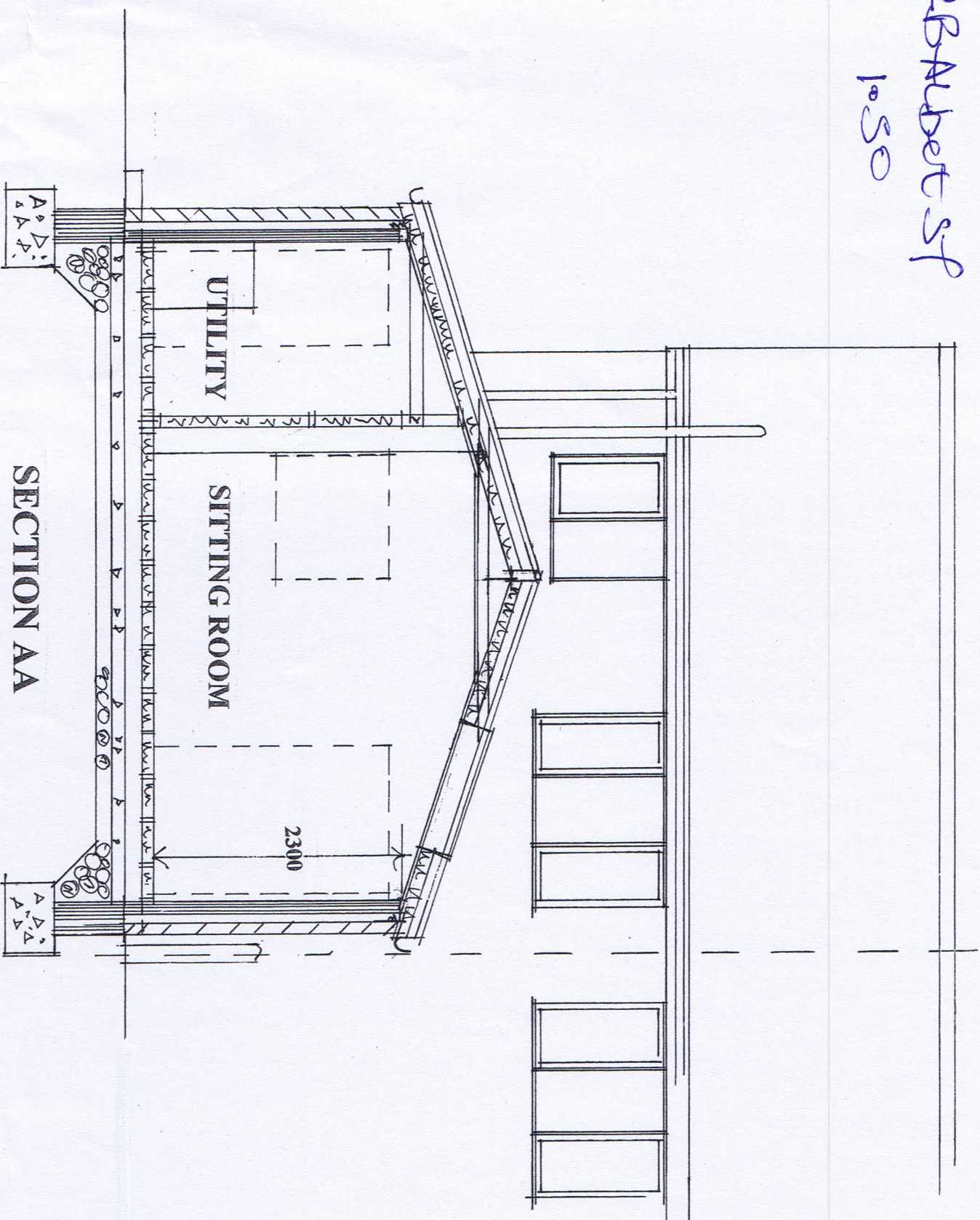


CUDWORTH

2B Albert St
1050



SECTION AA

These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act. The builder must carry suitable insurances for the works, prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe and competent manner at all times. Where parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground [not timber joists or other suspended construction].

All structural steelwork must be ordered for length from measurements taken on site and not from the plans or design calculations

by the proposal and all shall be to his complete satisfaction or altered to be so. All boundaries and final dimensions are to be agreed with the client prior to commencement of work. Builder to carefully take down whole or part of existing conservatory as appropriate and dispose in accordance with clients instruction

Foundations 1:2.4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall with 7 Newton block to ground level. Class B engineering brickwork to match existing from ground level to DPC. Brickwork to match the existing thereafter. All boundaries and final dimensions are to be agreed with client on site prior to commencement of work.

Timber Floor Proposed floor to be level with the existing. Allow for the floor finish subject to clients specification. Floor to comprise 18mm tongue and groove chipboard type 2 or 3 for wet areas and laid in accordance with manufacturers instructions on 50mm x 100mm joists at 400mm centres sat on 2000g dpc and a honey comb sleeper wall mid span constructed above the oversite thickened to 150mm x 450mm joists insulated between with 100mm kingspan minimum 150mm air space between bottom of joist and top of 100mm oversite concrete laid at or above ground level on minimum 100mm compacted hardcore. Ventilate subfloor with 215mm x 150mm airgrates liners tray dpc over commencing 450mm from each corner and 1800mm centres thereafter. Provide a Radon barrier in accordance with Building Control Officers instructions comprising 1200g DPM lapped from under the oversite concrete to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC.

Walls 100mm masonry external leaf to match existing 100mm cavity fully filled with Rockwool batts 100mm Plasmor Stranlite blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. Ties to have agreement certificate for wider cavity. 2000g DPC to each masonry leaf at least 150mm above ground level and lapped into the existing and to heads cills and jambs of all openings. IGHHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with Furfix profiles and maintain cavity. All internal finishes to be 12.5mm plasterboard 5mm skim on Gypsum adhesive dabs. Perimeter board edges and around any penetrations to be sealed to prevent air leakage U value of external wall to be 0.28w/m²°C or warmer. All feature brickwork including soldier heads and cills to be included in the extension

Roof Tiles to match the existing and suitable for pitch. The minimum roof pitch is determined by the tile covering and velux roof lights which cannot be used in roofs with a pitch less than 15 degrees. Marley Modern smooth face concrete interlocking tiles 100mm headlap are suitable for minimum 17.5 degree pitch tiles laid in accordance with manufactures instruction and Redland Regent are suitable for 15 degrees laid as manufacturers instruction on 25mm x 50mm tile battens and 1 layer of fully breathable felt such as that manufactured by Tyvek or Proctor. 50mm x 175mm rafters at 400mm centres double rafter adjacent all Velux triangulated to 50mm x 100 mm ceiling collars, rafters birds mouthed over 100mm x 50mm wall plates. Provide a ridge beam in accordance with engineers details Secure a 100mm x 50mm timber with 9mm bolts at 600mm centres to the ridge beam and then secure the 25mm x 150mm ridge and rafters to it. Insulate between the rafters and ceiling collars with 150mm kingspan and fix 25mm kingspan under the rafters and ceiling collar 12.5 mm plasterboard 5mm skim ceiling. Code 4 lead flashings and soakers tray DPC to all abutments. UPVC fascia and soffits gutter and down pipes to match existing. Alternatively Forticrete Centurion minimum 10° as manufacturers instruction in conjunction with the Forticrete roof light tray on 25mm x 50mm tile battens and 1 layer of fully breathable felt such as that manufactured by Tyvek or Proctor. The Forticrete roof light tray for shallow roof pitches is only compatible with the Forticrete tile. Should the roof pitch not be suitable for the chosen tile cover the rafters with 9mm plywood then apply 2 layers of bitumen bonded felt to the ply as a waterproof covering counter batten along the length of the rafters and batten as described. Form a 15 degree upstand to fit the velux to and seal with felt and lead upstands. With Forticrete the rainwater from the main roof should discharge separately to the underground system and not onto the lower roof

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges. 600mm long holding down straps to the wall plate at 1200mm centres

Windows Class A double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes and a maximum U value of 1.6. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20" of the floor area and 8000mm trickle vents. Specialist lintol support over rear window and to ridge beam in accordance with structural engineers details. Allow space to clad lintol with 25mm kingspan and 12.5mm plasterboard 5mm skim to avoid cold bridging. Provide separate mechanical extract to utility discharging at a rate of 30 l/sec to external air. Provided there is an opening light to the wc of no minimum size an extract fan is not required otherwise one is to be installed to discharge to external air at a rate of 6/l/sec 15mm undercut to door. Mechanical extract to kitchen is unaffected

28 Albert St

1050

DRIVE

GATES

LOUNGE

KITCHEN/ DINING

EXISTING GROUND FLOOR

DRIVE

GATES

LOUNGE

KITCHEN/ DINING

WC

UTILITY

SITTING ROOM

PROPOSED GROUND FLOOR

450 x 900

900 x 2100

900 x 1050

2400 x 2100

3700

6750

1300

5800

1600