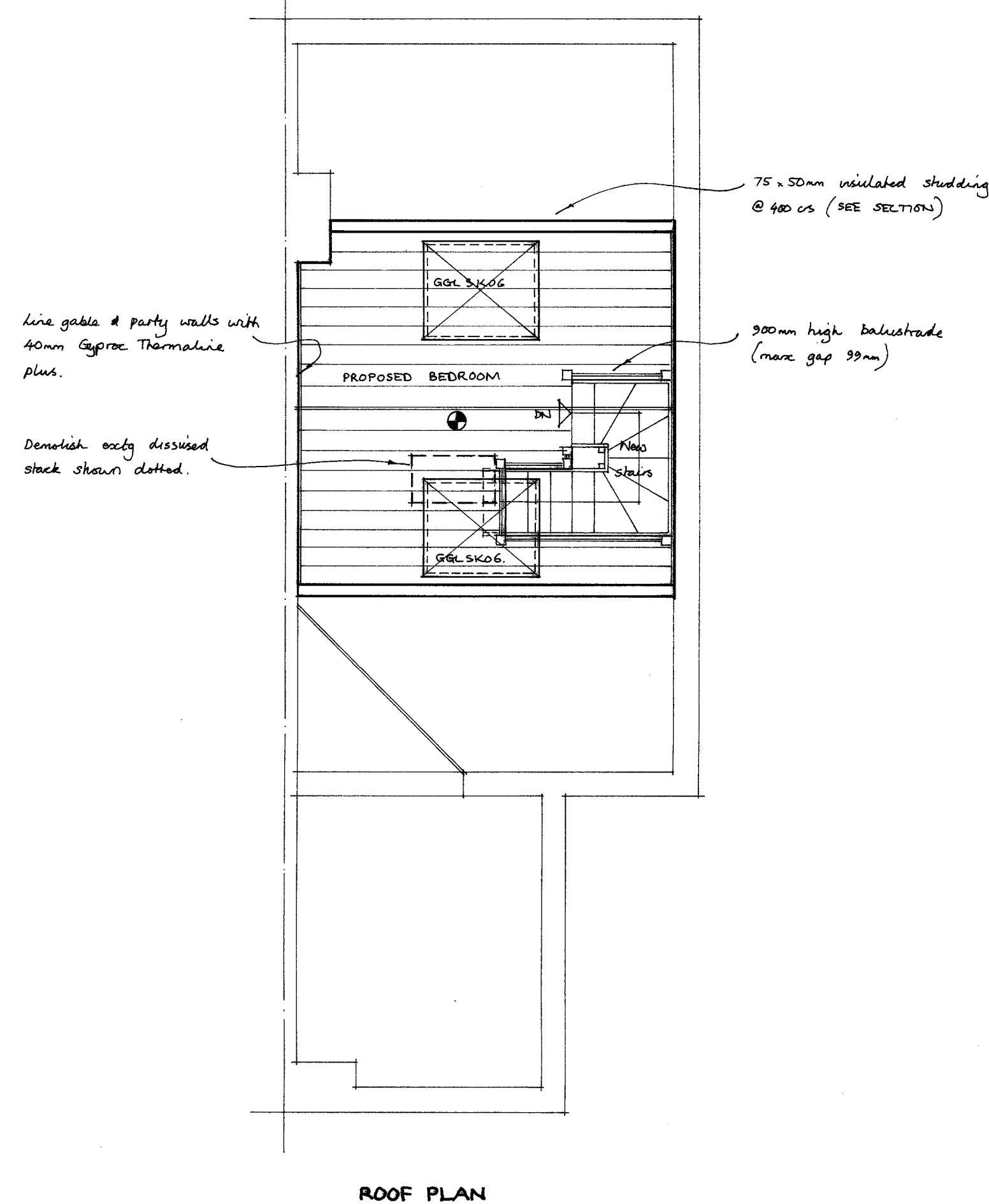
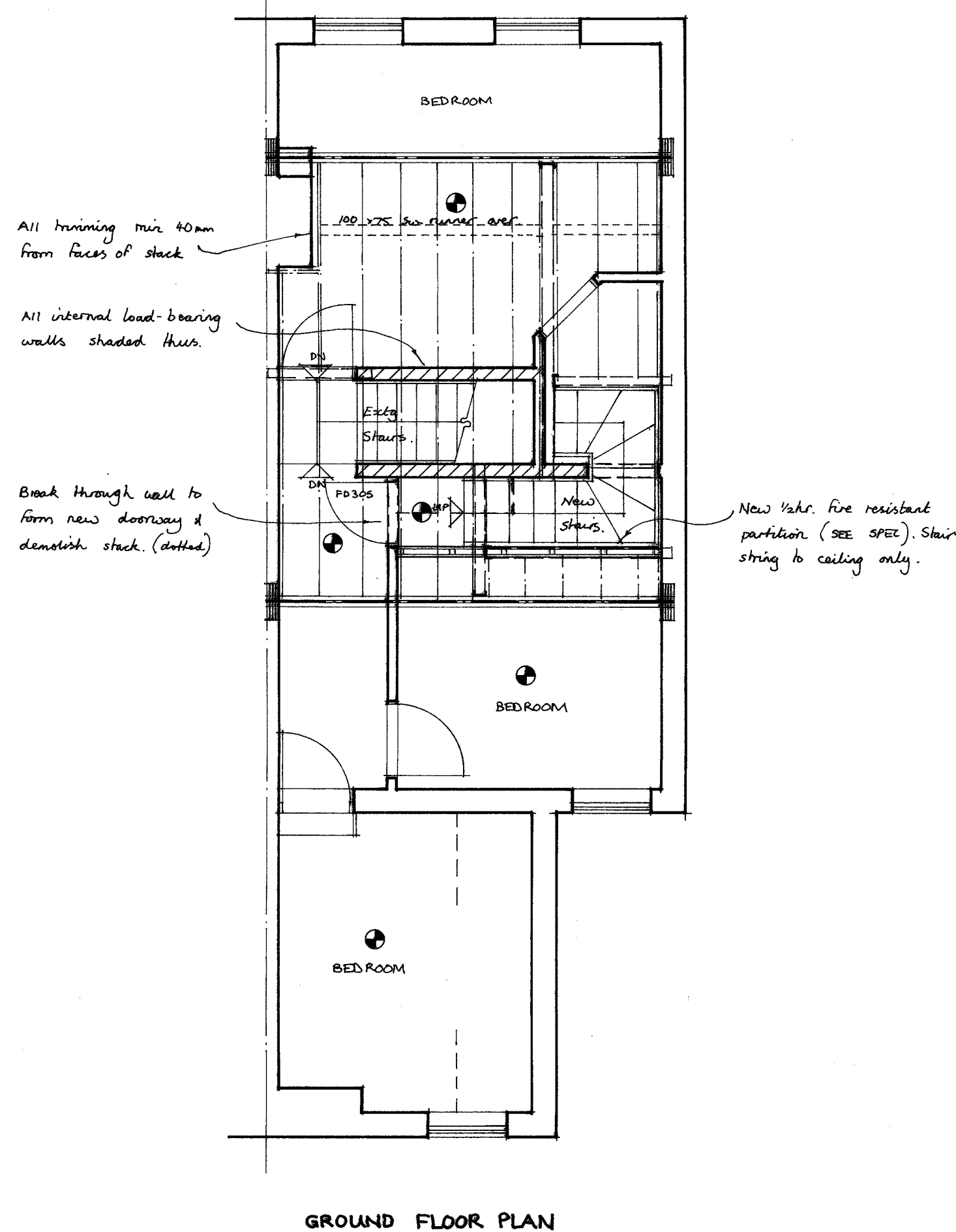
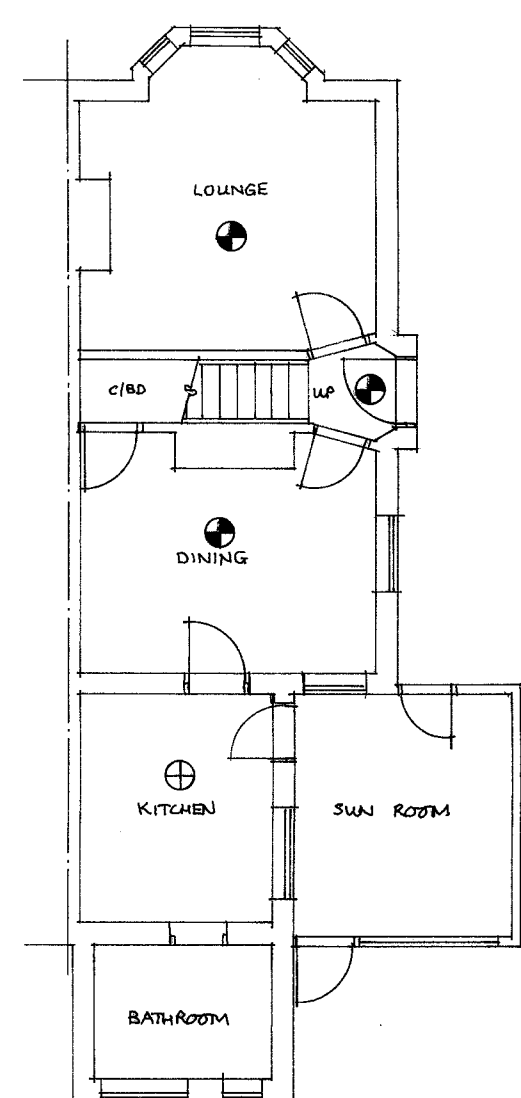
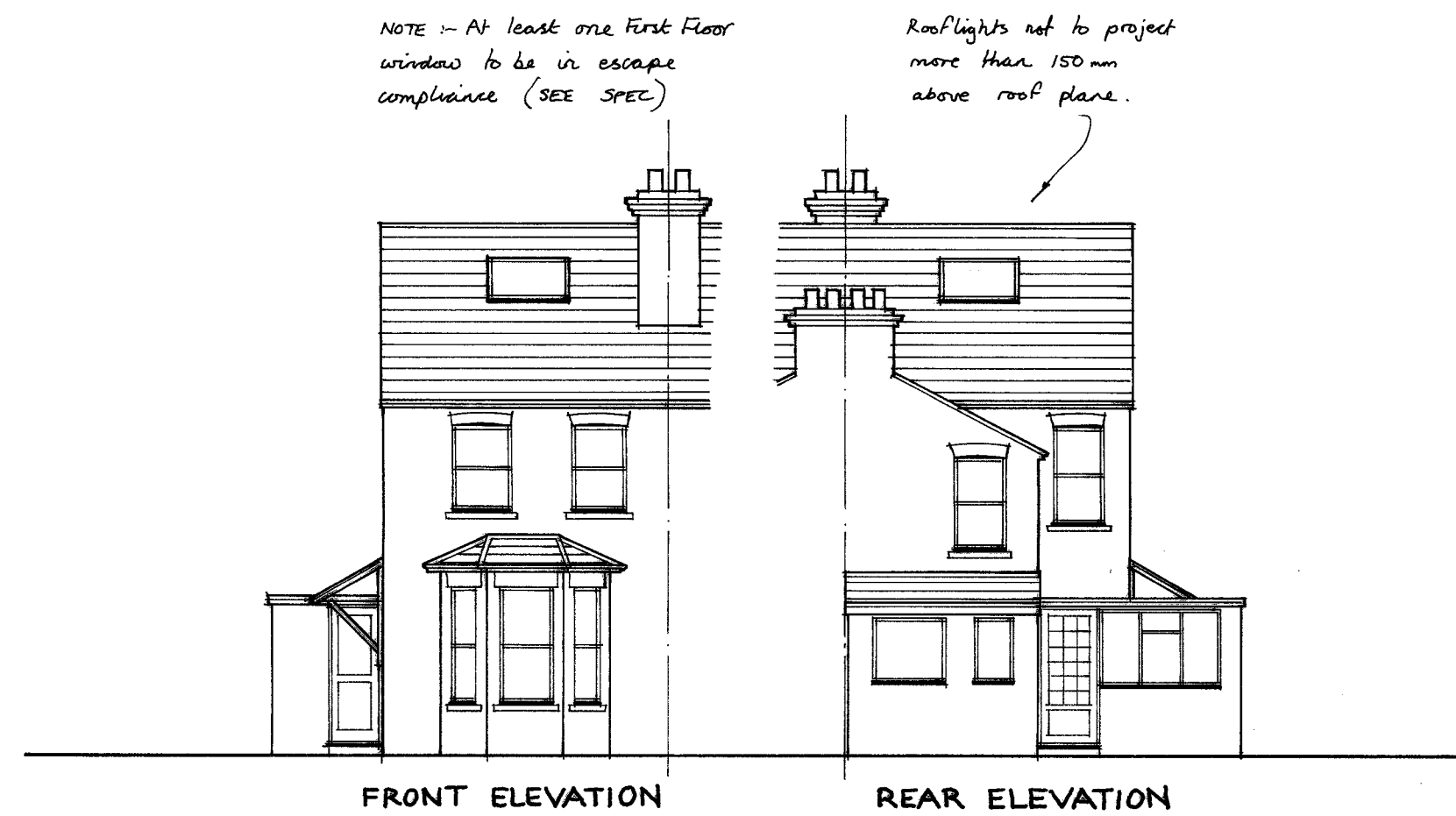
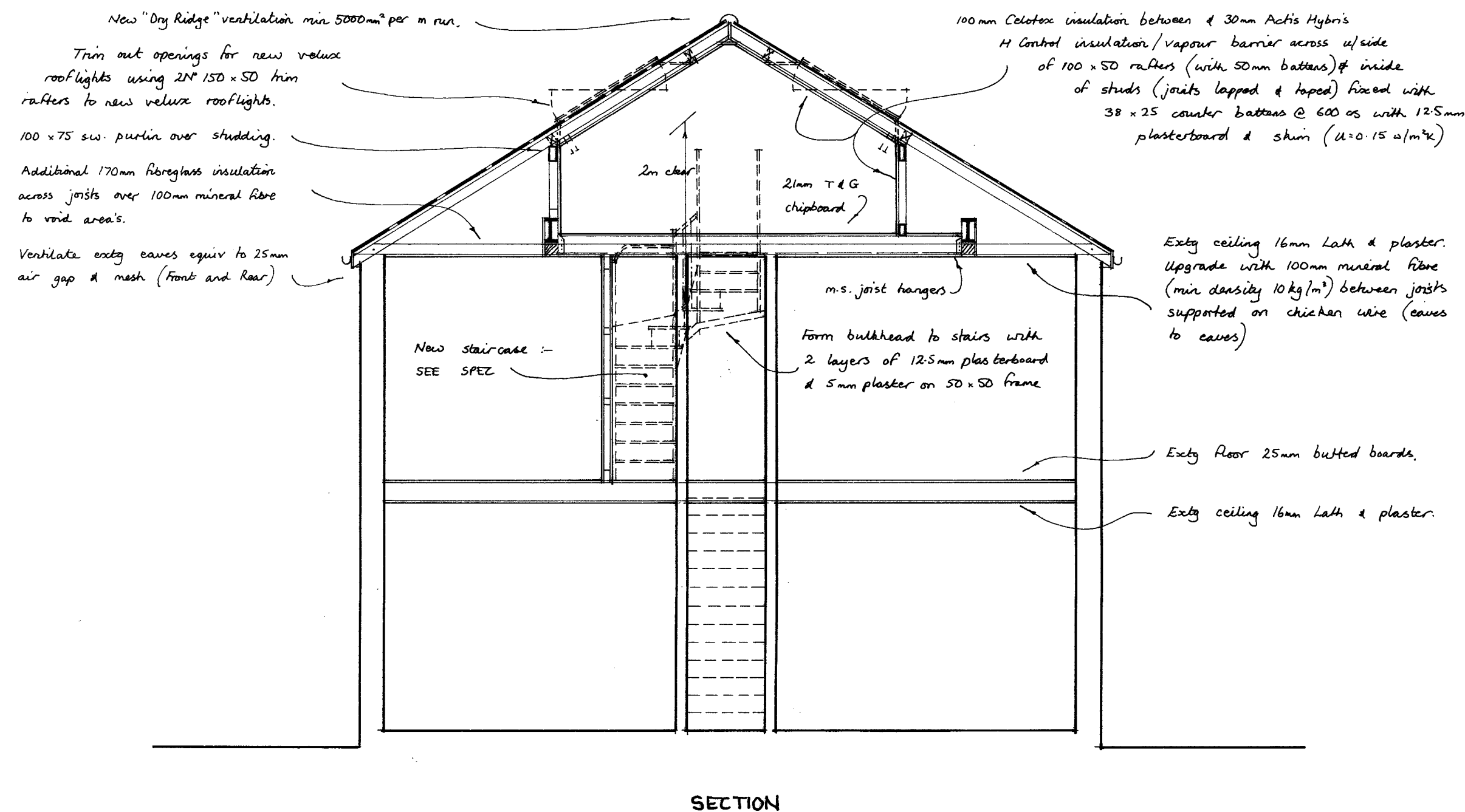




SPECIFICATION	
DORMER ROOF CONSTRUCTION (U=0.15 W/m²K) 12.5mm chipboard on 3 layers bitumast felt on 18mm plywood on 50x50 s.w. battens across firings (1 in 40) on s.w. joists @ 400mm crs. 100mm Celotex insulation and 30mm Actis Hybris H Control multi-foil insulation/vapour barrier across underside of joists, fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex plasterboard & 5mm plaster skim ceiling.	
DORMER CHEEK CONSTRUCTION (U=0.10 W/m²K) (Half hour fire resistant from both sides). Vertical tile/slate hanging to pitch existing on s.w. battens on building paper on 12.5mm plywood bracing (9mm masterboard within 1m of boundary) on 100x50mm studs @ 400mm crs (cross braced). 70mm Celotex insulation between studs and 30mm Actis Hybris H Control insulation vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 crs 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 newelcor returned to adjacent wall. (100mm max gaps to risers handrails). Artificial lighting with 2 way switch top and bottom. Any tapered Treads to comply with Part K. 50mm min going.	
HALF HOUR PARTITION AROUND NEW STAIRCASE 75x50mm studding 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 1/2 hour fire resistant (BS5268) with 210 steel hinges and intumescent fire stops in the other door or door frame. 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 41.1078 (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 E glass N=0.15 for windows, n=0.05 for rooflights. Windows to achieve Purge Ventilation rate of not less than 1/20 th of floor area. Window U-Value to achieve min 1.4W/m ² K	
STRUCTURAL Multiple timber trimmers to be bolted together @ 600mm crs using M12 bolts and 64mm dia tooth plate connectors.	
VENTILATION Provide 9000mm background Ventilation to new habitable rooms and 5000mm new bathroom/En-suites areas. New windows and French doors to achieve a purge ventilation rate of not less than 1/20 th of the new floor area.	
SMOKE DETECTORS Ⓢ Denotes heat detector. Ⓢ 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 Valve).	
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 compliance.	
PROJECT Formation of habitable room in roofspace with Front and Rear velux rooflights	
CLIENT Mrs. Anderson, 5, Recreation Road, Tilhurst, Reading, RG 30 4UB.	
SCALE 1:50 A 1:100	DATE DEC. 2024
DRAWN BY H.W. Jolly	CONTRACT No.
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