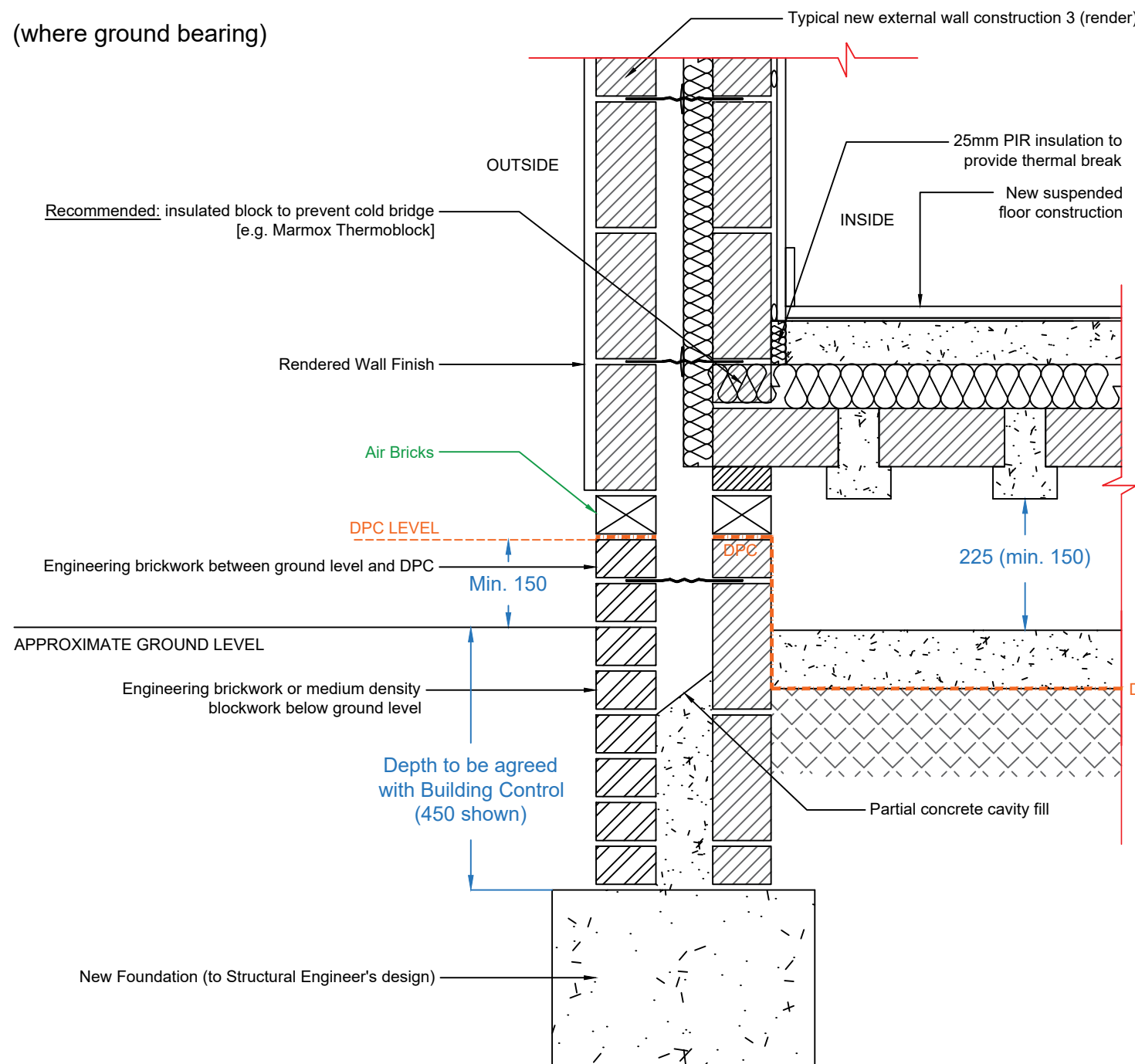
DETAIL R6

TYPICAL SEDUM ROOF BUILD-UP:
(onto Typical Flat Roof Build-up)



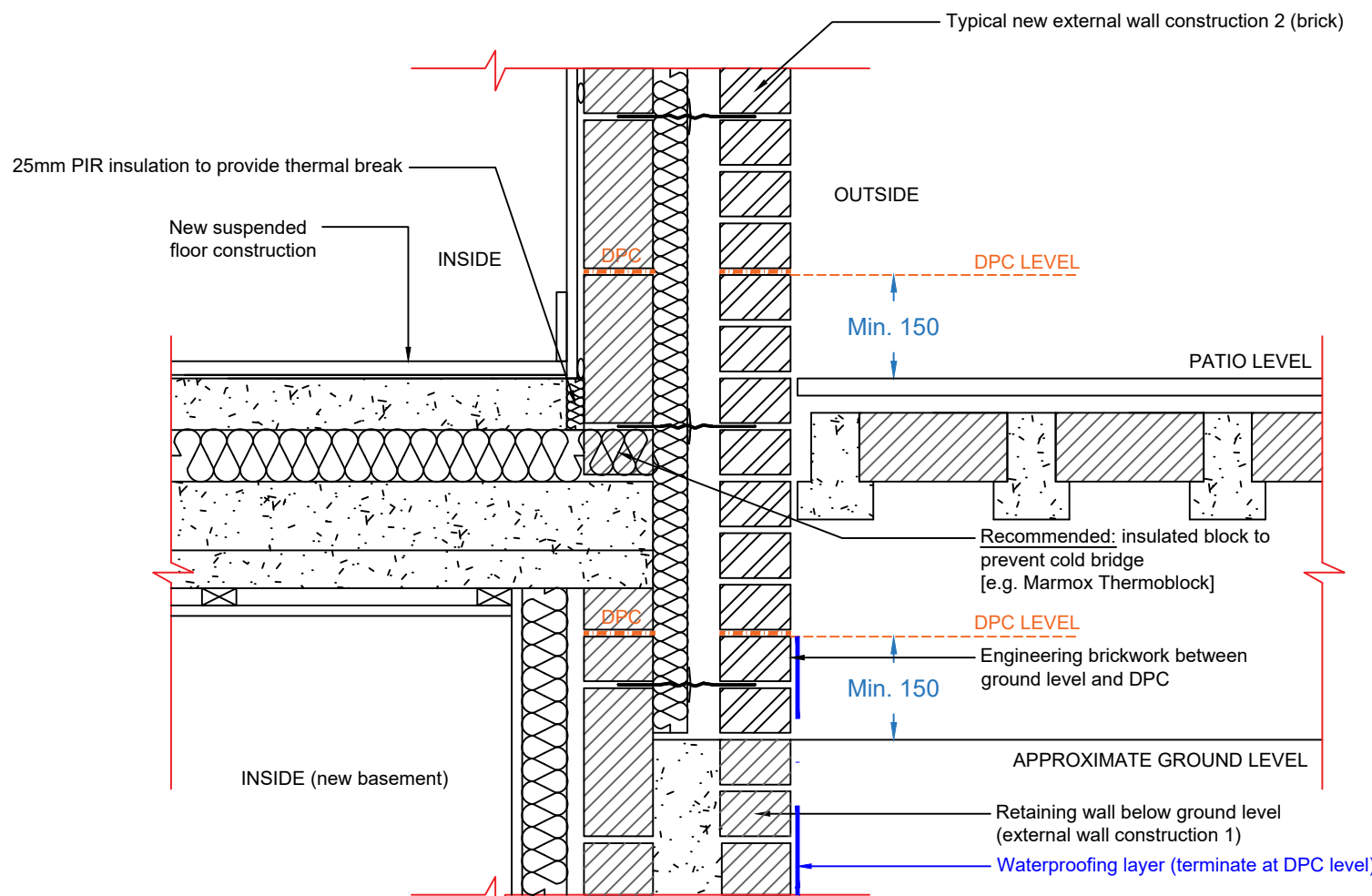
DETAIL F2a

TYPICAL SIDE WALL AND GROUND FLOOR DETAIL
(where ground bearing)



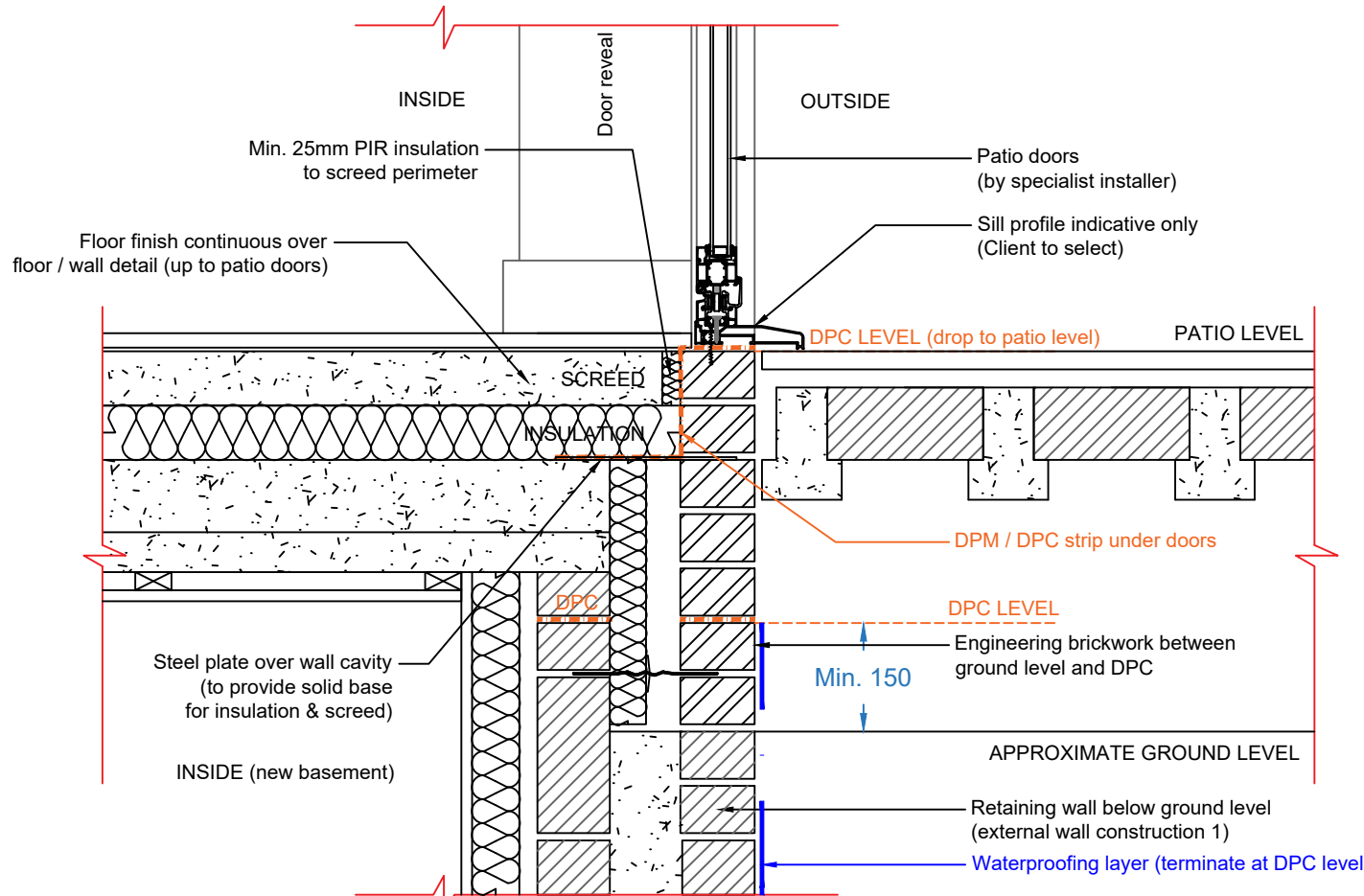
DETAIL F2b

TYPICAL REAR WALL AND GROUND FLOOR DETAIL



DETAIL F2c

TYPICAL REAR PATIO DOOR AND GROUND FLOOR DETAIL



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Project Title
16 Lyndhurst Road, Didsbury

Client Name
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Drawing Title
Typical Interface Details 2 of 3

Drawing Number
T(04)12

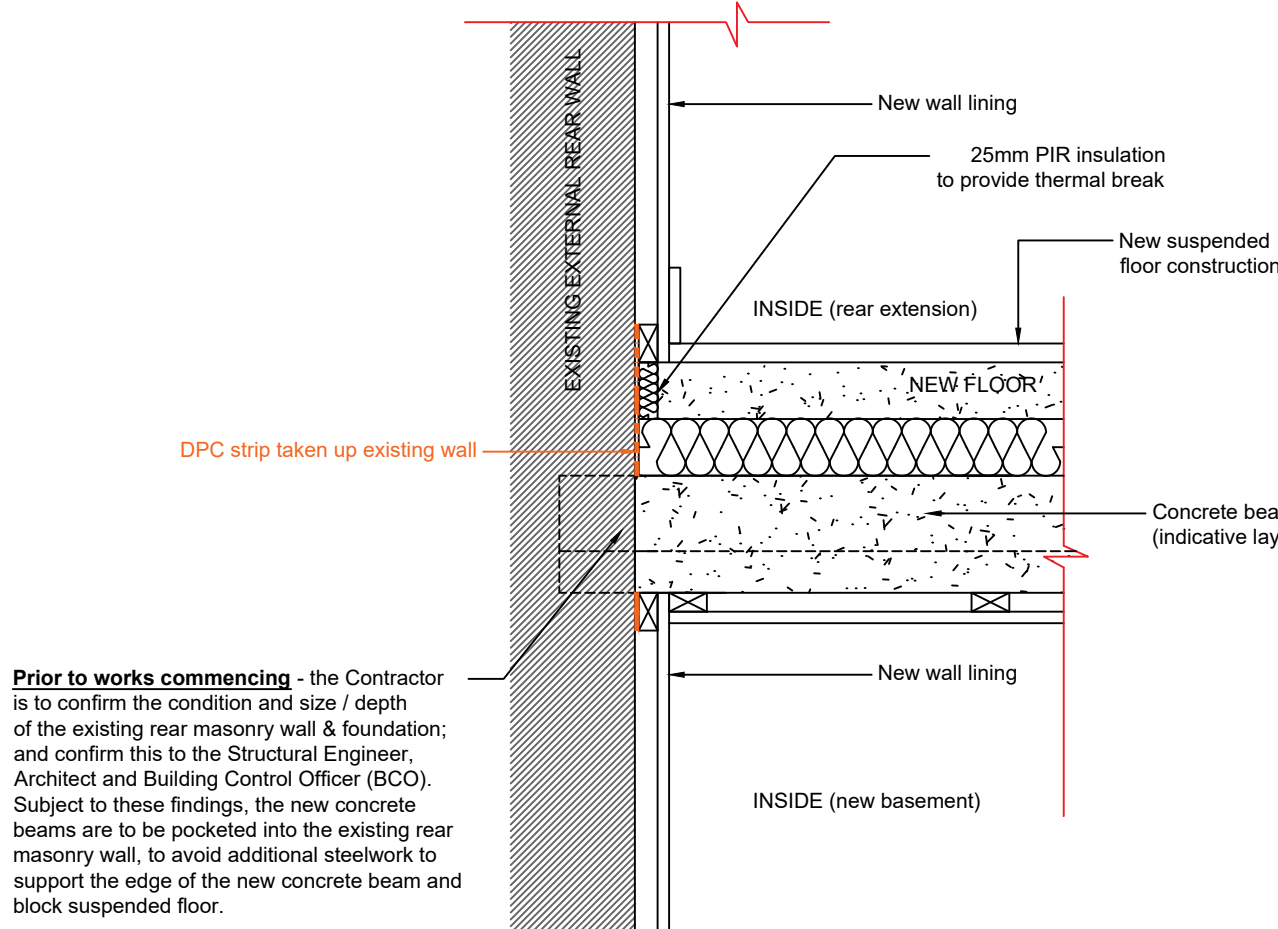
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Date: 30/09/2021
Drawn: Mark Whitfield
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Revision
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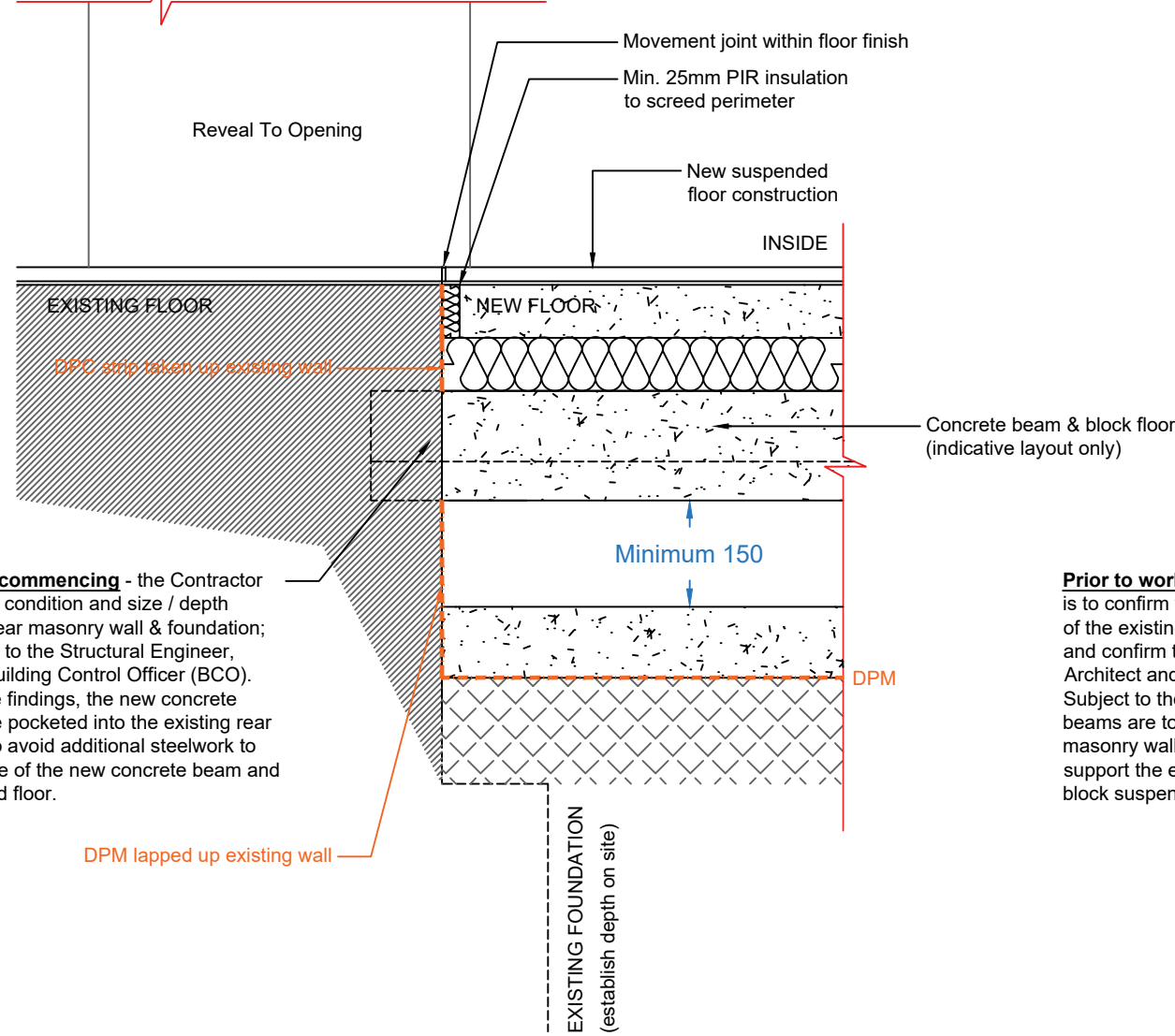
DETAIL F3a

TYPICAL NEW FLOOR & EXISTING REAR WALL INTERFACE



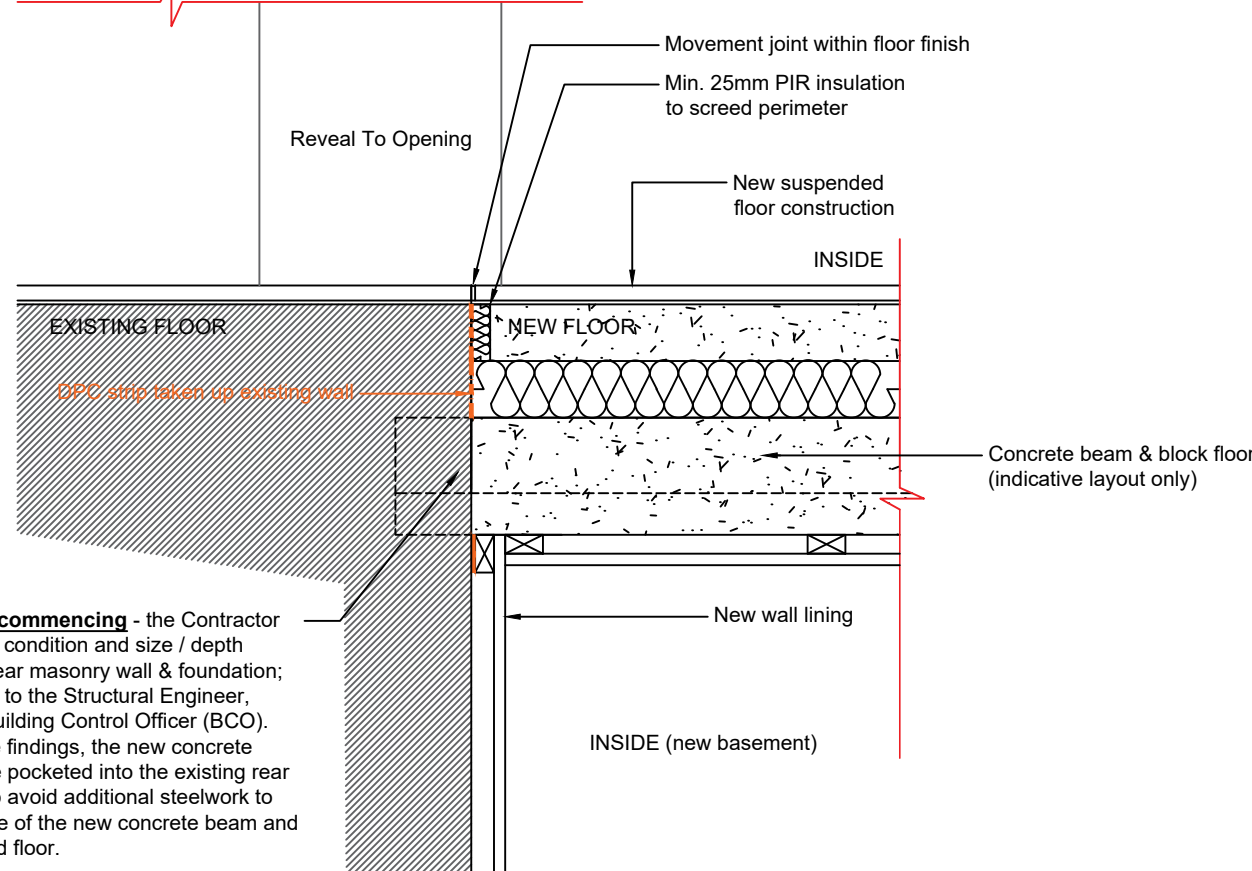
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TYPICAL NEW & EXISTING FLOOR INTERFACE
(where ground bearing)



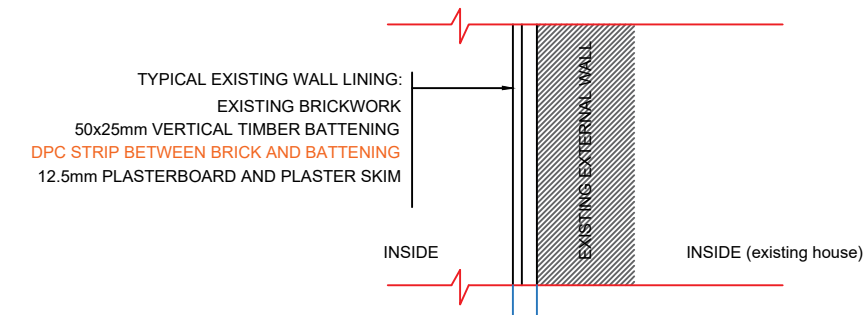
DETAIL F3c

TYPICAL NEW & EXISTING FLOOR INTERFACE
(over new basement)



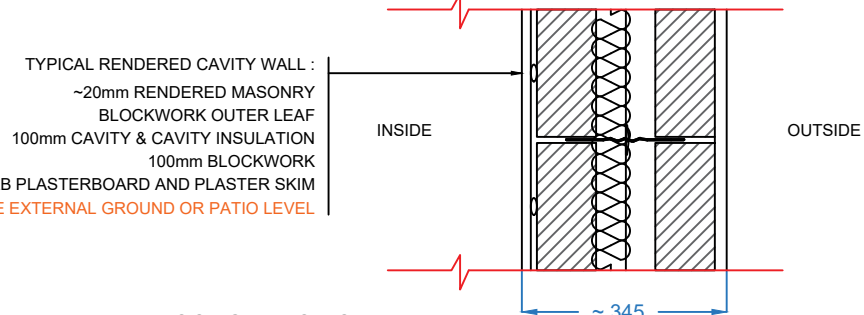
DETAIL EW4

TYPICAL EXTERNAL WALL CONSTRUCTION 4
(wall lining)



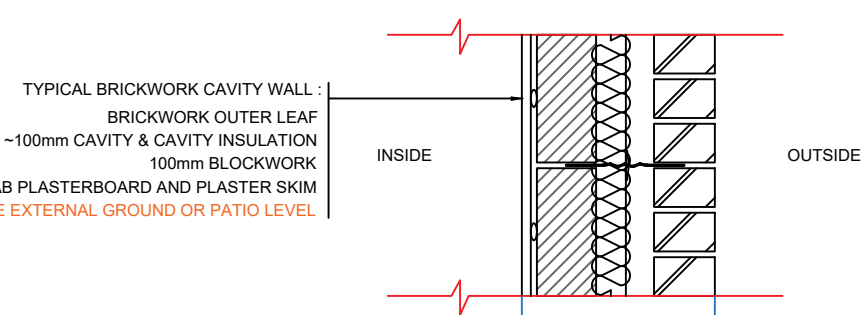
DETAIL EW3

TYPICAL EXTERNAL WALL CONSTRUCTION 3
(render)



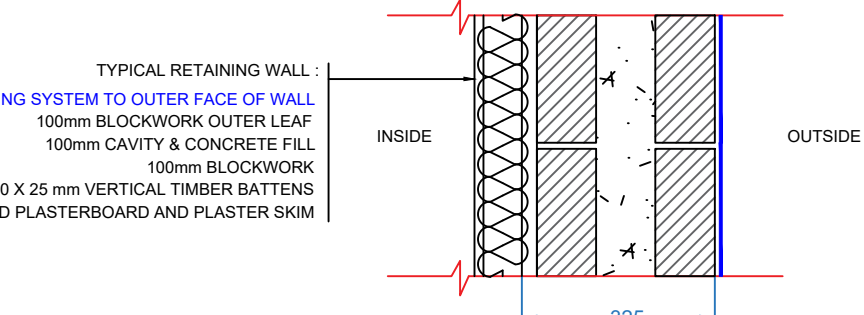
DETAIL EW2

TYPICAL EXTERNAL WALL CONSTRUCTION 2
(brick)



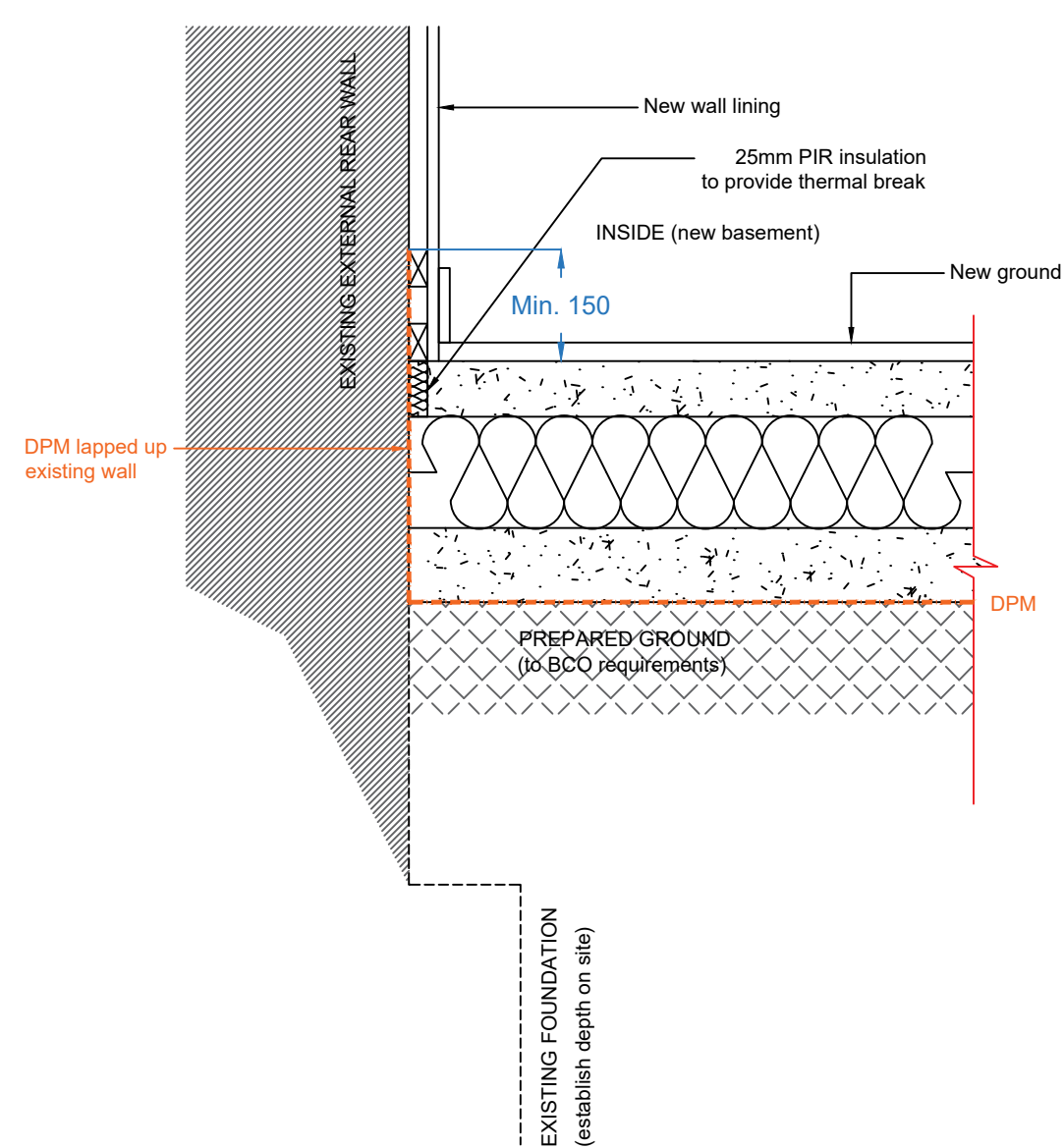
DETAIL EW1

TYPICAL EXTERNAL WALL CONSTRUCTION 1
(retaining wall)



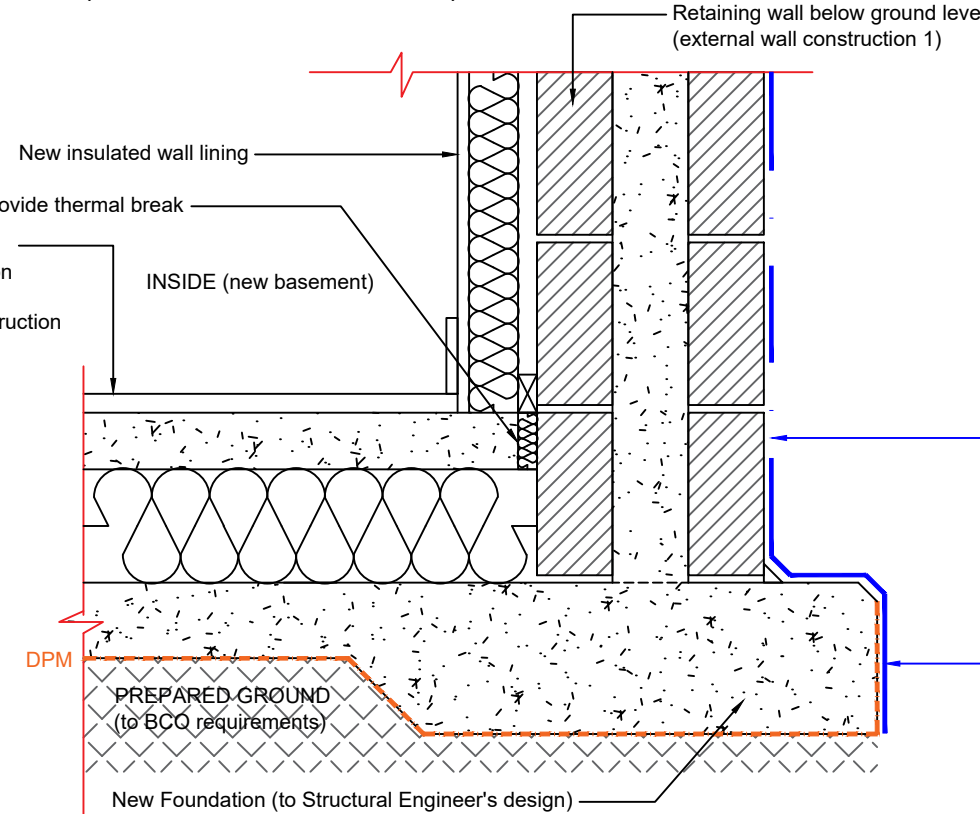
DETAIL F4

TYPICAL NEW FLOOR & EXISTING REAR WALL INTERFACE



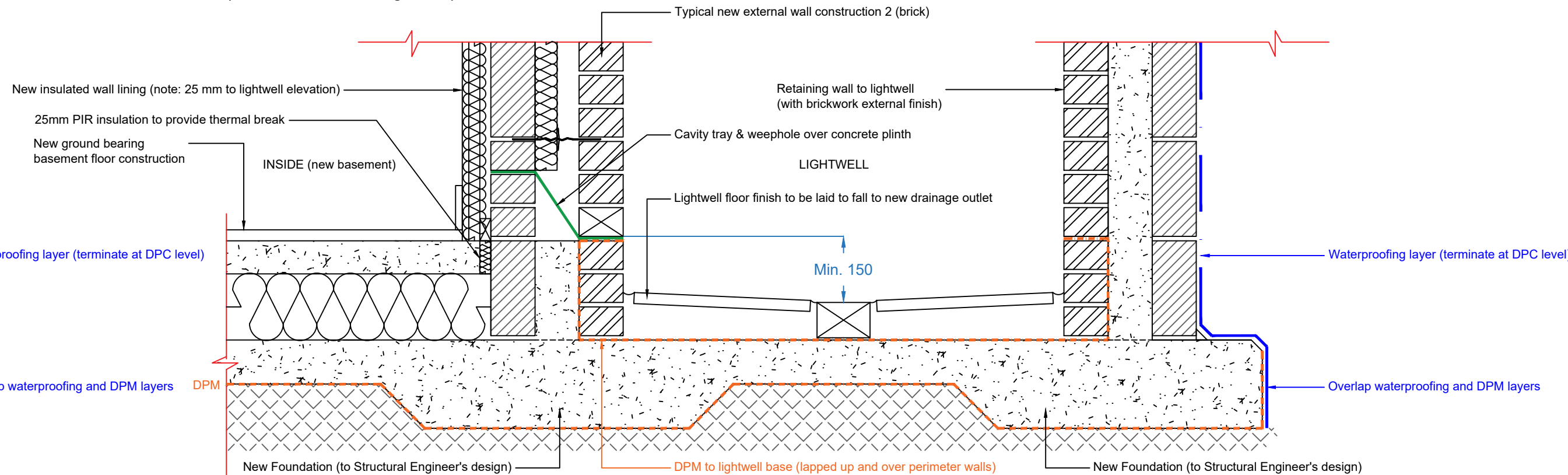
DETAIL F5a

TYPICAL RETAINING WALL AND BASEMENT FLOOR DETAIL
(to north & east elevations)



DETAIL F5b

TYPICAL RETAINING WALL AND BASEMENT FLOOR DETAIL
(to west elevation / lightwell)



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Project Title
16 Lyndhurst Road, Didsbury

Client Name
P. Donegan

Drawing Title
Typical Interface Details 3 of 3

Drawing Number
T(04)13

Project No: D009
Date: 30/09/2021
Drawn: Mark Whitfield
Scale @ A1: 1:10

Revision
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BUILDING REGULATIONS COMPLIANCE NOTES - for new single storey rear ground floor extension and basement extension with associated internal alterations.

PART A

- Refer to accompanying Structural Engineer's drawings (& calculations) prepared by B.D.I. Structural Solutions (preliminary design dated 12th May 2021).
- New structural works to include - 1) foundations to external walls to new rear extension; 2) new load bearing masonry cavity walls to new rear extension; 3) new steelwork to create open plan kitchen and living room in new rear extension; 4) steelwork to rear facing patio door opening to new extension; 5) timber sizing & steelwork design for all new flat roof elements; and 6) basement structural design.
- Refer to structural design drawings / documents for sizes of new steelwork, lintels, pad-stones, foundations, floor slabs, retaining walls, masonry piers and timber sizing (issued under a separate cover).
- Any new foundations, alterations to existing foundations and foundations to underground foul & surface water drainage to be constructed to the satisfaction of the Building Control Officer (B.C.O.). Any new excavations for new foul or rainwater drainage to be ideally outside of new & existing foundation width / depth.
- External walls to have minimum external returns of 665 mm as Approved Document A diagram 15 unless otherwise agreed with B.C.O. and Structural Engineer. Underpinning of existing masonry walls as Structural Calculations or as per Structural Engineer's advice following site work to uncover existing foundations.
- Basement ground bearing floor slab to be 100mm thick with reinforcement as structural design. Slab thickening to perimeter of floor slab under new external retaining walls (size to be confirmed).
- Beam and block to form ground floor of new extension and structural floor to new raised patio area and steps. Concrete beam type & block selection to structural design (overall depth ~ 155 mm).
- Ground floor flat roof rafters to new rear extension = 175 x 47 mm C24 @ 400 mm centres (as calculations). Wall plates as per structural calculations. Double up rafters around roof lantern long opening and triple up rafters around roof lantern short opening.
- All structural queries to be addressed to the structural engineer - email: mariam@bdistructuralsolutions.co.uk**

PART B1

- Fire escape primary route (to front door) via existing staircase to first floor and second floor. Secondary escape via new rear facing patio doors to garden. Fire escape from new basement bedroom via new sliding doors to new lightwell and fire escape from basement landing area via new outward opening door to lightwell.
- New mains powered & interlinked ceiling mounted smoke detector with battery back-up to be installed within new ceiling to ground floor & basement landing to existing basement staircase.
- New mains powered & interlinked ceiling mounted heat detector with battery back-up to be installed within new ceiling ground floor kitchen and within existing ceiling to basement utility room.
- If required by Building Control Officer (B.C.O.) - replace existing battery operated smoke detectors with new mains powered & interlinked smoke detection system to be installed with sensors at ground, first and second floor hallway / landing levels (with battery back-up).
- Note: battery operated smoke and heat detectors with radio interlink may be permitted - confirm system type with B.C.O. prior to installation.
- All new steelwork supporting ground & first floor (e.g. beam references B1 & B2) to be provided with a minimum 30 minutes fire protection - e.g. enclosed using min. 12.5 mm fire resistant plasterboard (e.g. *British Gypsum Fireline*) or using certified intumescent paint (confirm paint selection to B.C.O. prior to purchase). No requirement for fire protection of any new flat roof or flat roof support elements.
- Ceiling to new kitchen, existing basement stair landing (ground floor) and new ground floor WC to be lined with min. 12.5 mm fire resistant plasterboard (e.g. *British Gypsum Fireline*) to improve fire resistance of first floor. Any new or replacement ceiling at basement level to be lined with min. 12.5 mm fire resistant plasterboard (e.g. *British Gypsum Fireline*) to improve fire resistance of ground floor.
- The proposed roof lantern (at ground floor level) is not designed for escape purposes.
- New 30 minute fire doors (FD30) to be provided to all new habitable rooms and to basement utility room (see drawing T(02)01). No requirement for smoke seal or self closing devices to new fire doors.
- No other fire spread or protection measures proposed to external walls given distance to neighboring properties.

PART C - new roof works

- Flat roof** to new ground floor extension as follows:
 - New timber rafters - 175 x 47 mm C24 @ 400 mm centres (as structural design) and wall plates to flat roof. Recommended flat roof pitch = 1 in 40 (in order to achieve minimum 1 in 80 fall on site - as BS:6229 and BS:8217). New doubled or tripled-up rafters to create roof lantern opening (as structural design).
 - Min. 18mm W.B.P. exterior grade plywood to outer face of flat roof rafters. 50 x 50 mm treated timber battens (installed perpendicular to rafters) to be provided between top of rafter and underside of plywood to create ventilation path above & around rafters. New insulation between and under rafters. Vapour Control Layer (V.C.L.) under rafters. Underdraw flat roof under rafter insulation with plasterboard; with plaster skim and decoration.
 - Flat roofing membrane / waterproof build-up provided by specialist installer and to their specification. Flat roof to gently fall away from rear wall of existing house towards rainwater hoppers.
 - Unless stated here and on the accompanying drawings, no penetrations are permitted through any area of the new flat roof.
 - Suggested waterproofing to flat roof = E.P.D.M. rubber membrane (e.g. Firestone Heavy Duty 1.5mm E.P.D.M. membrane). Installation by specialist flat roofing contractor.
 - Green / living roof finish to new extension flat roof - provide minimum 150 mm wide perimeter loose stone / pebble surround to flat roof with central area of greenery.
 - Example green / living roof specification: *Evermat Core* with Sedum roof blanket - refer to: www.greenroofsdirect.com/products/evermat-core for more information.
 - Code 4 lead flashing to areas identified on drawings and as required to complete weather-tight roof perimeter.
 - To areas of flat roof to new extension - provide perimeter masonry wall parapet with polyester powder coated (P.P.C.) aluminium capping (colour: RAL7016 Anthracite or RAL9005 Jet Black); with matching dark grey or black coloured P.P.C. aluminium rainwater down-pipes and hoppers as required & indicated on drawing T(03)11.

PART C - foundation & ground floor works

- Damp proof course (D.P.C.) to be provided to inner and outer cavity wall masonry leaf, a minimum of 150mm mm from finished external ground level. B.B.A. certified minimum 1200 gauge damp proof membrane (D.P.M.) - e.g. *Visqueen EcoMembrane*, BBA ref. 94 / 3009 to full extent of ground bearing elements of new rear extension. D.P.M. lapped up inside face of inner leaf of blockwork to meet D.P.C. level to provide continuous damp proof protection (reflecting requirements noted in A.D. Part C). D.P.C. to be located a minimum of 150mm above any raised patio or decking area created level with the new rear extension floor.
- Injected damp proof course to be provided to any areas of existing masonry wall lacking any damp protection discovered during the works.
- New floor finishes throughout to Client's specification. No works proposed to existing ground floor - except any areas which are to be provided with new underfloor heating (with floor specification to be agreed).
- To maintain any existing sub-floor ventilation to any existing suspended timber floors - ensure all existing air bricks within the rear dwelling walls are connected to new air bricks within the new rear wall of the extension, with connecting plastic pipes positioned to allow air flow between any existing sub-floor void and the rear open air garden / patio (suggested pipe dimension ~ 70 to 100 mm). Ensure all perimeter air bricks are free of construction debris prior to works completing.
- New basement floor - new solid / ground bearing floor build up to consist of:**
 - Prepared ground to structural engineer & B.C.O. (Building Control Officer) requirements.
 - 100 mm reinforced concrete floor slab to structural engineer's design with B.B.A. certified D.P.M. below (D.P.M. to be compatible with retaining wall waterproofing & as recommended by basement waterproofing installer).
 - Polyisocyanurate (P.I.R.) insulation (see below for specification) and polythene separating layer (500 gauge) above.
 - Minimum 75 mm sand & cement screed (thickness to prevent cracking). Finished floor level of new basement areas to be approximately 200 mm below level of existing basement floor.
- New ground floor - suspended beam and block floor build up to consist of:**
 - Prepared ground to structural engineer & B.C.O. (Building Control Officer) requirements (assume minimum 150 mm hardcore).
 - Minimum 100 mm concrete over site (or as per B.C.O. or structural engineer's requirement).
 - Minimum 150 mm clear void between ground / concrete level and underside of new concrete beam.
 - Concrete beam and block suspended floor - to structural engineer's design. New structural floor depth ~ 155 mm.
 - Minimum 70 mm Polyisocyanurate (P.I.R.) insulation (see below for specification) between beam & block floor and screed.
 - Minimum 75 mm sand & cement screed (thickness to prevent cracking). Finished floor level of new ground floor areas to align with existing ground floor. Screed zone for underfloor heating pipes (if required).
- New suspended ground floor over new basement areas - suspended beam and block floor build up to consist of:**
 - Concrete beam and block suspended floor - to structural engineer's design. New structural floor depth ~ 155 mm.
 - Minimum 70 mm Polyisocyanurate (P.I.R.) insulation (see below for specification) between beam & block floor and screed.
 - Minimum 75 mm sand & cement screed (thickness to prevent cracking). Finished floor level of new ground floor areas to align with existing ground floor. Screed zone for underfloor heating pipes (if required).
 - Underdraw beam & block floor with suspended ceiling to required level - timber counter battening with fire resistant plasterboard lining (see above), plaster skim and decoration.

PART C - new retaining walls with external waterproofing

- New retaining wall to rear and sides of new extension - as design by Structural Engineer. Waterproofing layer to be applied to outer face of retaining wall outer blockwork leaf. Waterproofing layer to meet damp proof course layer at head of retaining wall, providing waterproof perimeter to retaining wall.
- Retaining wall waterproofing to be completed by specialist sub-contractor with appropriate warranty provided to Client upon completion. Example waterproofing layer - *Newton Hydrobond System* by *Newton Waterproofing* (Type A waterproofing system). Construction details to be developed with Contractor, Sub-contractor and Architect following system selection (indicative details only shown on drawings T(04)11 and T(04)12).

PART D - see below for cavity wall insulation specification

PART E

- If a replacement ceiling to the existing ground floor areas is provided - provide 100 mm insulation between joists - e.g. *Rockwool Acoustic Slab* (to upgrade fire & acoustic performance).
- Provide dry lining to any exposed brick to existing masonry walls where exposed to new extension rooms. Build up to be 50 x 25 mm treated timber battens fixed to masonry (include D.P.C. strip between timber and masonry) with 12.5 mm plasterboard, skim and paint. Remove existing plaster or render to expose brickwork as required.

PART F, G and H

- New mechanical extractor above **new cooker hob** - extract requirement of 30 litres per second. High level ductwork to pass through existing external wall to discharge to fresh air. Extract grille colour to be black or dark grey (i.e. to match rainwater & drainage goods). Final position of extractor fan & external grille to be agreed on site.
- New mechanical extract to new ground floor WC and basement en-suite - extract requirement of 30 litres per second. Ductwork to be routed to provide extract to fresh air (external grille as kitchen extract).
- Natural ventilation to new ground floor rear extension via new side window. Client to consider opening lights or vents to new roof lanterns. Natural ventilation to new basement bedroom via trickle vents to new side sliding doors. No natural ventilation to new kitchen, ground floor WC or basement en-suite.
- All new & altered above ground & underground foul drainage (to kitchen, ground floor WC and basement en-suite) to be constructed to the satisfaction of the Building Control Officer (B.C.O.).
- Rainwater drainage as indicated on drawings - e.g. rainwater hoppers and ~70 mm diameter rainwater pipes. Requirement for rainwater and foul drainage separation - as per existing underground drainage. No rainwater harvesting or grey water storage proposed. Flat roof areas to be laid to fall directed towards proposed rainwater hoppers.
- Prior to underground drainage works commencing on site**, the main Contractor is to prepare an annotated site plan or ground floor plan showing the proposed underground drainage layout; and provide a copy to the Client, Architect and the B.C.O. for approval prior to works commencing. The annotated plan should show the existing and proposed drainage layout for both the Foul Water (F.W.) and Surface Water (S.W.) proposals.

GENERAL NOTES:

- U-value calculations can be provided on request. Technical details and product data-sheets of noted products can be provided on request. Product references have been provided above which meet (and in some instances exceed) the technical requirements of the building regulations. Alternative products may be used on the assumption that these provide an equivalent or improved technical performance. All alternative products are to be agreed with the Architect and submitted to the building inspector for approval prior to place of order.
- All mechanical, electrical and lighting installation to be undertaken by competent subcontractor with appropriate industry recognized certification and qualifications. All lighting selection & positioning by Client and installed by Part P certified electrician. All switches and sockets selected and positioned by Client and installed by Part P certified electrician. Design and installation of all heating systems to be by installer with appropriate industry recognized certification and qualifications.
- All plasterboard to be British Gypsum Wallboard 12.5mm thickness unless otherwise stated. All new and refurbished walls & ceilings to be decorated with - 1 x undercoat and 2 x finishing coats. Colour: pure brilliant white unless otherwise stated by Client.
- All new timber throughout to be Forest Stewardship Council (FSC) labelled & certified. All new & existing timber-work (architraves & skirting boards) - 1 x undercoat/primer and 2 x finishing coats. Colour: satin white unless otherwise stated by Client. All new internal primers or paints to be low VOC (Volatile Organic Compound) type - any exceptions to be notified to the Client or Architect for approval prior to use.
- All hanging blinds and curtains by client. Integrated blinds to roof-lights or doors by Contractor. All new doors (type, finish and ironmongery) and floor finishes - selection by Client.

PART J - new gas fired condensing boiler to be installed as part of the works. For any new under floor heating to new extension - system details to be confirmed to Architect & Building Control Officer (B.C.O.).

PART K

- No change to existing front door stepped access. No change to existing main staircase or existing basement staircase. External stepped access from garden to raised patio (3 x steps with rise = 200 mm and going = 225 mm). Patio to be level with new rear extension. External stepped access within new lightwell to access / egress new basement areas (10 x steps with rise = 200 mm and going = 225 mm).
- All glazing (internal or external) below a level of 1,500 mm from finished floor level should be toughened and compliant with BSEN12600.

PART L1B (systems)

- Space heating to new rear extension** to be either - 1) wall mounted radiators (with hot water supply provided by gas fired condensing boiler) OR 2) new "wet" underfloor heating (U.F.H.) system to be installed to full extent of new extension (ground floor OR ground & basement floor). Manifold location to be agreed with Client on site.
- Client to consider use of air source heat pump (ASHP) to supply hot water to any new U.F.H. system (alternatively a new or upgraded gas fired condensing boiler should be provided).
- If using wall mounted radiators, Client to select type and agree final location with Contractor OR approved / certified heating installer. All new radiators to have Thermostatic Radiator Valves, T.R.V.s.
- Existing hot water system altered to provide hot water supply to new kitchen, ground floor WC and basement en-suite.
- Prior to installation commencing**, the main Contractor is to provide details of all hot water and heating installations proposed - including any alterations to the existing boiler & flue - for approval by the Client and Building Control Officer (B.C.O.).
- All new and replacement fixed light fittings recommended to be LED type with a minimum A or A+ energy rating.
- No ground source heat pump system; air conditioning system; mechanical ventilation & heat recovery (M.V.H.R.) system; or photovoltaic / solar water heating array proposed.

PART L1B (thermal properties)

New flat roof to ground floor rear extension: minimum u-value to be achieved = 0.18 W/m2K

- Assuming 175 x 47 mm C24 rafter size and minimum 400 mm rafter spacing (as structural calculations); and use of Polyisocyanurate (P.I.R.) insulation boards.
- Provide either: 1) 120 mm *Ecotherm Ecoversal* between rafters and 42.5 mm *Ecoliner* insulated plasterboard under rafters; OR 2) 100 mm *Kingspan Kooltherm K7* between rafters and 42.5 mm *Kingspan Kooltherm K118* insulated plasterboard under rafters. Maintain minimum 50 mm air gap between top of insulation and top of rafter. Under rafter insulation to be taped to provide Vapour Control layer (V.C.L.). Plaster skim & finish to insulated plasterboard.
- 50 x 50 mm treated timber battens (installed perpendicular to rafters) to be provided between top of rafter and underside of plywood to create ventilation path above & around rafters.
- Client to consider improved thermal performance to roof** - between rafter insulation increased to 120 mm *Kooltherm K7* to achieve improved u-value of **0.16 W/m2K** (insulation under rafters to remain as above).

New masonry cavity walls with **brickwork** outer finish: minimum u-value to be achieved = 0.28 W/m2K

- Brickwork outer leaf (~100 mm), ~100 mm cavity, 100 mm medium density 7N inner blockwork leaf and 25 mm dot/dab plasterboard, skim & decoration (i.e. 325 mm overall). Contractor to provide minimum 3 x matching brick samples for Client sign off prior to place of order. Brickwork to match existing house.
- 100 mm cavity with stainless steel cavity wall ties to be used throughout new masonry cavity walls - e.g. 225 mm *Ancon Staifix RT2 Type 2* tie (masonry general purpose) to required spacing to meet manufacturer & British Standards - i.e. a minimum of 900 mm horizontally and 450 mm vertically.
- Provide insulated cavity closers (e.g. *Manthorpe G241100*) to all new door openings.
- 50 mm clear cavity with minimum 50 mm Polyisocyanurate (P.I.R.) cavity wall insulation. Provide either: 1) 50 mm *Ecotherm Ecocavity (achieving improved u-value of 0.27 W/m2K)*, OR 2) 50 mm *Celotex CW4000* to achieve minimum u-value, OR 3) 50 mm *Xtratherm XT/UF Thin-R* to achieve minimum u-value. Use of lightweight 7N blockwork (subject to agreement with structural engineer) will improve u-value.
- Client to consider improved thermal performance to walls** - cavity insulation to be 50 mm *Kingspan Kooltherm K108* to achieve improved u-value of **0.24 W/m2K** (using medium density blockwork).
- Alternative insulation type - full fill cavity - 100 mm Rockwool Cavity Slab Insulation (note: to achieve u-value - use 7N lightweight blockwork e.g. *Thermalite Hi-strength 7*).

New masonry cavity walls with **rendered** outer finish: minimum u-value to be achieved = 0.28 W/m2K

- Masonry render, 100 mm medium density outer blockwork leaf, 100 mm cavity, 100 mm medium density 7N inner blockwork leaf and 25 mm dot/dab plasterboard, skim & decoration (i.e. 345 mm overall assuming 20 mm render thickness). Contractor to provide 1 m x 1 m render sample panel for Client approval prior to render works continuing.
- Recommended silicone based through colour render - *K-Render Silicone Scraped Texture* - colour: white. Alternatively - new sand & cement masonry render to match existing with textured and painted white finish.
- Cavity wall ties, cavity closers and cavity insulation as specified products for brickwork wall described above.
- Note:** cavity wall insulation options as above. Rendered finish will improve stated u-values above.

New masonry **retaining** wall: minimum u-value to be achieved = 0.28 W/m2K.

- Retaining wall to Structural Engineer's design - 100mm dense blockwork outer leaf with 100mm concrete fill & reinforcement to cavity; 100mm dense blockwork inner leaf
- Mechanically fixed vertical treated timber battens (min. 50 x 25 mm) to blockwork @ maximum 600 mm centres. Insulated plasterboard fixed to battens with plaster skim finish & decoration.
- Insulated plasterboard options as follows: 1) *Celotex PL4065* (65 mm + 12.5 mm board); OR 2) *Ecotherm Ecoliner 82.5 mm* (70 mm + 12.5 mm board); OR 3) *Kingspan Kooltherm K118 62.5 mm* (50 mm + 12.5 mm board).

New extension floor: minimum u-value to be achieved = 0.22 W/m2K

- Based on Perimeter/Area = P/A = 0.70. Using Polyisocyanurate insulation throughout.
- For areas of **ground bearing** floor solution - provide new insulation between concrete slab and screed to be either: 1) 60 mm *Kingspan Kooltherm K103 (achieves improved u-value of 0.20 W/m2K)*; **OR** 2) 70 mm *Ecotherm Ecoversal*; **OR** 3) 70 mm *Celotex GA4000*. Minimum insulation required to screed perimeter to provide thermal break between wall & floor to be either: 1) 25 mm *Kingspan Kooltherm OR* 2) 25 mm *Ecotherm Ecoversal OR* 2) 25 mm *Celotex TB4000*.
- For areas of **suspended beam & block** floor solution - provide new insulation between beam / block and screed to be either: 1) 60 mm *Kingspan Kooltherm K103 (achieves improved u-value of 0.20 W/m2K)*; **OR** 2) 70 mm *Ecotherm Ecoversal*; **OR** 3) 70 mm *Celotex GA4000*. Minimum insulation required to screed perimeter to provide thermal break between wall & floor to be either: 1) 25 mm *Kingspan Kooltherm OR* 2) 25 mm *Ecotherm Ecoversal OR* 2) 25 mm *Celotex TB4000*.
- Note:** as indicated on drawings, it is recommended that the insulation to the basement floor is increased to 150 mm thickness (*Kingspan Kooltherm K103, Ecotherm Ecoversal OR Celotex XR4000*) given the proposed floor level.

New roof lantern - to achieve minimum u-value of 1.6 W/m2K

- New glazed roof lantern to new flat roof. Indicative size - 3,000 x 1,500 mm (note: these dimensions are for the finished clear opening within the new ceiling). Clear double glazing. Roof lantern to specialist design by installer.
- Example product - *Sunflex Frameless Glass Lantern Skylight*.

New bi-folding patio doors - to achieve minimum u-value of 1.60 W/m2K

- New **5 part** rear facing outward opening bi-folding patio doors. New doors to be aluminium framed with Polyester Powder Coated (P.P.C.) internal & external finish - colour: *Anthracite*, ref. RAL 7016 or Jet Black, ref. RAL 9005.
- Approximate structural opening size for doors = 2,400 (h) x 4,435 (w) mm. **Note:** for estimation purposes only - final size to be confirmed on site. Example door specification: - e.g. *Sunflex SF55i*

New sliding patio doors (to basement) - to achieve minimum u-value of 1.60 W/m2K

- New **2 part** side facing sliding patio doors. New doors to be aluminium framed with P.P.C. internal & external finish - colour: *Anthracite*, ref. RAL 7016 or Jet Black, ref. RAL 9005. Trickle vents to be provided for natural ventilation.
- Approximate structural opening size for doors = 2,125 (h) x 1,585 (w) mm. **Note:** for estimation purposes only - final size to be confirmed on site. Example door specification: - e.g. *Sunflex SVG83*.

New outward opening glazed door (to basement) - to achieve minimum u-value of 1.60 W/m2K

- New **1 part** outward opening patio door. New door to be aluminium framed with P.P.C. internal & external finish - colour: *Anthracite*, ref. RAL 7016 or Jet Black, ref. RAL 9005.
- Approximate structural opening size for door = 2,125 (h) x 920 (w) mm. **Note:** for estimation purposes only - final size to be confirmed on site.

New windows to ground floor - to achieve minimum u-value of 1.60 W/m2K

- New side windows to be aluminium framed with P.P.C. internal & external finish - colour: *Anthracite*, ref. RAL 7016 or Jet Black, ref. RAL 9005. Tall window (ref. W1) to be fixed. Smaller window (ref. W2) to be part outward opening.
- Approximate structural opening sizes - W1 = 2,400 (h) x 920 (w) mm; and W2 = 1,285 (h) x 1,585 (w) mm. **Note:** for estimation purposes only - final sizes to be confirmed on site.

All doors & windows noted above to have double glazing (clear & toughened) and ideally to PAS24 2016 security standard. 3 point locking mechanism to new doors with Contractor to provide ironmongery options for Client to select.

Part L1B glazed opening compliance: (all figures in sqm)

- New extension 25% of floor area at ground & basement level = 9.43 m². Existing openings removed = 2.88 (kitchen window) + 1.74 (door) + 1.68 (rear kitchen window) + 1.75 (stair window) = 6.37 m². **Total permitted = 15.80 m².**
- New opening area = 10.42 (patio doors) + 2.03 (window W2) + 2.24 (tall window W1) + 3.36 (sliding windows) + 1.95 (side door) + 4.50 (roof lantern) = 24.50 m². **Total proposed = 24.50 m².**
- Therefore, new openings (windows / doors / rooflights) to extension > existing openings (doors / windows) removed + 25% of new floor area - so a Standard Assessment Procedure (S.A.P.) Calculation is required.
- Please refer to SAP Calculation prepared by Vision Energy Ltd which demonstrates that the new extension works are compliant with Approved Document Part L1B.

PART M & R - not applicable. PART P - electrical installation by Part P certified installer (see General Notes below).

PART Q - not applicable but recommended

- All new or replacement doors & windows to be sufficiently robust and fitted with appropriate hardware to resist physical attack by a casual or opportunistic burglar. All external doors to comply with Part Q sections 1.2 to 1.6 (i.e. manufactured to meet British Standard PAS24:2012 or acceptable alternative, letter plate restricted to 260 (w) x 40 (h) mm and a door viewer is provided).
- All new or replacement external windows to comply with Part Q sections 2.2 to 2.3 (i.e. manufactured to meet British Standard PAS24:2012 or acceptable alternative and securely fitted).

All architectural queries - email mark@whitfieldarchitects.com

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Project No: D009	Date: 30/09/2021
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16 Lyndhurst Road, Didsbury	
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Project No:	D009
Drawn:	Mark Whitfield
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