

18 DYMOKE STREET

SPECIFICATIONS FOR NEW PORCH BUILD

PORCH EXTENSION 1.6M WIDTH X 3M LENGTH

FOUNDATIONS

Dig trench foundations to approximately 1000mm deep x 500MM WIDE or to suit local ground conditions.
Concrete foundations using Gem 1 mix (ready mix) to approximately 700mm deep .
Wall to DPC Built up using dense concrete blocks , outer skin built in dense concrete blocks up to ground level then continued in face brickwork.
Cavity to be filled to within 225mm of dpc with lean mix concrete.

OVERSITE

Dig out the oversite to approximately 400mm deep.
150mm well consolidated hardcore.
25mm sand blinding .
1200 gauge polythene DPM dressed up the sides to finished floor level .
100 – 150mm concrete bearing slab.
75mm – 100 mm kingspan insulation slab .
75mm sand cement screed to match existing house FFL.

DAMP PROOF COURSE

Approved pitch primer DPC or similar product laid continuously and linked to existing DPC's in both leaves of cavity wall at finished floor level in inner leaf and min 150mm above ground level in outer .

CAVITY BRICK / BLOCKWORK

100mm outer leaf of facing brickwork to match existing house/building .
100mm cavity fully filled with rockwool or similar approved fibre cavity insulation .
100mm inner leaf of thermalite aircrete block .
New brick and blockwork to be cut into existing construction and continuous cavity and thermal continuation Maintained at all external junctions to prevent cold bridging .
Stainless steel wall ties to be laid at 450mm centre vertically and 750 mm horizontally to suit cavity .
Cavity closures / insulated cavity closures with minimum 30 mm overlap to be built in at door and window reveals .

Internal finish to be drylining 12.5mm plasterboard or two coat plaster finish .

CONSTRUCT ROOF

Bed on 100mm x 50mm timber wallplate , bedded on inner blockwork and strapped down to the inside face of wall with 30mm x 5mm x 1m long galvanised plate straps .
100mm x 50mm timber ceiling joist are built in at 400mm centres .
Another timber plug and screwed to the house wall or resin bolted to take opposite end of ceiling joist , supported With joist straps / hangers .
Rafters 100mm x 50 mm C24 timbers to be used to construct roof at 400mm centres and a 150mm x 50mm wall plate bearer to be secured to house wall by using resin bolt system .
A breathable roofing felt to be used , 38mm x 25mm treated battens and concrete tiles to match existing house are recommended .
Code 4 lead flashing to be used at roof abutment .
UPVC soffit and fascias to be installed.
Guttering and downpipes to match existing house colour and style .

WINDOW AND DOOR

UPVC window and door to be fitted with double glazed E glass or similar approved glass , with trickle vents fitted for ventilation .

DRAINAGE

New rainwater pipe to be installed and to discharge into an existing soakaway .

ELECTRICAL

1 x light switch.
2 x double power points.
2 x light fittings / spot lights .
All electrical work to comply with building regulations document Part P.

HEATING

1 x double radiator to be installed with TRVs.

INSULATION

Once ceiling has been plasterboarded , 200mm of loft insulation to be fitted above ceiling joist / 100mm loft insulation to be fitted between ceiling joist timbers and 100mm loft insulation layed the opposite direction to avoid any heat loss through roof .

Fit skirting boards in new extension to match existing .