

Velux roof lights

Roof lights to achieve a U value of 1.6 w/m2k. All roof lights to include manufacturers flashing kits appropriate to the pitch of roof. To be double glazed with minimum 16mm air space and 'Low E' glass, provide trickle ventilators to windows to habitable rooms equivalent to 8000mm² and elsewhere 4000mm² Rafter to be trimmed, doubled up & bolted together.
All rooflights must be installed in accordance with manufacturer's details.

Existing Pitched Roof. Roof pitch 30° - U-VALUE 0.16 W/m²K

Natural slates to be fixed and lapped strictly in accordance with the manufacturer's instructions on 25 x 38mm tanalised sw treated battens on breather roofing membrane with BBA or other approved accreditation.
Allow to increase rafter depth if required, 100 mm Celotex GA4000 PIR insulation laid between rafters and 60 + 12.5mm Celotex PL3000 insulated plasterboard fixed across face of rafters over vapour control layer (VCL). Finish ceiling with 3mm skim plaster. Allow minimum 20mm air gap between insulation and underside of the roofing felt to allow for sag in felt.

Existing Party Walls - U-VALUE 0.29 W/m²K

Brickwork solid party wall 215mm - Dot and Dab
Existing wall to be upgraded to achieve a minimum U-value of 0.29W/m²K. Fix 60 + 12.5mm Celotex PL3000insulated plasterboard to existing walls using dot and dab method with adhesive placed at 300mm centres horizontally and vertically. Joints to be taped and sealed at the perimeter to create a vapour control layer or install separate vapour control layer behind insulated plasterboard. Finished with 3mm skim of plaster.

Internal Timber Stud Partitions

47 x 95 mm timber studs at 400mm centres with head and sole plates and intermediate noggins at 450 centres vertically. Sole/head plates to be glued and screwed to floor joists and where necessary fix additional timber members to allow adequate fixing of fittings etc. Single side to be finished with 60+12.5mm Celotex PL3000insulated plasterboard, scrim and skim plaster finish. Partition to have 100mm Celotex GA4000 PIR insulation fixed between vertical timbers.

Intermediate 2nd Floor

22mm T&G flooring grade chipboard glued and screwed to minimum 65 x 225 mm Posi floor joists at 600mm centres (sizes to manufactures design)

Lay 100 mm Knauf Earthwool Acoustic Roll between joists (minimum density 10 kg/m3)

Floors are used to give lateral restraint to walls, and where the joists run parallel to the wall install galvanised mild steel straps 1000 x 30 x 5mm every 2m along the wall. Straps to be carried over at least 3 joists and to be built into walls

For spans of between 2.5 and 4.5m one row of strutting is needed, at the mid span position. For spans in excess of 4.5m two rows of strutting will be required, positioned at the one third and two third span positions

Solid strutting should be at least 38 mm thick timber extending to at least three quarters the joist depth or (use catnic herringbone strutting at max. 1.5 metre centres)

Only proprietary joist hangers must be used complying with BS 6178 Part 1 1999 or BS EN 845-1 and these must be installed in strict accordance with the manufacturer's recommendations

New Stairs

The maximum pitch for a private stair is 42°, stairs to comply with BS585 and with Part K of the Building Regulations

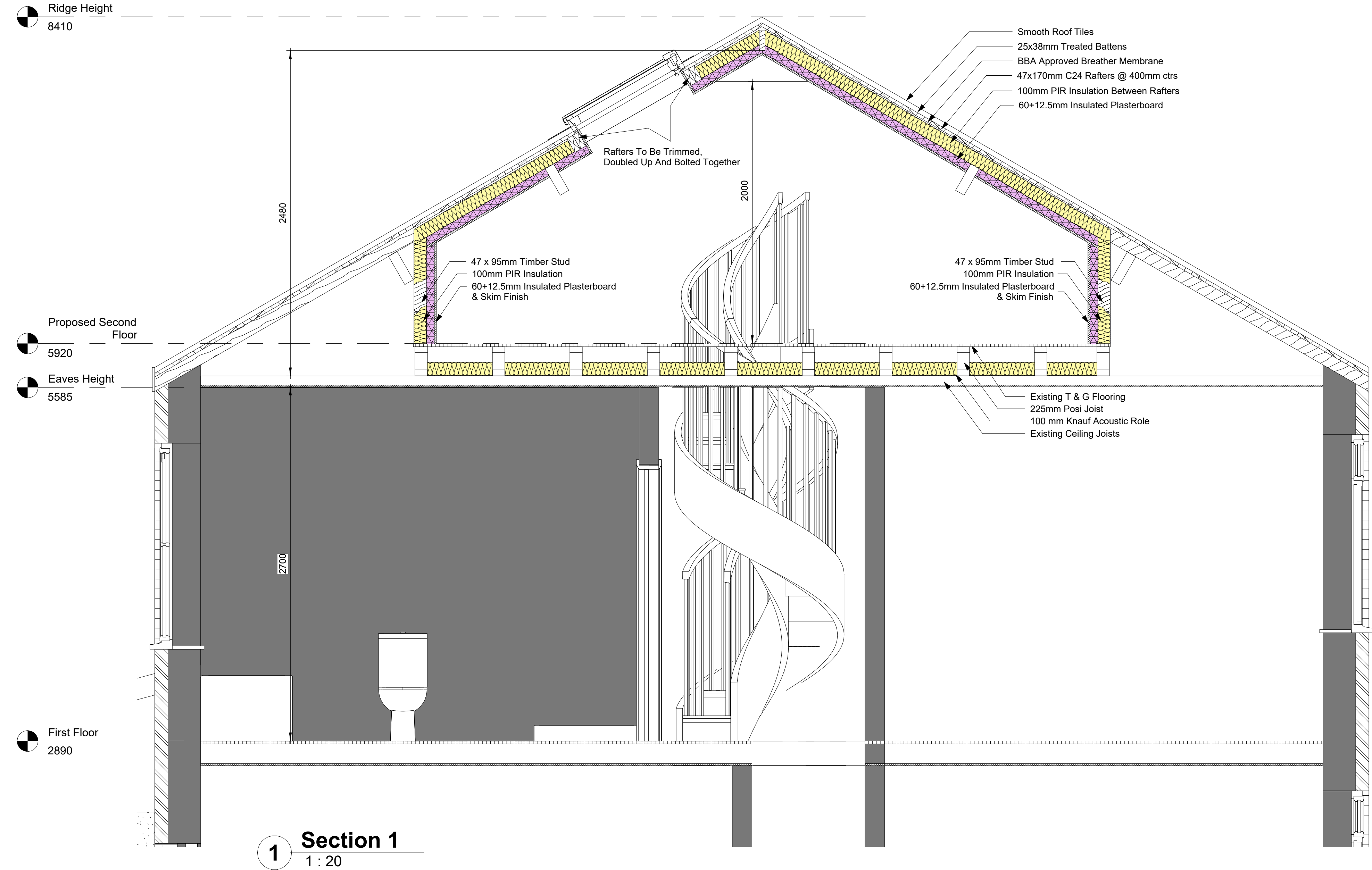
There is no minimum stair width for new extensions or replacement stairs in existing dwellings but should be safe and practicable. Goings of minimum 220mm and risers of maximum 220mm so that relationship between rise and going: 2R + G is between 550 & 700mm. The goings on the tapered treads should be uniform and equal to the going of the straight flights as measured on the centre line of the stairs. Minimum 50mm going on tapered treads.

Construct the steps so that a 100mm diameter sphere cannot pass through the open risers. Landings to be level and of at least equal going to width of stair

Head room to be minimum 2m, where there is not enough space to achieve a 2.0m clear head room it can be reduced to 1.9m at the centre of the stairs and 1.8m at the side in loft conversions

Guarding and handrails to stairways shall comply with Approved Document K, minimum height of guarding to flights 900mm and 1100mm to landings. Handrails to be fixed between 900 and 1000mm above pitch line to well side incorporated as top of guarding common stairways to be minimum 1000mm wide all as required by Building Regulations Approved Document B

All guarding to residential accommodation to be constructed so as not to permit the passage of a 100mm diameter sphere and so as not to be readily climbable by small children



Electrical Installation

All wiring and electrical work must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, Wiring Guidance and Building Regulation s Part P (Electrical Safety).

An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent electrician.

A copy of a certificate must be forwarded to Building Control on completion.

Sockets/outlets must be installed 150mm minimum from worktop

Socket/outlets and similar accessories should be mounted at not less than 300 mm (ideally not less than 1000 mm) in the horizontal plane, from the extremities of a sink, tap or wash basin, hobs.

Approved Document M recommends that in new dwellings only, switches and sockets/outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level and 350m away from corners.

Internal Lighting:

At least 75% of all light fittings in main dwelling spaces should be low energy (this excludes infrequently accessed storage spaces such as cupboards and wardrobes).

Low energy light fittings must have a luminous efficacy greater than 45 lm/W and a total output exceeding 400 lumens.

Light fittings consuming less than 5 watts are excluded from the overall count of the total number of light fittings

External Lighting:

Either of two sets of criteria is possible: a 100W maximum lamp capacity with with automatic movement detecting devices (PIR) and photocell (light must stay off when daylight is sufficient) or minimum lamp efficacy of 45 lm/W with a photocell and manual on/off switching.

Fire Doors

Doors marked FD 30 on floor plans to be 30 minute integrity performance when tested to BS 476:Part 2:1987. Doors and frames to be as supplied by manufacturer, complete with intumescent strips and cold smoke seals. Ironmongery to fire doors to be as recommended by manufacturer.

All fire doors to be fitted with suitable self-closing devices (except for doors to cupboards), Perko self-closers or rising butt hinges where such hinges effectively close the door (minimum melting point of hinges to be 800 degrees centigrade.)

Legend

- Brick Work - Plans
- Existing Walls - Plans
- Internal Stud Wall - Plans
- Insulated Plasterboard - Plans
- Insulation - Plans
- Slate Roof Finish - Elevations
- Smoke Detector - Plans
- Heat Detector - Plans

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Title:	Section Details	
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Scale (@ A1)	Drawn By:	Checked By:
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