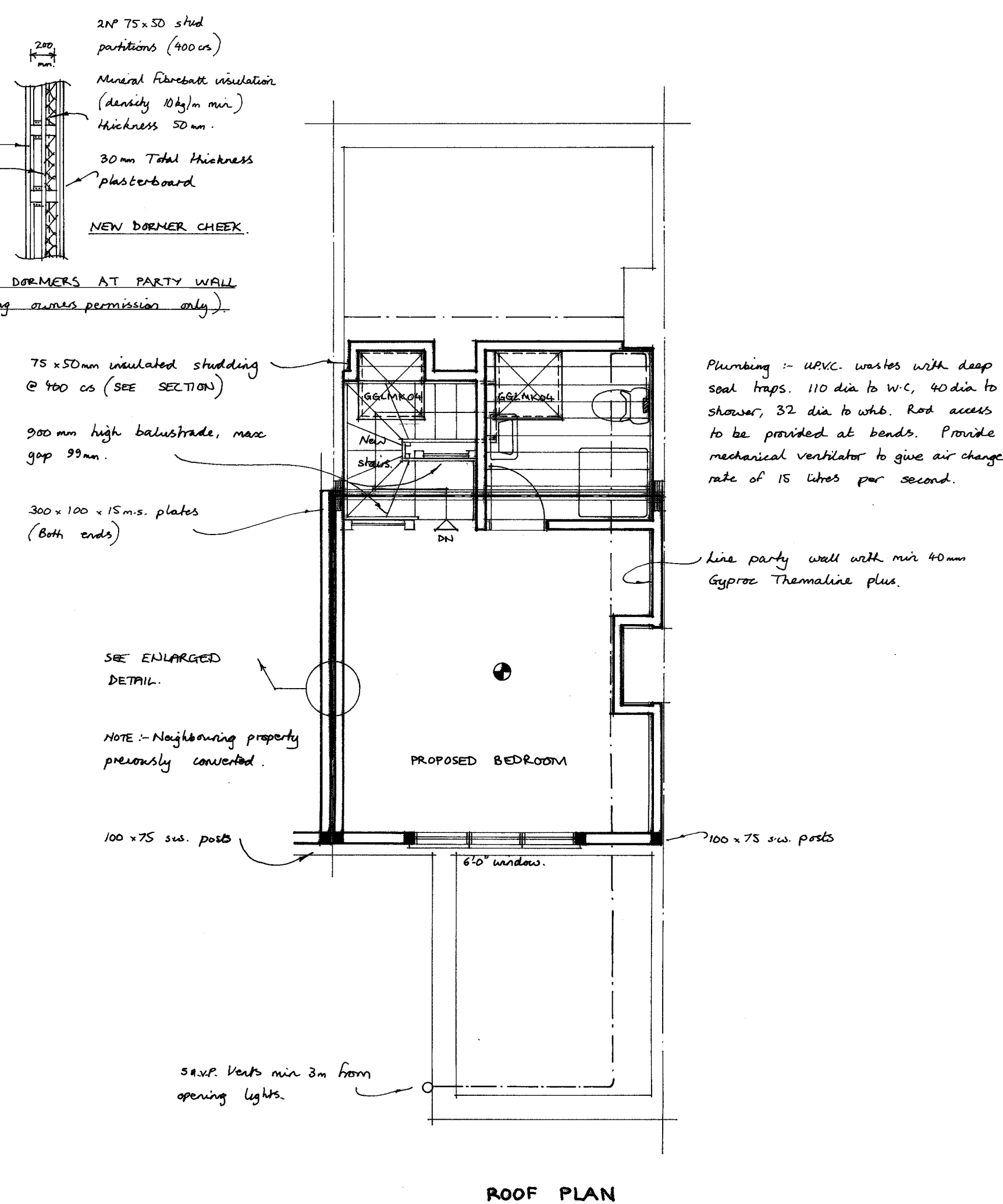
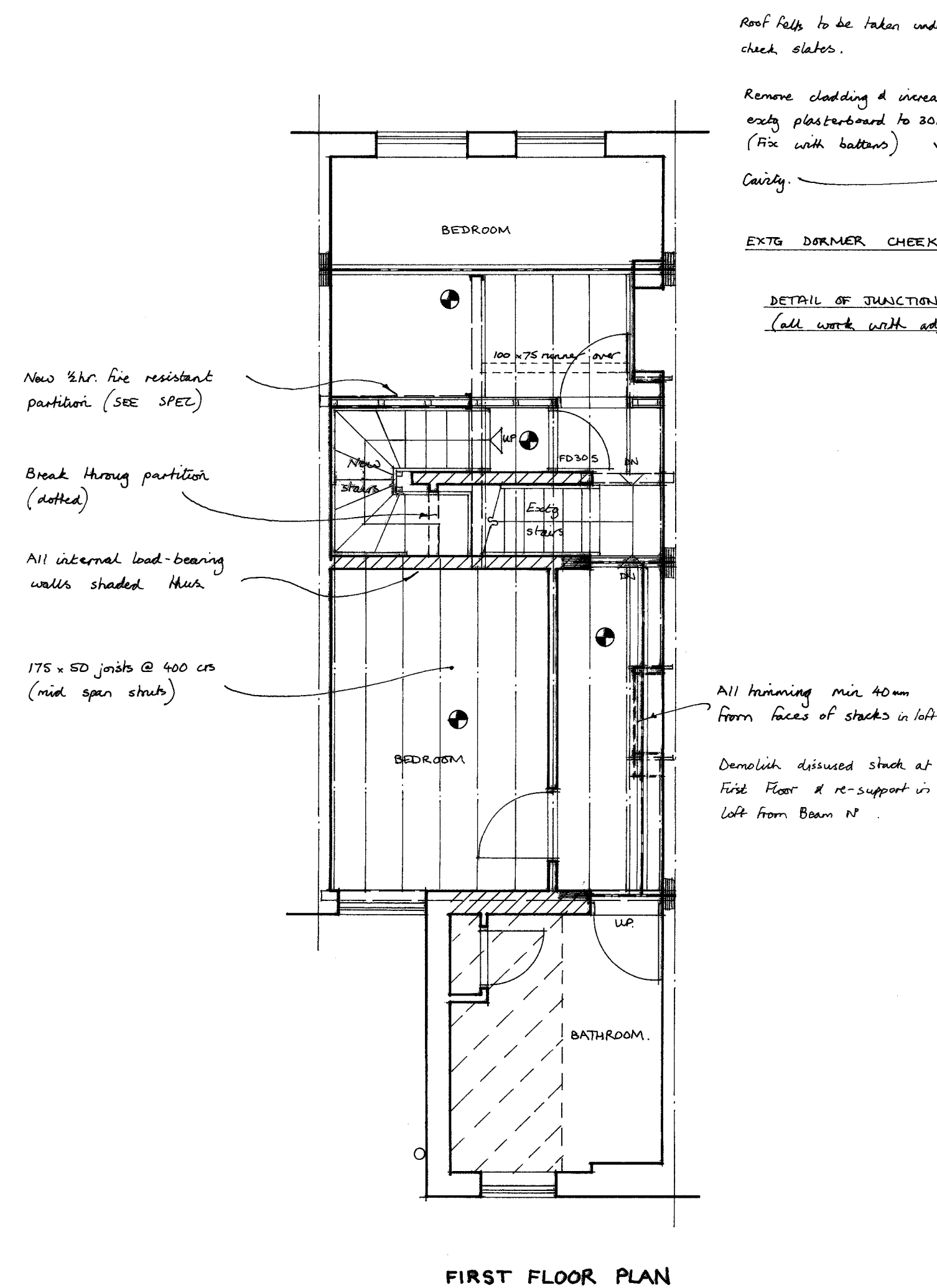




SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m²K)
12.5mm chipings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across furring (1 in 40) on 175 x 50 s.w. joists @ 400mm c/s.
100mm Celotex insulation and 30mm Akas Akas Hybris H Control multi-foil insulation vapour barrier across underside of joists. Fixed with 38 x 25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard and 15mm plaster skim ceiling.

DORMER CHIEK CONSTRUCTION (U=0.19W/m²K)
(Half floor fire resistant from both sides). Vertical tile/slate hangingto match existing on s.w. battens on building plaster on 12.5mmplywood bracing (9mm masterboard within 1m of boundary) on 100x50mm studs @ 400mm c/s (cross braced). 70mm Celotexinsulation between studs and 30mm Akas Hybris H Control insulation vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE 700(2'3") wide.
Rise=200mm, Going=225mm, Tread=250mm, Pitch = 42, 2m clear.
Headroom 900mm handrail, 900mm balustrade housed into newelion returned to adjacent wall. (100mm max gap to risers handrails).Artificial lighting with 2 way switch top and bottom. Any tapered trunks To comply with Part K. 50mm min gining.

HALF FLOOR PARTITION AROUND NEW STAIRCASE
75x50mm studfiling with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE REGULATIONS & ELEMENTS OF STRUCTURE
All doors at ground and first floor of staircase enclosure to be fire fire-resistance E30/D30 with 200 steel hinges and intumescent fire stops bit two sides door at each floor. Any glazing to be wired glass (max 0.36m area). Steel beams to be encased in 2 layers of 12.5mm plasterboard, (staggered joints) to give full half hour fire resistance. Timber beams have half hour fire resistance to BS5268 part 4 section 4.1 1078 (sacrificial design method).

WINDOWS & ESCAPE WINDOWS
Escape window to be 750x450mm min clear opening (min 0.33m Opening area) max 1.1m above floor level. All new windows and Rooflights to be double glazed with min 16mm gap, low glass N=0.15 for windows, n=0.05 for rooflights. Windows to achieve Purgive Ventilation rate of not less than 1/20th of floor area.Window U-Value to achieve min 1.4W/m²K

STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm c/s using M12 bolts and 64mm dia tooth plate connectors.

VENTILATION
Provide 8000mm background Ventilation to new habitable rooms and 5000mm new bathroom/En-suite area. New windows and French doors to achieve a purge ventilation rate of not less than 1/20th of the new floor area.

SMOKE DETECTORS
⊙ Denotes mains wired interconnected smoke detectors with battery back up to BS5839-6:2004.

LIGHTING AND HEATING
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

ELECTRICAL
All new electrical work to be in accordance with Part P 'Competent Person Scheme' to BS7671. Certification to be provided upon completion.

EXISTING DOORS
Existing doors are to be checked on site, and assessed by the on site Building Inspector to assess their ability to be used in conjunction with the proposed Smoke Alarm system. If doors are found to be unsatisfactory, they are to be upgraded to full FD30S comppliance.

PROJECT
Formation of habitable room in roofspace with rear dormer and front velux rooflights.

CLIENT
Mr Longhurst & Mrs. Wilson,
16, Queen Street,
Caversham,
Reading,
RG 4 7RB.

SCALE 1:50 @ 1:100

DATE OCT 2024.

DRAWN BY *M/S Jandy*

CONTRACT No.

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FEET

1 2 3 4 5 6 7 8 9 10 11 12

METRES

1 2 3 4

