

Foundations

Supply and fix minimum 200mm thick strip foundations in C20 concrete max in accordance with Local Building Control ; contractor may adopt trench fill if desired (and agreed with Building Control) to:

Walls up to ground level

Build new sub-surface brickwork in class PA engineering brickwork in 1:3 cement/sand with plaster up to DPC level to all new cavity walls.

Walls above ground

Cavity to be 102.5 facing brick work, 100mm cavity, 90mm cobble themselves 21 insulation (or equivalent), 100mm selen standard block inner leaf with 12.5mm plasterboard on dabs to give a U value of 0.18 w/m2K. Movement joints to be 225mm thick DPCs.

Wall ties are to be stainless steel to BS EN445-1 & DD40-2 spaced at 750mm horizontally and 225mm vertically at reveals.

Internal block walls are to be 100mm standard block. Partition walls are to be 100mm x 50mm sw studs @ 400mm centres with horizontal nogging @ 1/2 height

Building meeting wall plates installed the steel joist supports wall board @ 100mm centres. The full roof insulation to studs with 100mm rockwool.

Head DPCs to be a minimum of 150mm above ground level to coincide with the top of the sill & sit on a mortar bed above and below full cavity doors.

Damcore insulating DPC to all cavity doors around openings. Tooth and bond brickwork to existing and maintain clear cavity were new joins existing. All cavity doors to have Kingspan Kooltherm cavity doors installed

Steel work

Refer to structural engineer design and calculations

Lintels

Canic CO 90/100 lintels over new openings to suit span plus bearing, wall construction and loadings with 150mm min. bearing. Entire lintel is suitable for use in connection with brickwork in excess of 5m to be checked and supported by Structural Engineers calculations.

Cavity wall ties

Use stainless steel ties with insulation fibre at 750mm horizontal and 450mm vertical centres, staggered, and 300mm centres about reveals. Include cavity T-ray W-type weep holes at 500mm centres above dpc level, to all elevations, including lintels.

Extension Floor slab

150mm compacted hardcore, 50mm sand blinding rolled to accept Visqueen, 1200 gauge Visqueen lapped to DPC, with 100mm Kingspan Thermafloor T770 Insulation. Provide 35mm insulation between floor slab and wall perimeter. Provide A142 mesh @ 23 up from base. All to achieve U value 0.18 W/m2K.

Holding down straps

300x5mm girth straps fixed to wall plates at 1.2m centres and continued 500mm down walls, secured with 100mm x 100mm x 10mm angle iron straps to alternate centres, secured by masonry to restrain extension and porch roof.

Pitched roof structure

Use 100mm x 100mm x 10mm roof trusses spaced at 400mm centres. Ties or galvanneal steel (joist hangers) including for all sabbie both weathers. M17 bolt connections where required, untreated, 100x50mm wall plates, 100x50mm pole plates, 100x70mm battens, nogging, 100x50mm insulation (over 100mm insulation) to achieve 0.18 W/m2K.

Double up rafter and top and bottom trims around roof lights

Use felted (Duplex) plasterboard to kitchen ceiling.

Supply and fix gutter with downpipes. Include for all brackets, nonferrous forged stop ends, downpipes and gutters as required (rainwater pipes into gullys) drainage. Gutter to accommodate falls of any magnitude

Electrical Installations

All new electrical work to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations.

Ventilation

Background ventilation to be provided to ensure 120m3 flow rates night ventilation. Allow for new / kitchen mechanical extraction to achieve min. 30l/s over hob to vent to outside air.

Windows & Glass Doors

Double glazing to be provided to ensure 1.4 W/m2K. Window and door set energy rating to be Band B or better.

Double glazing to new openings to be 4-rated low emissivity glass to BS 6206 (low mark to be visible to all glazing) with toughened panes to any window panes below 800mm, and door panes below 1500mm.

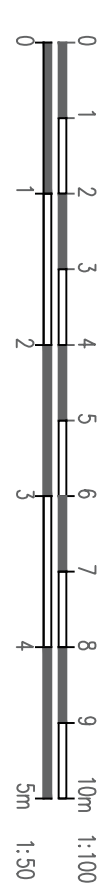
Background ventilation to be achieved by secure window stays or ticks vents to windower min 4000mm2

New Velux roof lights to roof slope to be fitted to manufacturer's specification with standard double glazing and flashing at to suit roof tiles.

Drainage
Kitchen sink waste to discharge via 40mm diameter waste with anti tee trap lead to min. fall 100mm per metre to connect into STV via null boss connector.

Include pre-cast concrete drain lintels to new wall/foundations generally. Where drains penetrate walls. Allow for polypropylene inspection chamber (or equivalent) manifold to suit drain layout.

Health & Safety Responsibilities
The contractor shall be responsible for the health and safety of all construction workers associated with this project. The contractor shall ensure that all workers are provided with appropriate personal protective equipment (PPE) and that all safety procedures are followed. All site operatives to be provided with and wear recognised protective clothing, head gear and equipment.



Rev	Description	Date
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Project
SINGLE STOREY REAR EXTENSION
FOLLOWING THE REMOVAL OF THE EXISTING
CONSERVATORY AT 43 DALSTON DRIVE,
DIDSBURY, MANCHESTER. M20 5LO.

Client

MR K SMITH

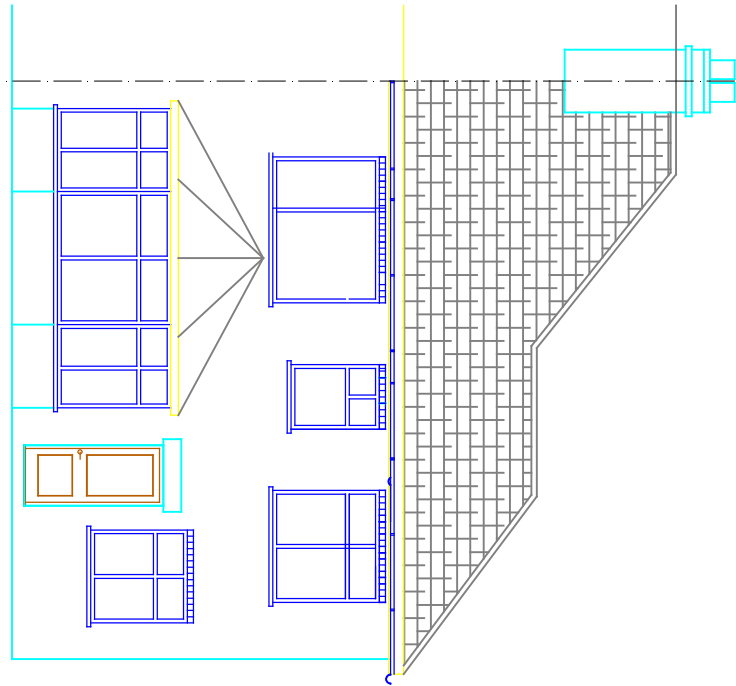
Contract No.	Dwg. No.	Revision	Scale	1:50 & 1:100	@ A1
	2	By	MCC	Date	DEC 2024
		Chkd			

EXISTING AND PROPOSED PLANS

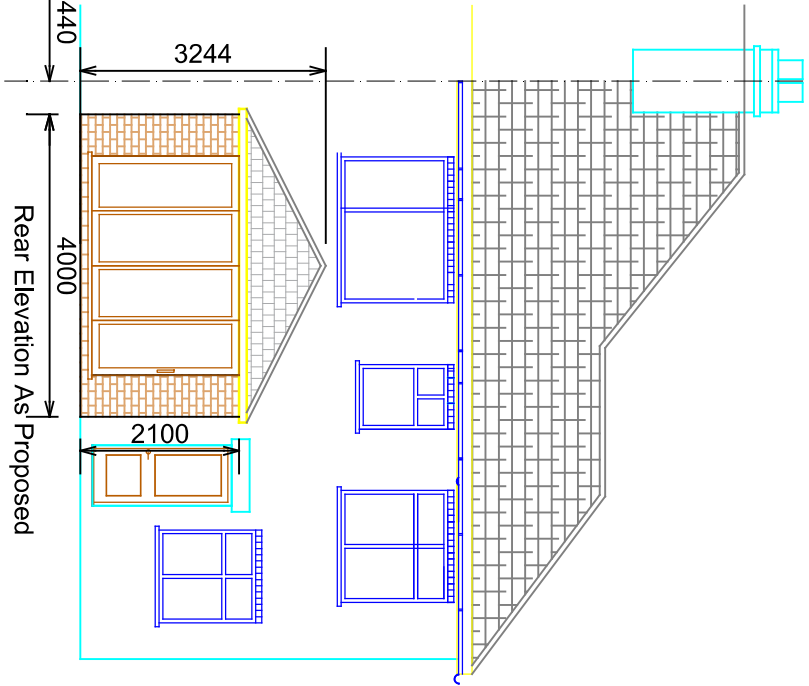
Drawing Title

MAT DESIGN LIMITED
Town Planning & Building Control
Consultants

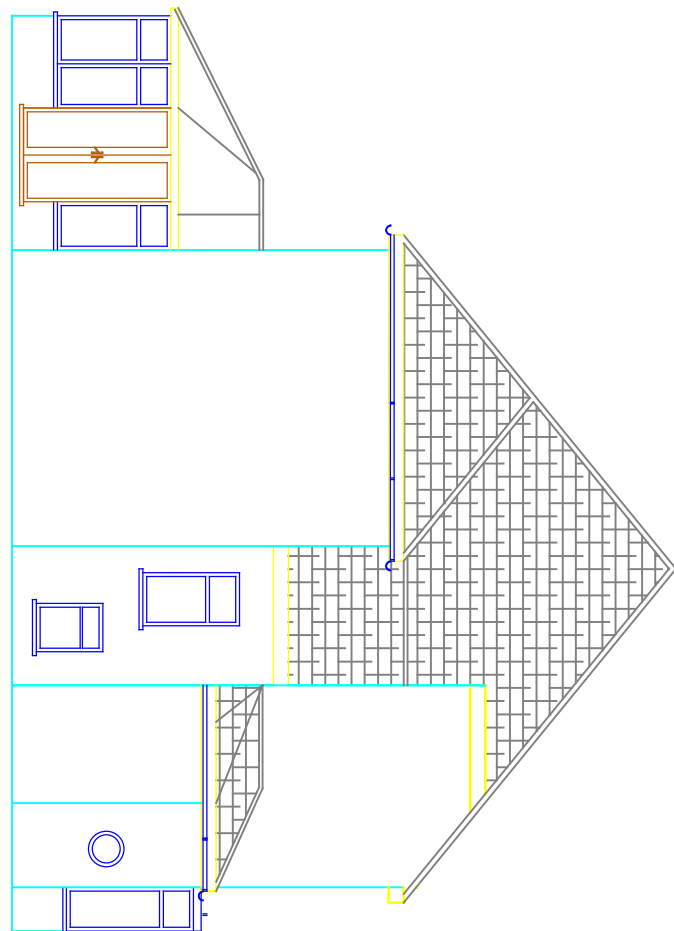
17 BROOKSIDE AVE
ECCLESTON
ST. HELENS
WA10 4RN
Telephone: 07850203448
E-mail: miked@hinyonder.co.uk



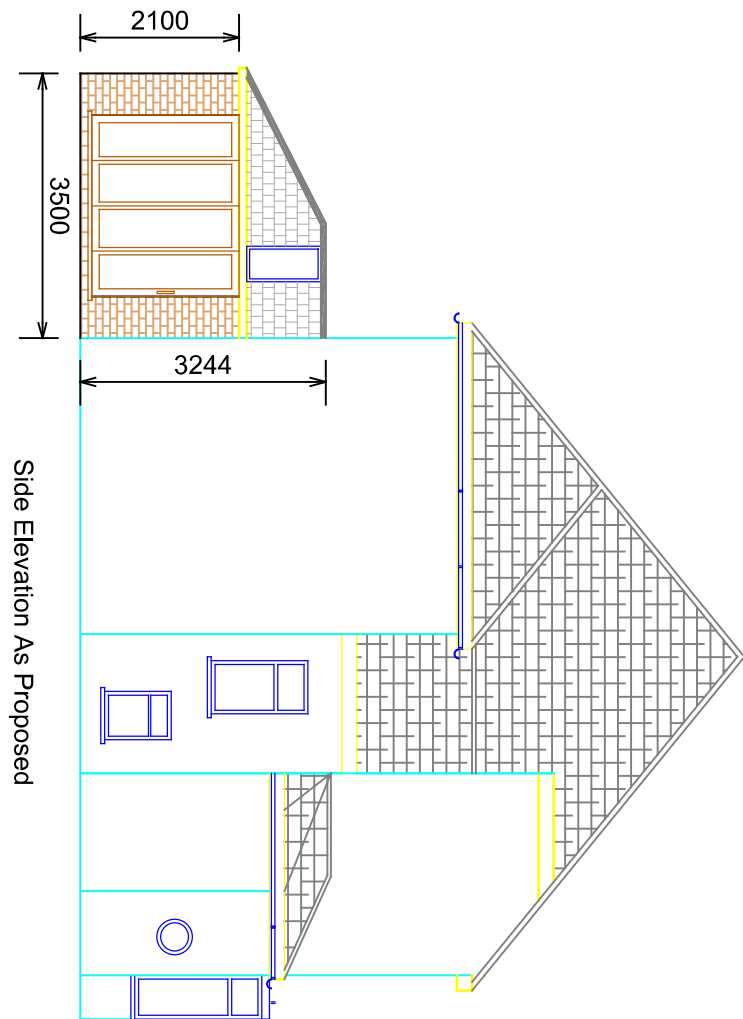
Rear Elevation As Existing



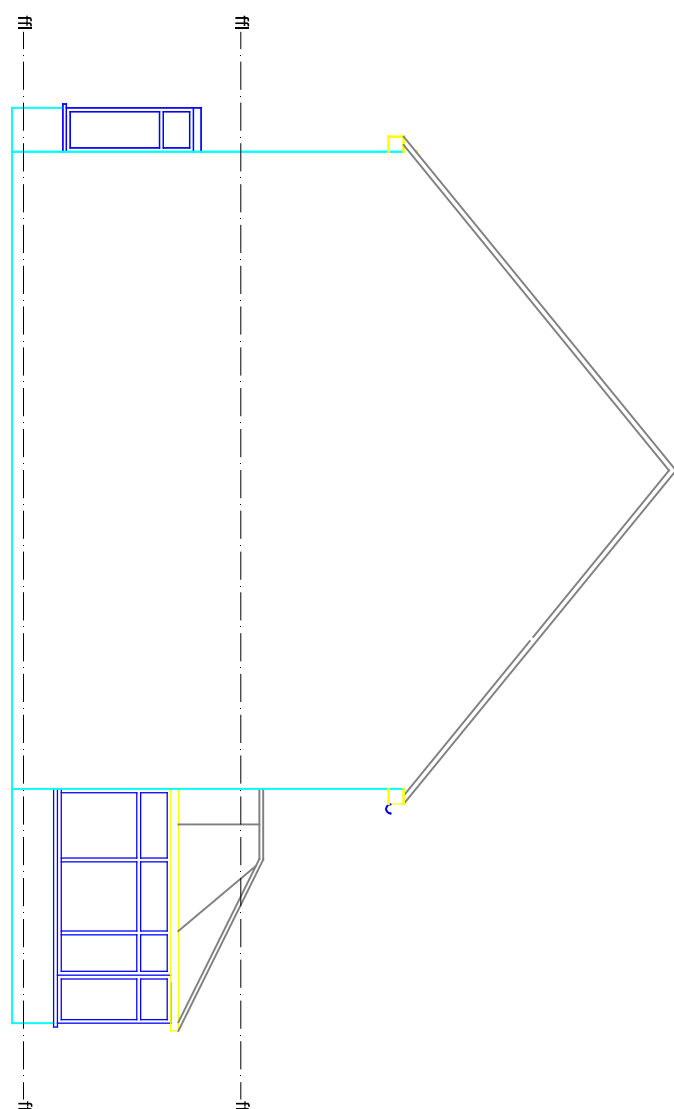
Rear Elevation As Proposed



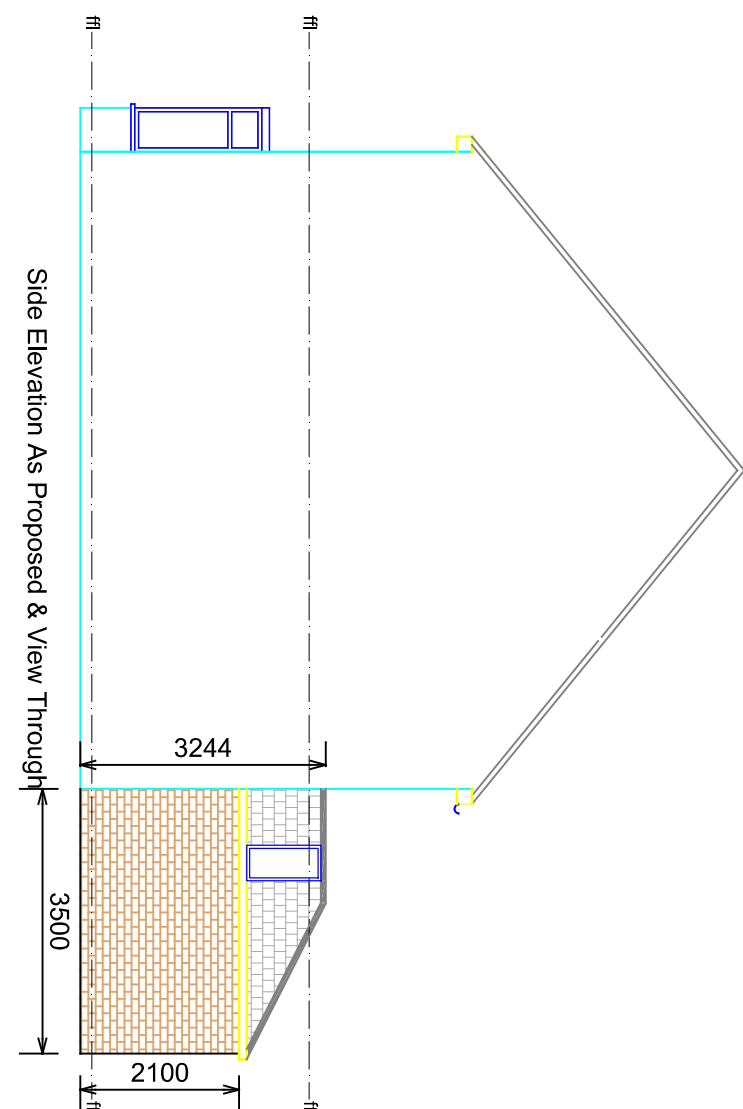
Side Elevation As Existing



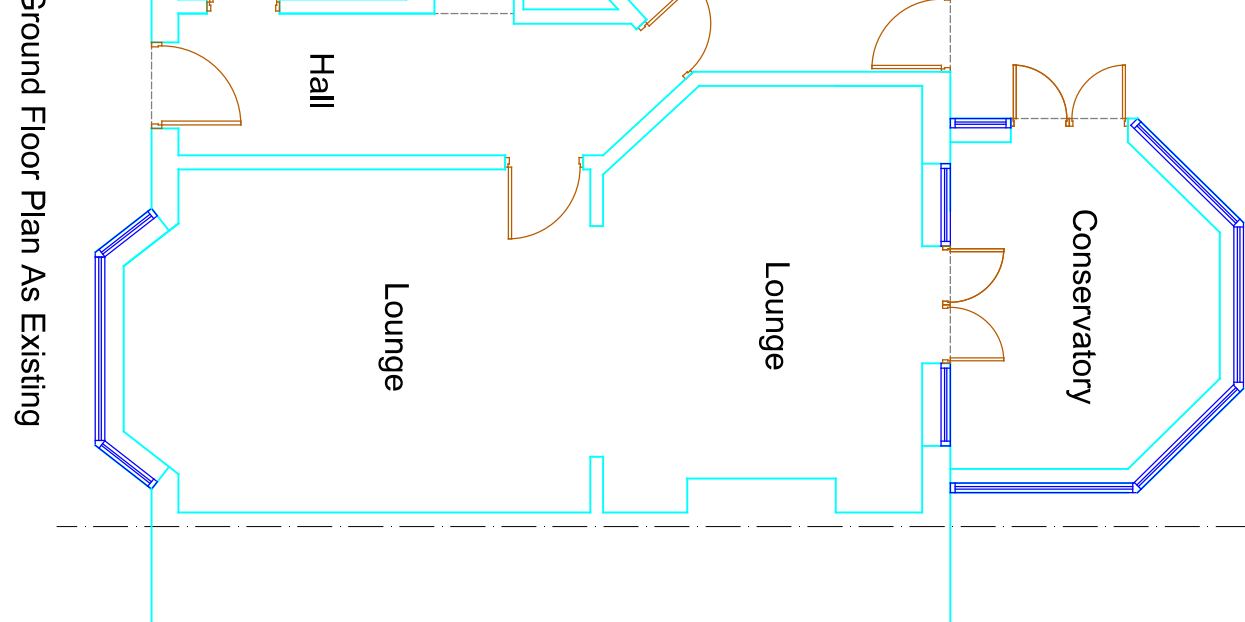
Side Elevation As Proposed



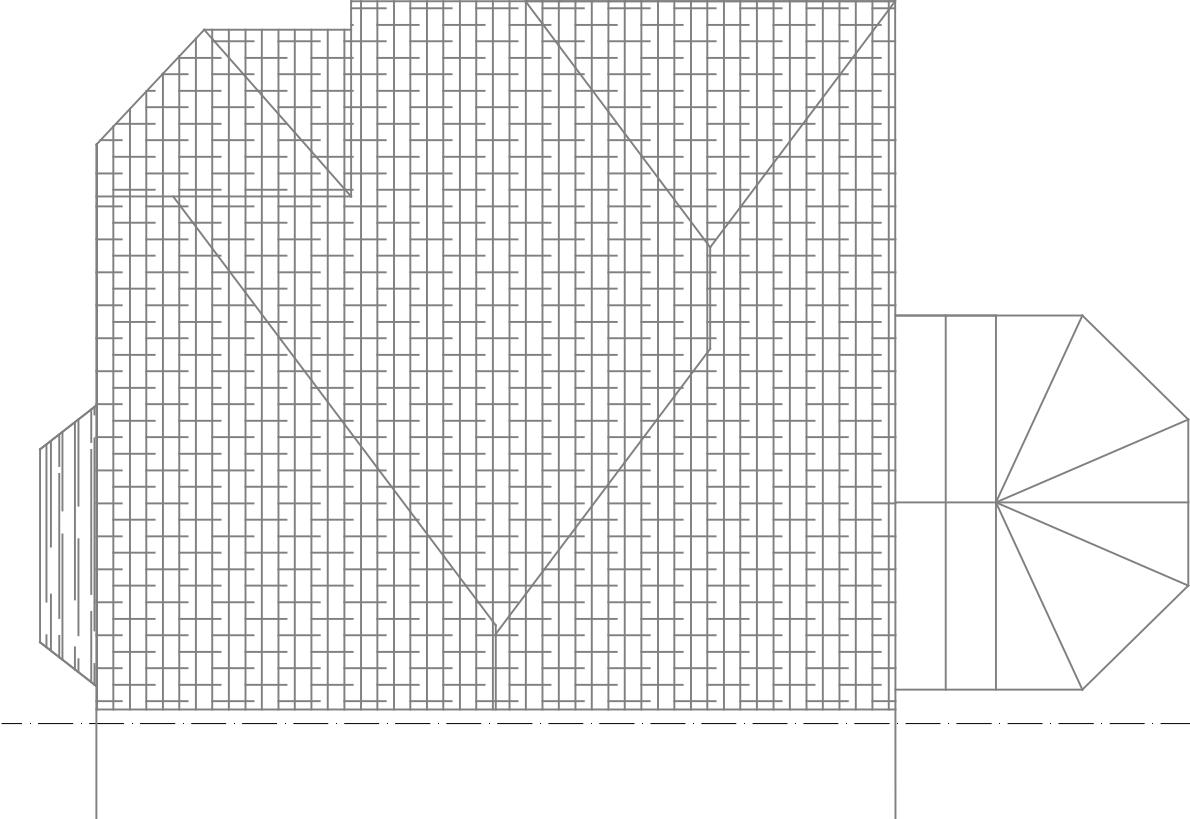
Side Elevation As Existing & View Through



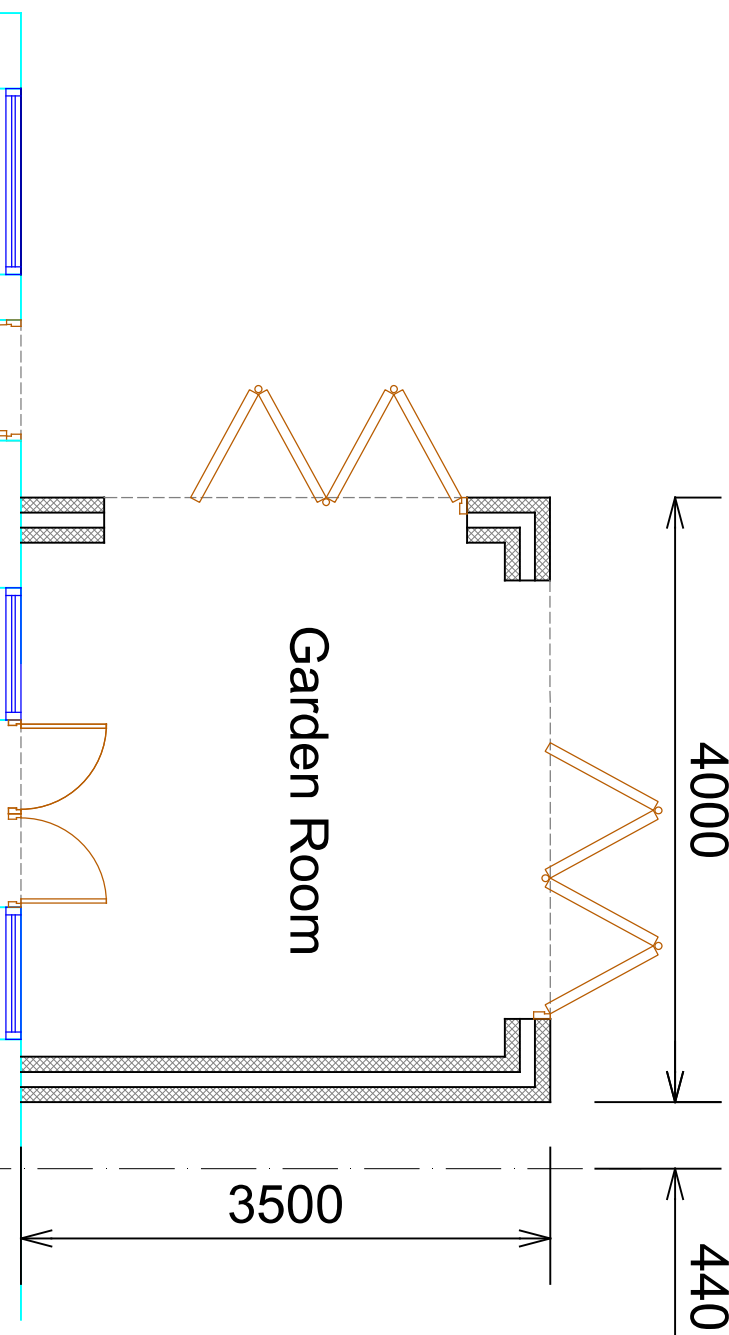
Side Elevation As Proposed & View Through



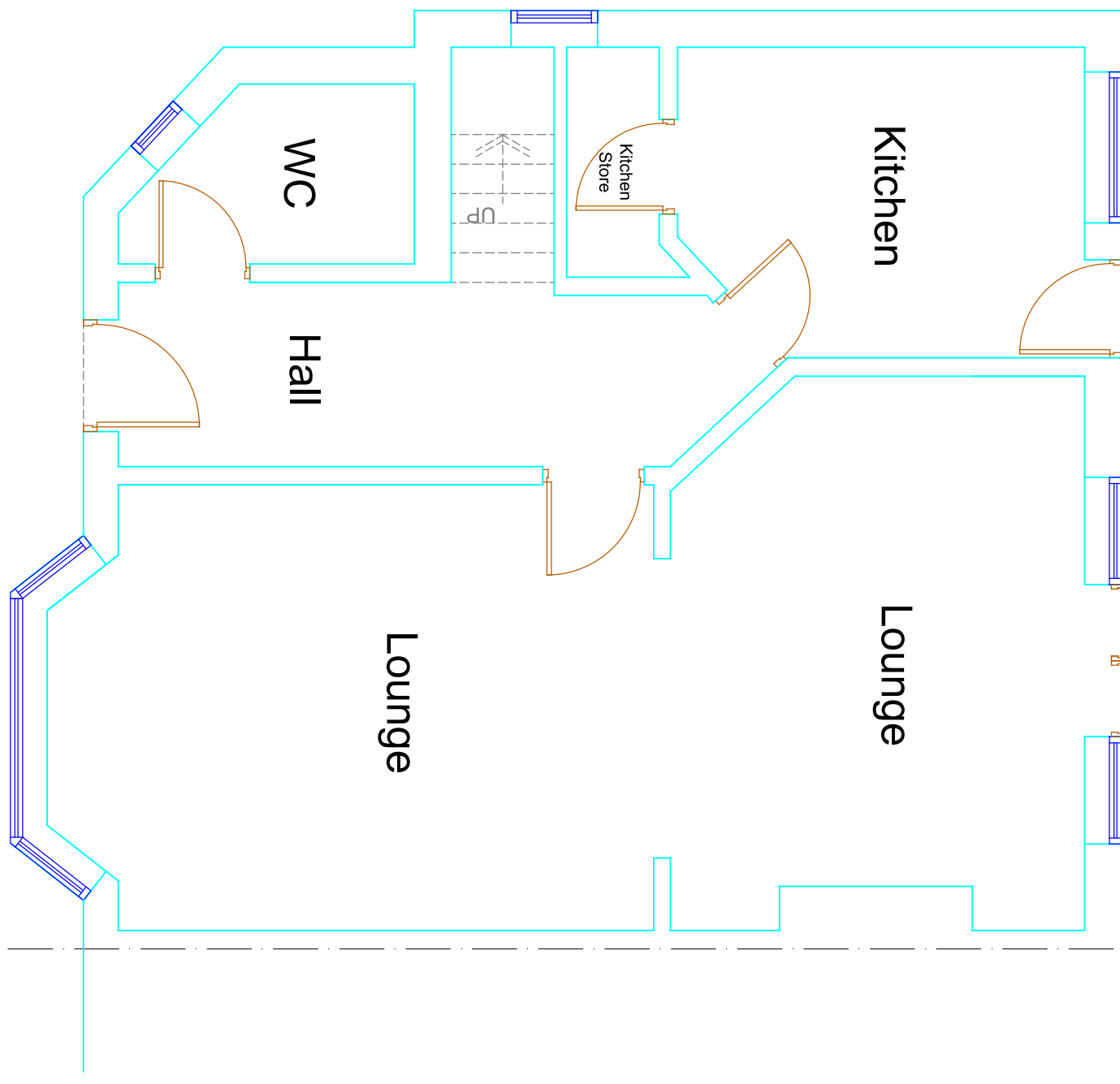
Ground Floor Plan As Existing



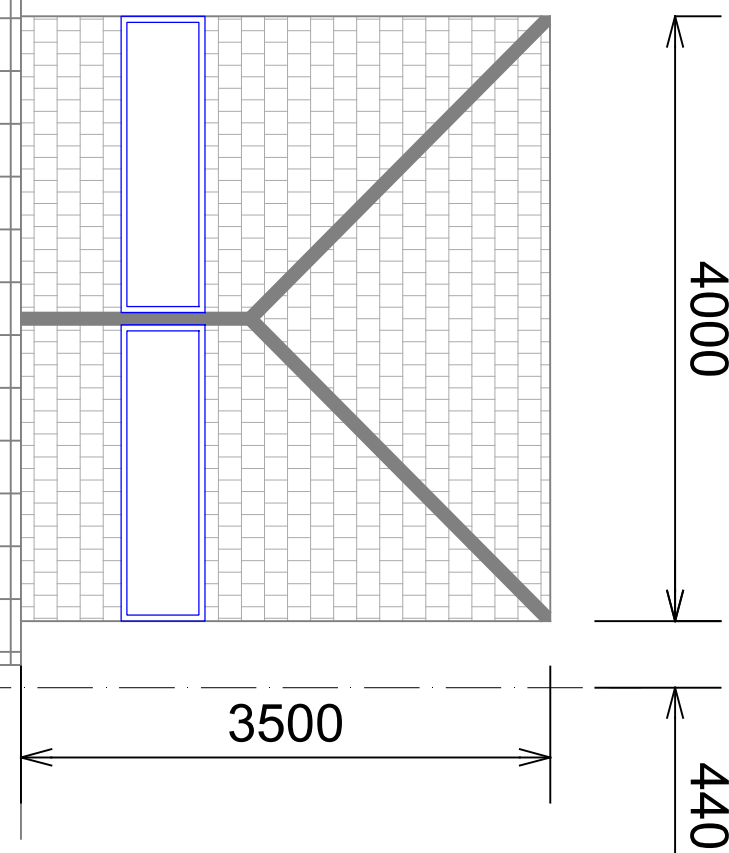
Roof Plan As Existing



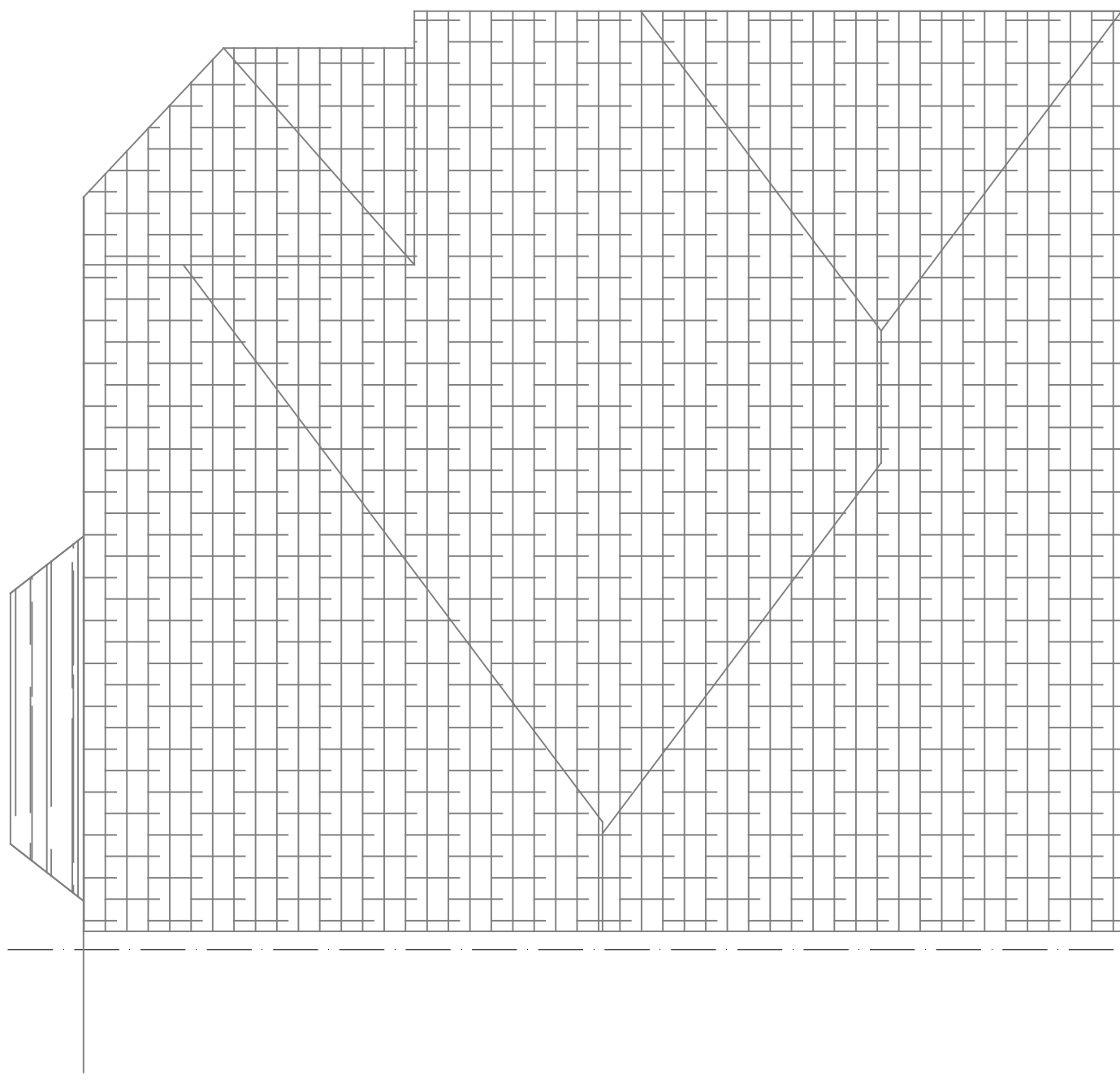
Ground Floor Plan As Existing



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