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 subjected 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 finishings such as décor, skirtings etc to be agreed with owner.

Foundations

Foundations are to be 150mm deep and 600mm wide C30 Concrete. Concrete to be sulphate resisting where there may be any contact with fill material.

Minimum depth to be 900mm from external ground level and no higher than existing foundations.

Where the existing property is found to be supported off a specialist foundation, then a qualified engineer must be consulted, and specialist foundation be designed. This to be then issued to Building Control for approval.

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 made ground is present and a suitable strata is may not be determined, consultation with a structural engineer will be required.

Any trees that are within influencing distance of a foundation are to be considered prior to any work commencing on site. Necessary details and depths are to be submitted to building control for approval.

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 : 0.22W/m²K

Clean hardcore laid and compacted in 150mm thicknesses.

50mm Sand blinding compacted above hardcore.

1200 gauge visqueen lapped onto internal blockwork at DPC level.

100mm Kingspan or similar type insulation to base of slab with 25mm up stand to perimeter of slab.

150mm concrete slab with 1No. layer of anti-crack A mesh seated on plastic rebar supports. Steel to be located 50mm from 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 similar.

Blockwork to be Celcon Standard or similar.

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 similar with a minimum end bearing of 150mm.

All new steelwork / lintels are to be boarded with 12.5mm plasterboard, taped and jointed 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 similar) cavity closers to be installed to all jambs and cills of new openings (blockwork returns not permitted).

Single-Pitched Roof (Maximum U-Value : 0.16 W/m²K)

Roof tiles to match existing - Marley Mendip Interlocking Roof Tiles with 75mm overlap (to match existing roof tiles) at minimum of 15 degrees

Breathable felt laid with minimum 150mm lap.

Tile battens to be 38 x 25mm.

150mm x 50mm C24 rafters at 400mm centres (birdsmouthed over 100 x 75mm wallplate)

195 x 50mm C24 ceiling joists at 400mm centres

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

900mm long m.s. straps to be fixed at 2m centres to rafters and wallplate.

Insulation to be 300mm glass mineral wool at ceiling level.

12.5mm Plasterboard and skim to underside of ceiling joists.

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

UPVC facia board and soffits (colour to match existing).

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 finish floor level, within and adjacent doors.

All windows to be fitted with trickle vents.

Escape openings new windows. Min openable area 0.33m2 with no dimension less than 450mm. (please note: any existing window openings that are to be altered are to made into escape windows).

Cills to windows to be no lower than 800mm or any higher than 1100mm from finish 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. All works to comply with the 18th Edition IET Wiring Regulations.

Heating

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

All new radiators to be fitted with TRV's.

Fire Protection

All lintels and beams to have a minimum of 30 minutes fire protection - 15mm fire rated plasterboard and skim.

Smoke alarms to be fitted within entrance lobby and first floor landing. All alarms to be mains wired, interlinked and provided with battery backup.

Heat detector to be provided within kitchen area.

Below Ground Drainage

Any drainage located within the area of the extension to be encased in concrete. Any manholes located within the area of the extension are to have a double seal cover. 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 system to be maintained where possible.

Above Ground Drainage

WHB : 32mm diameter waste pipe, 75mm deep seal anti-syphon trap, connecting into the SVP.

W.C : 110mm diameter waste pipe, 110mm diameter p-trap, connecting into SVP. 25mm diameter overflow pipe to discharge externally.

Shower : 40mm diameter waste pipe, 75mm deep seal anti-syphon trap, connecting into SVP.

All new drainage to connect into existing new SVP.

SVP to be 100mm diameter pvc and to extend 900mm above any opening within 3m when discharged externally.

External Drainage

Gutters to be 100mm half round PVCu. Downspouts to be 65mm PVCu. Colour to match existing.

Background Ventilation

Habitable Room:

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

Background Ventilation 8000mm2.

Mechanical Ventilation

Kitchens - 60 l/s or 30l/s where close to cooker hood. Bathroom / WC's - 15 l/s

General

General Items :

All measurements to be checked on site

Locations of electrical & heating points to be agreed with client prior to installation.

All new windows and doors to be in accordance with PAS24:2012

Northwards Housing
North Manchester's Council Homes

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