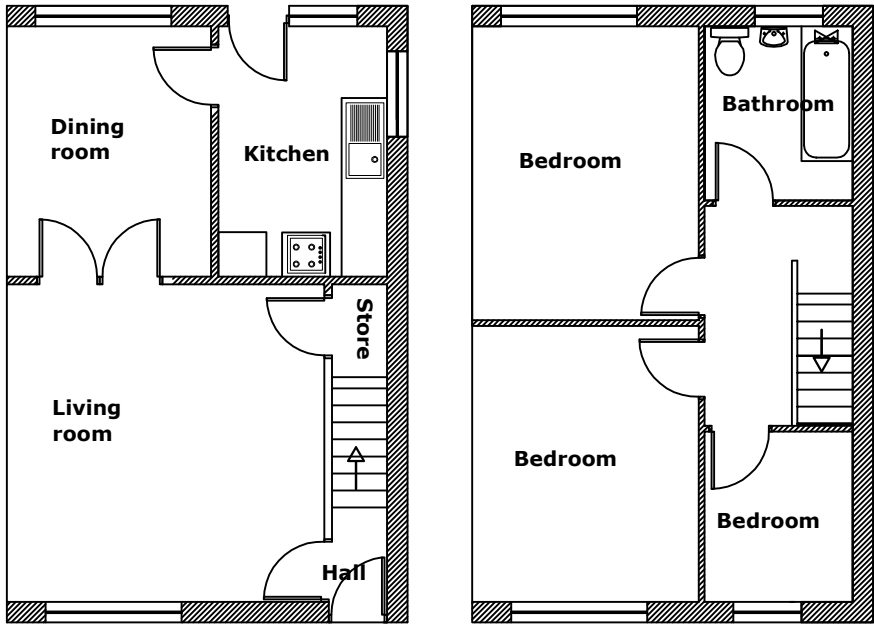
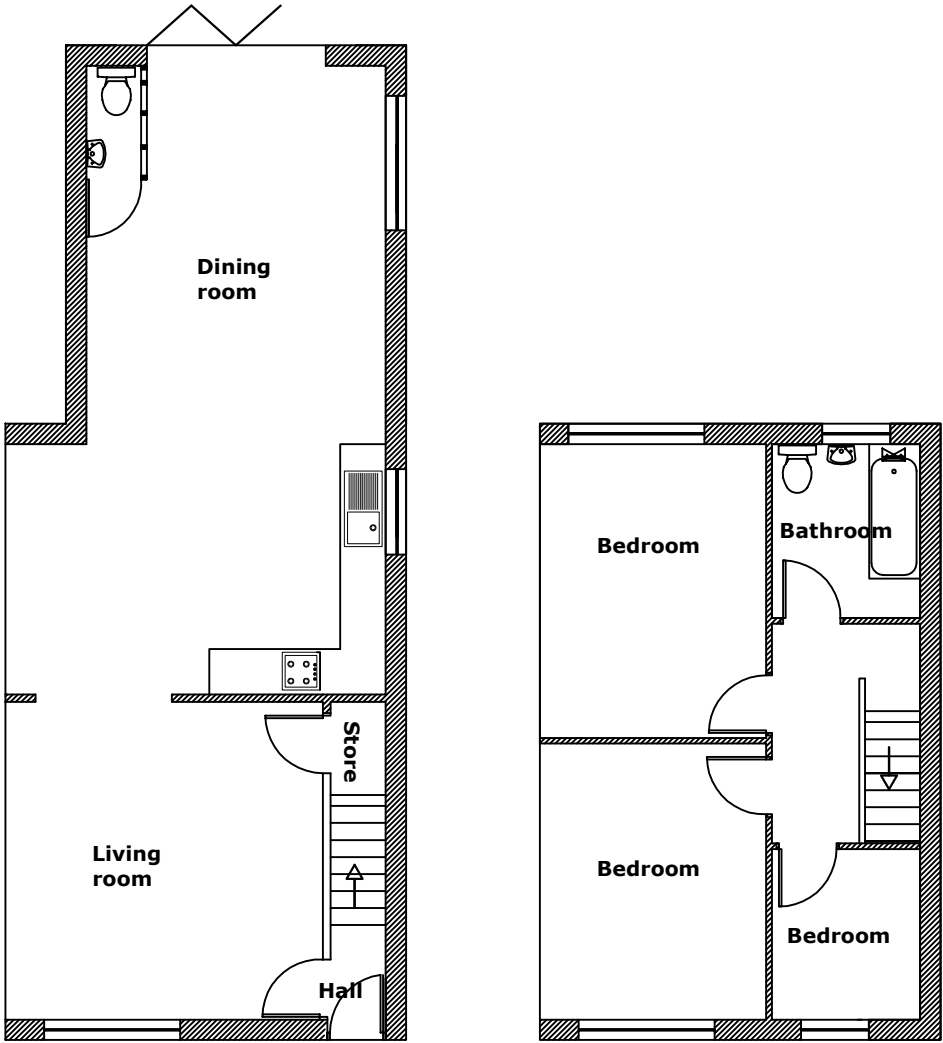




Existing Floor plans ground and first floor

Scaled 1:100



Proposed Floor plans ground and first floor

Scaled 1:100

Construction Specification

This specification is to be read in conjunction with the project working drawings. Drawings are to be read and approved by the main contractor and any discrepancies are to be reported to our offices prior to commencement of works on site. All works undertaken are to be in strict accordance with the relevant Building regulations, British standards, NHBC standards, Robust Details and accredited part L construction details. This specification is to be read in conjunction with the project SAP calculations to ensure the fabric and M & E specification achieves the maximum permissible u-values specified to achieve Building regulation compliance.

Foundations

Please refer to structural engineers design and specification for details of the foundation. Facing brickwork is to extend a minimum of 300mm below DPC and a minimum of 150mm below external ground level in all locations. Refer to engineers external works drawing for details of site topography and areas where extra facing brickwork is required below DPC.

Drainage

Please refer to engineers design and specification for details of the drainage design and construction.

Ground floor construction

Ground floor construction to comprise RC Suspended Slab, in accordance with Structural Engineers Specification, on a VCL on insulation on 1200 gauge DPM on 50mm sand blinding on clean well compacted hardcore, all to achieve a maximum U-value of 0.14 W/m²K.

or

Ground floor construction to comprise 65mm screed, in accordance with structural engineers specification, on VCL on insulation on 1200 gauge DPM on Beam & Block floor construction in accordance with manufacturers details, all to achieve a maximum U-value of 0.14 W/m²K. Minimum 150mm subfloor void to be vented using telescopic vents at maximum 2.0m cts to ensure cross ventilation.

Should the presence of gas or other contaminants found on site necessitate the inclusion of an impermeable membrane then this will replace the 1200 gauge DPM and tied into the external wall DPC in accordance with the engineers and architects construction details.

External wall construction

External wall construction to consist of 100mm Fletton Brick with 100mm drytherm 32 insulation, or equal approved, and 100mm blockwork internal leaf finished with 12.5mm plasterboard on dabs with all joints taped and sealed with plaster skim finish to achieve a maximum permissible U-value of 0.19 w/m²K. Where the external wall is rendered use 15mm proprietary through coloured roughcast render on 100mm blockwork outer leaf with 150mm cavity fully filled with 150mm drytherm 32 insulation, or equal approved, and 100mm blockwork internal leaf finished with 12.5mm plasterboard on dabs with all joints taped and sealed with plaster skim finish to achieve a maximum permissible U-value of 0.19 w/m²K. Stainless Steel wall ties are to be installed at 750mm horizontal centres and 450mm vertical centres. Ties around openings are to be spaced at 225mm centres horizontally and vertically within 225mm of the opening. Independent lintels are to be installed in accordance with the accredited part L construction details and structural engineers design and specification. Cavity trays are to be installed above all openings to suit the application in accordance with the manufacturers recommendations. Proprietary insulated cavity closers are to be installed to the full perimeter of all windows apertures to prevent thermal bridging. Movement joints are to be installed in accordance with structural engineers design, specification and details. Refer to block setting out drawings for movement joint positions within mews block configurations.

Separating wall construction

Party wall construction to comprise of two leaves of 100mm lightweight aggregate blockwork (1350 - 1600 kg/m³) with a 100mm cavity fully filled with 100mm Isover RD party wall roll with 12.5mm plasterboard on dabs to both sides with all joints taped and sealed with plaster skim finish to robust detail E-WM-20 details and specification. Stainless steel type a (building regulation part E compliant) wall ties are to be installed at 900mm horizontal centres and 450mm vertical centres.

The external wall cavity is to be closed with a flexible cavity stop at the abutment with the separating wall construction in accordance with robust detail E-WM-20 details and specification. (Should full fill mineral wool insulation in the external wall be installed this cavity stop can be omitted)

The abutment between the separating wall and underside of roof construction is to be closed with a flexible cavity stop in accordance with robust detail E-WM-20 details and specification.

Ensure all 100mm Isover RD Party Wall Rolls are tightly butted together and half cuts are made with a clean sharp knife and are installed in accordance with the manufacturer's instructions.

Keep any chases for services to a minimum and fill well with mortar. Stagger chases on each side of the wall to avoid them being back to back.

Internal wall construction

Internal wall construction to comprise 63mm x 38mm softwood internal stud partition at 600mm centres with 15mm plasterboard to both sides with all joints taped and sealed with plaster skim finish to achieve a 40db sound attenuation, where required.

Roof construction

Roof tiles to match existing and are to be fixed in accordance with the manufacturers recommendations on 50 x 25mm softwood tiling battens in accordance with BS 747 on approved vapour and air permeable breathable membrane. The main roof construction is to comprise 400mm quilt insulation to consist of 150mm laid between the rafters and 250mm cross laid on top to give a maximum U-value of 0.10w/m²K. Ensure rafter roll tray is installed to provide continuous ventilation. Roof space ventilation to be facilitated by the use of a Proctor Roofshield or Klobier Permoair proprietary breather membrane (vapour and air permeable). Alternatively a standard vapour permeable membrane may be used in conjunction with ridge ventilation equivalent to a constant 5mm opening vent.

Door and Windows

External entrance doors are to be timber and to achieve a maximum permissible U-value of 1.2W/m²K. Windows are to be uPVC to achieve a maximum permissible U-value of 1.2W/m²K. All glazing below 800mm above internal floor level to be toughened safety glazing. All glazing to comply with approved document 'N' of the building regulations. Windows are to be located a minimum of 75mm back from the face of external brickwork. Please refer to door and window schedule for additional requirements for individual doors and windows.

Internal doors

Internal door type and construction is to be confirmed. All internal doors are to have a 20mm gap between unfinished floor and underside of door, or a 10mm gap where finishes are installed, to facilitate air transfer within the dwelling.

Proposed Rear Extension @ 77 Shore Mount, Littleborough, OL15 8EW