SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

CONSTRUCTION AND MATERIAL STATEMENT

ERECTION OF A SINGLE-STOREY EXTENSION AT:

THE PRIORY

HELLIFIELD ROAD

GISBURN

from concept to creation...





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MATERIALS:

Walls:

Walls generally to be made from a blockwork cavity wall construction with off-white render finish. All openings to have stone surrounds.

Roof:

Roof to be lead sheeting, code 7 with 50mm treated wood core timber roll detailing.

Window & Doors:

New exterior windows and doors to be painted timber with double-glazed units.

Construction Details (Walls/Foundations):

Abutment to existing to be Ancon Staifix universal wall starter system (crocodile ties). Foundations to new extension walls to be concrete strip foundations. New extension walls will comprise of: Proposed exterior walls to new building on all sides to be nom. 100mm wide 7N concrete blockwork external leaf. 130mm cavity insulated with 80mm Kingspan Kooltherm® K108 (or equal approved) partial fill boards.

Nom. 100mm 7N concrete block internal skin. Stainless steel wall ties Ancon Staifix HRT4 (or equal approved) 235mm long built in at 750mm max. centres horizontally, 450mm centres vertically and 225mm centres vertically at all unbonded jamb positions (all to wall tie manufacturers details).
Internal face of cavity walls to be lined with 12.5mm thick Wallboard TEN plasterboard on adhesive dabs, with a plaster skim finish.

Visqueen Zedex CPT DPC through full width of cavity walls at min. 150mm above ground level, lapped under and taped with DPM.

Visqueen Zedex CPT cavity trays discharging over DPCs. All in accordance with Visqueen details. External finish to all sides of extension to be weathered larch or similar approved horizontal cladding. External blockwork walls to be finished in off-white silicone based render.

Wall construction expected to achieve a 'U' Value of 0.18W/m²K and exceed the min. 'U' Value of 0.30W/m²K, as per Table 2 Limiting Fabric Parameters, of Approved Document L1A of the Building Regulations.

Construction Details (Ground Floor):

Ground to be prepared with well-compacted, min. 150mm thick layers of clean type F, sand-blinded hardcore, with all soft spots dug out and re-filled.

Visqueen 1200g, or similar (300 micrometer) continuous polythene Radon / Gas resistant damp proof membrane (DPM), laid over slab and returned up internal face of external wall, to manufacturer's details and lapped under DPC in external walls. Ground floor to be constructed as nom. 150mm thick reinforced concrete slab, to Structural Engineer's design. Lay 150mm thick Kingspan Kooltherm® K103 Floorboard insulation, or similar approved, over DPM and 25mm thickness returned up inner face of perimeter walls and any internal walls, to the depth of the screed. Lay nom. 75mm thick sand : cement screed, with 500g polythene separating layer installed between the screed finish and insulation.

Construction Details (Roof):

100 x 75mm softwood wall plates to tops of cavity wall, inner leaves. Wall plate and rafters to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200m at 1.0m centres. Lateral restraint to rafters to be provided by galvanised mild steel straps 30 x 5 x 1200mm turned down inner face of walls and fixed to 100 x 50mm softwood blocking fixed between rafters over a minimum of 3 rafters. Straps at 1m centres. New 47 x 195mm C16 timber rafters at nom. 400mm centres (*subject to Structural Engineer's design details and specification*), with 50 x 50mm batten and 18mm marine ply above. Min 120mm Kingspan Kooltherm® K118 roof board to partially fill between rafters. Min 42.5mm Kingspan Kooltherm® K118 insulated plasterboard to be fixed to underside of new rafters.

Roof construction expected to achieve a 'U' Value of 0.15W/m²K as per Table 2 of Approved Document L1b of the Building Regulations.

Marine ply to be overlaid with Kingspan Nilvent breathable roofing membrane. Roof finish to be lead sheeting, code 7 with 50mm treated wood core timber roll detailing.