31 WINGATE DRIVE, DIDSBURY----- GENERAL

Horizontal and vertical d.p.c. to all openings.
All structural timber to be stress graded.
All new windows to be double glazed with open lights equal to a minimum of 1/20th of floor area and with 'U' value I.8Wm2/oC maximum. All new windows to be fitted with trickle vents at 8000 mm2 and with 8mm minimum dimension.
All glass to be Low 'E' type (Pilkington 'K' Glass) with minimum 16mm gap between panes. Glass in doors, and adjoining window panels and windows with cill height of less than 800mm above floor level , to be toughened/ annealed as per B.S. 6206 and Part 'N' Building Regulations.
First floor windows to have cill heights 8000mm minimum and 1100mm maximum above floor level.
Escape windows must have open lights equal to 0.33 square metres and with 450mm minimum dimension. All structural timber to be stress graded.
Fit smoke alarms SD on all landings and they must be interconnected and separately fused at the distribution board and to be connected into the lighting circuit.
All new steelwork to be sat on concrete padstones and steelwork to be encased in 19mm plasterboard and skim to give 1/2 hour fire resistance. Insulator retainers to be incorporated.
Any comments from the Structural Engineer to be incorporated into the proposed scheme. Fit thermostatic valves to all new radiators.
EL - Energy efficient light fittings which comply with Part 'L'. All electrical work to comply with Part 'P' Building Regulations 2005 and all work must be carried out by a competent electrician who is registered with NICEIC or ECA and he must issue a satisfactory certificate on completion of work, with copies to client and local authority. If required, a new gas boiler must be a condensing type of combination boiler with 86 Sedbuk rating. Service pipes to be insulated and boiler control interlocks, together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Corgi Certificate should be given to the local authority on completion.
Foundations of walls carrying additional loading, and lintels carrying additional loading, are to be exposed and assessed as to suitability before start of work.
Spotlights with floor above, they must have 30 minutes f.r contained covers.
All work must comply with Building Regulations 2000 and all subsequent amendments.

31 WINGATE DRIVE, DIDSBURY (1).

WALLS.

290mm cavity walls comprising 105mm facing brick / rendered blockwork to match existing with 85mm cavity filled with dritherm insulation or similar, with 100 mm thermalite shield block on inner leaf with plasterboard on dabs with plaster and skim. All to give 'U' value 0.3 Wm2/oC maximum. Wall ties to BS 1243 : 1972 spaced at 750mm horizontal and 450mm vertical and every 300mm height adjacent to openings . All cavities to be continuous. Brickwork or trenchblock only below dpc. Cavity closers 12.5mm supalux or thermabate or similar.

MAIN ROOF.

Marley tiles or similar to match existing on 38 x 25sw battens on breathable roofing felt on prefabricated roof trusses at 600mm centres, designed and braced to BS 5268:1985. Pitch 30 degrees. Tile lap 100mm. Trusses are to be interspaced with 100mm fibreglass quilt with a further 170mm layer of fibreglass quilt laid over at right angles to the first layer to give 270mm total, and underline joists with 12.5mm foil backed plasterboard and skim. All to give 'U' value 0.16 Wm2/oC maximum. Reducing trusses are to be at 45 degree pitch and to be sat on 250 x 25sw layboards with 300 x 25mm angled boards and lead flash to form valleys. Roof to be tied back to walls with 30 x 5 m.s. galvanised straps fitted at 2 metre centres maximum.
Infill with 100 x 50sw rafters spaced at 400mm centres with 250 x 75sw purlins and with ceiling joists122 x47sw at 400mm centres, with insulation as above, with 12.5mm foil backed plasterboard and skim under.

STUD PARTITIONS.

100 x 50 sw framing at 400mm centres with soleplate and head, interspaced with fibreglass insulation with 12.5mm plasterboard and skim on each side.

DRAINS.

All new drains 100mm dia. hepsleve or similar, and laid at a minimum fall of 1:40. Any undersite drains to be encased in 150mm concrete and r.c.lintels to be fitted where drains pass through brickwork. Any redundant drains to be removed or capped with concrete. Foundations within 1 metre from drains, are to be taken down to invert level. Hand wash basin, shower and bath to have 32mm, 40mm and 40mm dia. wastes respectively and each are to have 75mm deep seal traps and are to feed into existing soil vent pipe. Fit rodding eyes at all junctions. S.V.Pipes are to have rodding eyes at high and low level and s.v. pipe to extend 900mm above window head which is within 3 metres of pipe, and s.v.pipe to be fitted with bird proof cover at outlet.
Wastes are to increase to 50mm dia. after 1.5metre run.
New I.C's are to be constructed of approved concrete rings bedded in cement mortar with 150mm concrete base, or use 220mm Class 'B' engineering brick, and to be fitted with approved frame and cover. I.C. in garage to have double sealed screw down cover and frame.
Location of drains shown on drawings are to be checked on site and may have to be changed, these changes must be agreed with local B.C.O. on site.

31 WINGATE DRIVE, DIDSBURY. (2)

VENTILATION.

Shower room/bathroom are to be fitted with extraction fans at 15 litres per second capacity which gives 3 air changes per hour, which can be operated intermittently and have15 minutes over run facility. Kitchen to have extractor fan at 60 litres per second capacity or cooker hood at 30 litres per second capacity.

FIRST FLOOR FLOORING.

22mm t & g boards / chipboard on 170 x 63/50sw joists at 400mm centres, with herringbone struts at mid span. Joists to be interspaced with 100mm rockwool and underlined with 12.5mm plasterboard and skim.
All to give 0.22 Wm2/oC maximum. Joists to be fitted securely in brickwork and lateral restraint is achieved with 30 x 5 mild steel galvanised straps fitted at 2 metre centres maximum, and straps are to cover the last three joists.

GROUND FLOOR FLOORING.

16mm asphalt/screed on 100mm concrete on 1200g visqueen membrane on 80mm Kingspan TF70 or similar on 1200g visqueen membrane on sand blinded well consolidated hardcore 150mm thick.
All to give 'U' value 0.22Wm2/oC maximum. Fit 25mm thick insulation stood on end all around periphery to help prevent cold bridging.

GARAGE FLOOR.

100mm concrete r.c.slab with A373 mesh on 1200g visqueen membrane on sand blinded well consolidated hardcore 150mm thick.

SINGLE STOREY ROOF.

Marley tiles or similar to match existing dwelling on 38 x 25sw cross battens on breathable roofing felt on 100 x 50sw joists at 400mm centres. Pitch 30 degrees. Tile lap 100mm. Ceiling joists 122 x 38sw joists at 400mm centres inmterspaced with 100mm fibreglass quilt with a further 170mm quilt laid over at right angles to give 270mm thick total insulation, and under line with 12.5mm foil backed plasterboard and skim.
All to give 'U' value 0.16Wm2/oCmaximum.
Roof to be tied back to walls with 30 x 5m.s. galvanised straps at 2 metre centres.