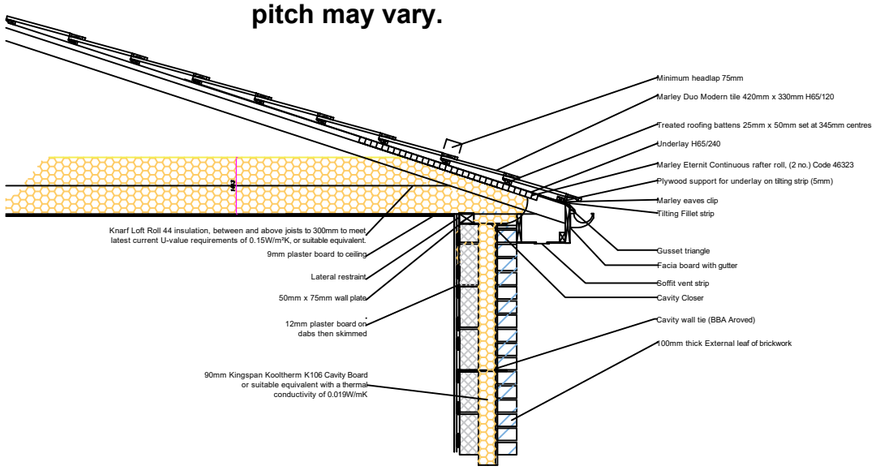
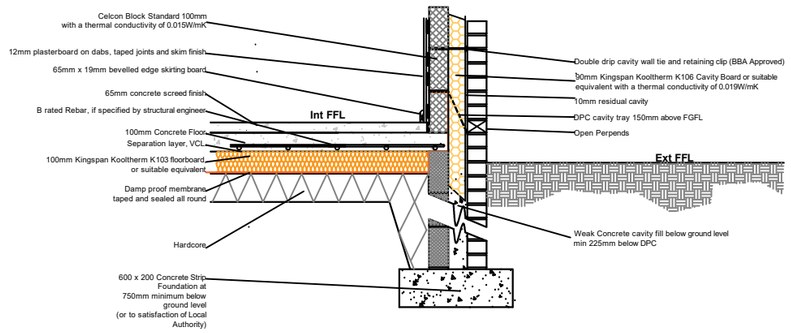
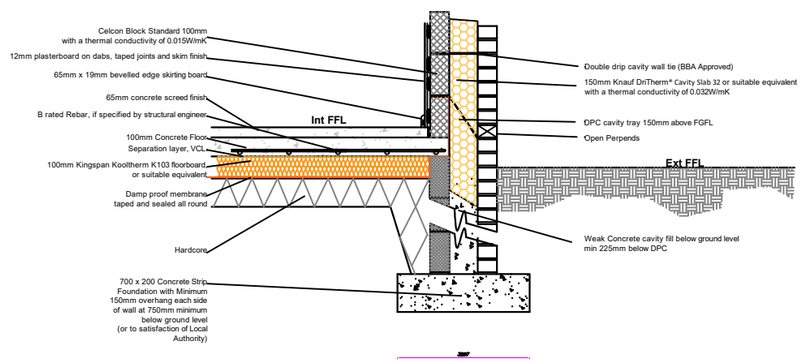
Typical Eaves and Roof Detail, pitch may vary.



Foundation and Wall Detail - 600mm Foundation - Concrete Slab.



Foundation and Wall Detail - 700mm Foundation - 150mm cavity on Concrete Slab.



FOUNDATION,

Excavate minimum 900mm deep, or to the satisfaction of Building Control; pour 600mm x 200mm concrete (1:3:6) strip foundation to comply with current Building Regulations; build up with foundation block work to required levels, fill cavity with weak mix concrete up to 225mm below DPC; provide damp proof courses at slab level; minimum 150mm above finished ground level; backfill internally with hardcore and externally with selected excavated material; remove surplus excavated material from site.
Note; if using 150mm cavity the the foundation will need to be 700mm x 200mm concrete (1:3:6) strip foundation to comply with current Building Regulations.

EXTERNAL AND LOAD BEARING WALLS

Existing brickwork to be tied in by using stainless steel wall starter connectors or providing pockets to the old brickwork.
External walls to be 102mm facing brick and matched to existing if possible.
For 100mm cavity use 90mm Kingspan Kooltherm K106 Cavity Board insulation with a thermal conductivity of 0.019W/mK; taped with Wraptite breathable self adhesive tape on all joints and around ties or suitable equivalent.
For 150mm cavity use 150mm Knauf DriTherm® Cavity Slab 32 or suitable equivalent with a thermal conductivity of 0.032W/mK
Inner leaf of external walls to be 100mm Celcon lightweight blocks with a thermal conductivity of 0.15W/mK.
Internal face of external walls to be fitted with plasterboard.
Stainless steel wall ties staggered at 750 horizontal and 450 vertical centres to BS EN 845-1 and double number wall ties around openings.
All new or enlarged windows, door and access reveals to be bridged over by a suitable insulated Catnic lintel (as specified on approved plan) or equivalent and approved with minimum 150mm bearing unless specified otherwise on approved plan.
Install cavity tray over any item bridging cavity.
Install Cavity closers where required.

SOLID FLOOR

65mm thick sand and cement screed over 100mm concrete slab; 1:2:4 mix, with polythene separation layer on Kingspan Kooltherm K103 100mm thickness on 2000g visqueen Damp Proof Membrane lapped, taped and bonded to DPC, on 150mm minimum well compacted hardcore.
Cavity wall insulation to extend down below DPC level to level of floor insulation.
Perimeter floor slab up stand insulation to be Kingspan minimum 25mm thickness fitted to floor insulation where floor slab meets external walls.
New floor to meet or exceed latest current Building Regulations and U-value requirements of 0.18W/m²K complying with, approved documents.

TIMBER SUSPENDED FLOOR

Correctly sized and spaced timber joist calculated from span tables, pocketed into internal wall leaf with DPC wrapped around ends and covered by tongue and grooved chipboard or floorboards.
130mm Kingspan Kooltherm K103 Insulation (or suitable, foil backed equivalent), installed to upper area between joists held in place with 25mm sq timber battens.
Cavity wall insulation to extend 200mm down past the Internal finished floor level.
An air flow gap of 150mm minimum to allow air flow between the underside of joist and a layer on concrete poured across the ground and prevent weed growth.
Telescopic underfloor air vents to sub void to allow air flow ventilation.
New floor to meet or exceed, latest current Building Regulations and U-value requirements of 0.18W/m²K complying with approved documents.

GAS MEMBRANE

If required, a gas membrane shall be laid over the ground slab, Visqueen Ultimate HC BLOK (or equal and approved) conforming to BS8485:2015 + A1:2019 for Methane and Carbon Dioxide protection shall be installed as per the manufacturer's instructions, to prevent the ingress of VOC's due to the structures proximity to a historic Landfill site.

PITCHED ROOF.

Roof tiles in colour to match existing as near as possible; to be Marley Modern or equal and approved.
Nailed or clipped to 50x25mm battens on sarking felt to BS747
Correctly sized and spaced timber joist calculated from span tables - C24 - minimum 50x225mm at 400mm centers.
Ridge Board 75x225mm
Ceiling insulation to be laid between and over joists. Insulation to be Knarf Loft Roll 44 to minimum of 300mm thick.
100x75mm wall plate strapped to masonry at 1200mm centres with 1200x30x5mm galvanised steel restraint straps.
Where appropriate, 1200x30x5mm galvanised steel restraint straps to be nailed over min. 3no. rafters at max. 2m centres, with suitably sized noggins under.
Any new pitched roof to achieve a U-value of 0.15 W/m2//K or better, to comply with approved documents.

FLAT ROOF.

Bonded EPDM Rubber roof or suitable alternative, Kinspan Thermaroof TR26 150mm insulation over a vapour control barrier on plywood deck board,
Correctly sized and spaced timber joists calculated from span tables - C24 - minimum 50x225mm at 400mm centres with plaster board internal finish.
100x75mm wall plate screwed and strapped to masonry and where appropriate, 1200x30x5mm galvanised steel restraint straps to be nailed over min. 3no. rafters at max. 2m centres, with suitably sized noggins under.
Any new flat roof to achieve a U-value of 0.15 W/m2//K or better, to comply with approved documents.

ELECTRICAL

Smoke detector to be installed in extension bedroom and either interlinked with any existing hardwired mains connected system or where none exists, hardwired to mains itself. Remote test switch to be installed.
Sockets and switches to be between 450mm and 1200 AFFL, and to comply with part M 8.3 of the Building Regulations.
All wiring and electrical work to be designed, installed, inspected and tested in accordance with BS7671, IEE 18th edition regulations and Part P of the Building Regulations approved document.
Contractor to provide Electrical Completion Certificates and Electrical Test Certificates to comply with the above.

DRAINAGE

112mm half round gutters fixed to timber fascia boards to run to 68mm downpipe and discharge into gully.
All new SV pipes to be 100mm UPVC and to be 900mm minimum above highest opening with suitable cage cover or air admittance valve installed.
75mm deep seal traps to new WHB and WC and floor drain.
Provide rodding access at base of stack 150mm above ground level. Elsewhere, all new drainage runs shall be rod-able.
Other sanitary waste connection to be minimum 200mm above waste connection.
Inspection chambers to be uPVC 450 diameter installed at all changes of level, direction and connection
All drains to have 1:40 falls on a minimum 150mm bed of pea gravel. Any drainage run through brickwork to be bridged with RC lintel leaving 50mm gap around and be packed with polystyrene.

VENTILATION

Any new bathrooms or WC rooms to have light switch operated low voltage extract fan to give air change of 15litres/second and a minimum 15-minute override. 30l/s to Kitchen.

DOORS AND WINDOWS

All openings to have vertical and horizontal insulated DPC's; any new windows and external doors to be supplied and installed by a FENSA registered contractor and in accordance with FENSA regulations. Window glass to be e-glass double glazing with 20mm argon gas filled cavity. Windows to have max. U-value of 1.4 W/m2//K (where in new extension) and replacement windows to existing dwelling to have max. U-Value of 1.6 W/m2//K to comply with approved document.
All opening lights to have trickle vents 8000sq mm and be weather tight to BS6375-1.
All escape windows to have minimum opening 850mm high and 500mm wide with maximum sill height at 850 from finished floor level. In critical areas, safety glazing to conform to BS6206: 1981 to be fitted.
All new doorways to have a wheelchair accessible threshold.

RAMP

Excavate for ramp to a minimum depth of 300mm; clear away and dispose of surplus excavated material by removing from site; include for all temporary support and protection, as required. LM.
Standard paved ramp detail for 150mm riser to door threshold. (As per plan) Form paved ramped access in 600 x 600mm paving flags, 1200mm wide, 1.8 meters long, with landing areas 1200 x 1200mm, to top & bottom of ramp.
Ramp to have paved 100mm up-stand to both sides.
Handrail for Ramped Access:- Provide and fix as per manufacturer's instructions,50mm galvanized handrail, smooth continuous galvanized handrail at 1000mm centres, set in concrete,
Secondary safety rail to be fixed 600mm above ramp surface level.
All handrails to be finished black powder coated.

MEAP Manchester Equipment & Adaptations Partnership

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Project - Feasibility

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12 Brede Walk
Manchester
M23 9EH

Dwg Title : Specification & Details

Revision :

No.	Date	Sign

Date: **10/08/2023**

Scale: **NTS**

Paper Size: **A3**

Drawn By : Chris Colbourne