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THE CONSTRUCTION OF
DORMER LOFT
CONVERSION AT THE
REAR OF THE EXISTING
DWELLING - HEIGHT TO
BE KEPT BELOW THE
EXISTING RIDGELINE.

CONTINUITY OF INSULATION AND AIRTIGHTNESS.

- All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below.
- Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
- Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.
- Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
- Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p. boxings.

For drying ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc

ROOF LIGHTS
 Min U-value of 1.30 W/m²K.
 Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
 New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

BACKGROUND AND PURGE VENTILATION
 Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
 Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
 Internal doors should be provided with a 10mm gap below the door to aid air circulation.
 Ventilation provision in accordance with the Domestic ventilation compliance guide.

Flat Box Latch For All Doors Except Bathrooms.



64mm Eurospec contract box type latch mechanism. Used for latching internal and other non locking doors. Solid quality mechanism and spring action superior to a standard tubular alternative. Manufacturers warranty.

Typical Bathroom Lock and catch.



57mm GRIDLOCK bathroom lock. 57mm. It uses an independent latch and deadbolt for use with bathroom furniture. It has been tested to EN12209:2003 and can be used on fire doors.

