

4 Freckleton Avenue, Chorlton, Manchester M21 7PR

General

Note to Contractors: All dimensions must be checked on site prior to any works commencing on site.

All works are to comply with the relevant British Standards / EU requirements, and current Building Regulations.

Local Building Control Inspector to be contacted prior to enclosing any detail that may need to be inspected and approved.

Foundations are to extend below any drain that is located within 1000mm.

Any construction that may affect a neighbouring property is to be agreed under the Party Wall Act.

Contractor to ensure that any materials / details are within the requirements of the Planning Application Approval and in accordance with any conditions that may be attached (i.e. brick colour or type).

Any existing foundations or lintels that are subject to additional loading are to be exposed, inspected and approved by Building Control Officer prior to the commencement of any works on site. Where elements are found to be inadequate, then remedial works to be carried out to the approval of the Building Inspector.

All new lighting points to be fitted with energy saving bulbs,

All finishing's such as décor, skirting's etc. to be agreed with owner.

Foundations

Foundations are to be 150mm deep and 600mm wide C30 concrete. Minimum depth to be 900mm from external ground level and no higher than existing foundations.

Where ground bearing capacity is not adequate, the excavation must be investigated further and a suitable depth determined to the approval of the Building Control Inspector.

Where drains are passing through the excavation the foundation should extend below the drain to ensure there is no contact. The drain should then be protected with precast concrete lintels over and any gaps sealed with a wool insulation to prevent rodent ingress.

Ground Bearing Floor Slab – Maximum U-Value: 0.22 W/m²K

Clean hardcore laid and compacted in 150mm thickness.

50mm sand blinding compacted above hardcore.

1200 gauge visqueen lapped onto internal blockwork at DPC level.

100mm Kingspan or equivalent type insulation to base of slab with 25mm upstand to perimeter of slab.

150mm concrete slab with 1 No. layer of anti-crack A mesh seated on plastic rebar supports. Steel to be located 40mm from the top of slab. Slab to be ground bearing unless ground conditions determine this is inadequate.

65mm thick concrete screed in compliance with BS EN 13813.

Walls up to DPC

102mm thick engineering brick external skin.

100mm wide clear cavity down to 225mm from ground level.

100mm concrete commons to internal skin.

DPC laid at 150mm from external ground level.

Above Ground Walls – Maximum U-Value: 0.28W/m²K

External brickwork to match existing.

100mm cavity fully filled with Dritherm 37 or equivalent.

Blockwork to be Celcon Standard or equivalent.

Wall ties to be stainless steel type A. Fixed at 900mm horizontal centres and 450mm vertical centres (2.5 per m²). Amount of ties to be increased to 300mm vertically around new openings and at verges.

Brickwork to be toothed in and all cavities to be continuous where new walls abut existing property.

Internal Non-load Bearing Walls

75mm x 50mm timber studs fully filled with insulation. Noggins at midspan.

Plasterboard and skim to both sides.

Openings

All structural beams, fixings and supports to be as per engineers details – a conditional approval is requested for this item.

New steelwork to be supported off concrete padstones.

All new lintels are to be Catnic or equivalent with a minimum end bearing of 150mm.

All new steelwork / lintels are to be boarded with 12.5mm plasterboard and skimmed in order to provide a minimum of 30 minutes fire protection.

Cavity trays to be seated directly above external lintels and “weep holes” to be provided externally.

Thermabate or equivalent cavity closers to be installed to all jambs and cills of new openings (blockwork returns not permitted).

Mono-Pitched Roof– Maximum U-Value: 0.16 W/m²K

Roof tiles to match existing (to be adequate for 15 degrees).

Breathable felt laid with minimum 150mm lap over diminishing preformed trusses (trusses and bracing to be fixed in accordance with BS 5268).

Tile battens to be 25mm x 50mm.

Wallplate to be 100mm x 75mm fixed to inner skin of blockwork.

900mm long M.S. straps to be fixed at 2mtr centres to rafters and wallplate.

Insulation to be 150mm Kingspan between rafters and 25m Kingspan below.

Plasterboard and skim to underside of ceiling joists.

150mm Code 4 lead flashing to wall abutment and built into cavity tray.

Upvc fascia board and soffits (colour to match existing).

NB: Dimensions / pitch of roof to be checked on site prior to ordering of trusses / tiles etc.

Windows – Maximum U-Value: 1.6 W/m²K

All windows to be double glazed K-glass 4-16-4 argon filled.

Toughened glazing to be installed to any windows and doors where the glass is below 800mm from finished floor level, within and adjacent doors.

All windows to be fitted with trickle vents.

Escape windows to all new first floor bedrooms. Minimum openable area 0.33m² with no dimension less than 450mm (Please note: any existing window openings that are to be altered are to be made into escape windows).

Cills to windows to be no lower than 800mm or any higher than 1100mm from finished floor level.

Glazing to be no greater than 25% of floor area of new extension (deducting removal of existing windows / doors).

Electrics

Any new electrics or any alterations to the existing electrical layout are to be carried out by a certified electrician and be a member of an approved body such as NAPIT, Elecsa etc. Certification to be provided upon completion. This certification is to be issued to the relevant Building Control body within 5 working days of completion.

Heating

Alterations to the existing heating system or the provision of any new heating installation (including flues) is to be carried out by a suitably qualified Gas Safe registered engineer. Certification to be provided within five working days of completion and submitted to the relevant Building Control body.

Fire Protection

All lintels and beams to have a minimum of 30 minutes fire protection – 12.5mm plasterboard and skim.

Smoke alarm to be fitted in new extension. Alarms to be mains wired and provided with battery backup.

Below Ground Drainage

Any drainage located within the area of the extension to be encased in concrete.

Lintels to be provided where drains pass through walls.

Manholes / rodding eyes are to be positioned over any point in which the drain changes direction.

All new drainage to be laid to falls no less than 1:40 and to be 100mm diameter plastic.

Separate drainage systems to be maintained where possible.

External Drainage

Gutters to be 100mm half round pvc.

Downspouts to be 65mm pvc.

Background Ventilation

Habitable Room: - Rapid Ventilation to be a minimum of 5% of the floor area within each habitable room.

Background Ventilation 8000 mm².

General Items

Location of electrical and heating points to be agreed with client prior to installation.

It is the contractors responsibility to check all measurements and quantities prior to commencement.