

RAMMURTI DESIGN LTD

ARCHITECTURAL & PLANNING SERVICES

Specification notes & Schedule of works for Whitley Villa, 1 Christchurch Road, Reading RG2 7AB

All works, materials, and components must be suitable for the intended purpose and location and must be manufactured and installed in accordance with the relevant and current British Standards and Codes of Practice, NHBC Requirements, manufacturer's specifications and Current Building Regulations.

1. STRUCTURAL WORK

1.1 Works relating to the removal of partitions, formation of new window openings, lowering of floor levels within the basement floor are to be designed and calculated by an accredited or CARE registered engineer.

1.2 The Applicants' will appoint the Engineer subject to gaining approval to the submitted scheme and would be happy to accept that a Planning Condition is included requiring the submission of details prior to commencing works.

1.3 Design dependent on ground conditions, refer to Structural Engineer's drawings. All subject to LA/NHBC Inspectors approval on site.

2. FLOORS

Intermediate Floors

2.1 Existing floor joists are not required to be replaced and are to be kept in place without change.

2.2 Existing Floors to be upgraded to act as intermediate floors as follows:

- "Fire floor upgrade system from "Trim Acoustics" www.trimacoustics.co.uk (0208 443 0099).
- Remove existing floorboards above the ceiling to be treated.
- Mechanically fix Fire Mesh around the profile of the existing timber joists to form a supporting mechanism above the existing ceiling.
- Friction fit Fire Wool between the joists taking care to ensure there are no gaps between the joists and the Fire Wool.
- Re-lay the original floorboards directly onto the joists before overlaying with Reduc Micro 17, Reduc Micro 21 or Reduc Strata Extra in accordance with the Reduc Fitting Guidance notes.
- refer to details at end of the document

3. ROOF AREAS

3.1 There is existing insulation within the roof void and new insulation will not be required.

4. EXISTING STAIR

4.1 Stairwell to have lining to stair side of the well to improve noise and fire separation where the stair walls will become separating walls between apartments.

4.2 Upgrade to existing partitions between apartments (staircase walls) where shown on drawings:

Studwork partitions to Hallways to be upgraded to 60minute fire rating partition to be insulated between existing studs min 25mm and max 50mm mineral wool (10-45kg/m2 existing lining to be treated with "Fiberfon HiGYP 32" fixed to 16mm resilient bars at max 600mm ctrs absorbing material 15mm "Fiberfon Micro slab15" between resilient bars.

"Celecta J strip self-adhesive acoustic foam strip as perimeter flanking to floors junction Refer to system TW.T2 from manufacturers brochure.

5. WALLS

5.1 New non-loadbearing partitions to be 100mm timber or metal studwork at 400mm c/c finished with 12.5mm plasterboard with skim. All stud partitions between rooms and bedrooms are to incorporate sound insulating quilt (25mm thickness, minimum density 10kg/m³) and to have plasterboard upgraded to 10kg/m³ density.

6. LINTELS & BEAMS

6.1 Generally, where new windows and external doors are to be provided, to be in accordance with accredited or approved Heritage Structural Engineers advice and heritage status of the building.

6.2 To be proprietary galvanised steel to BS5977:1983 in external cavity wall with flexible DPC tray over as recommended by lintel manufacturer. All lintels built into external walls to be insulated to achieve 1.2W/m²k. Minimum end bearing 150mm with DPM overlapping end of lintel by 150mm. Weepholes to be provided at 450mm c/c max. over lintels min. 2 no per lintel. Galvanised steel lintels to be provided over openings in internal loadbearing walls. Steel beams to be provided in sizes and weights as described by Structural Engineer and as shown on Working Drawings. Beams built into external brickwork to be coated with bituminous paint, with cavity trays over.

6.3 All steelwork to be fire protected using a spray applied intumescent paint to manufacturer's details. All steelwork to be encased by 2 layers 12.5mm plasterboard taped and skimmed to provide 30mins fire resistance.

7. REPLACEMENT WINDOWS & DOORS

7.1 New Windows generally to be timber construction (TBC by approval from Reading Borough Council Planning department). All with 24mm (4/16/4) double glazed units with Pilkington K glass to both leaves to achieve a max U value of 1.6 W/m²K.

7.2 Opening areas of windows and doors to exceed 1/20th of the room floor area; some part of opening area to be min. 1.75 metres above floor level. Trickle vents are to be inserted in frames of windows/doors to achieve 8000mm² controllable free ventilation area to habitable rooms.

7.3 New and Existing doors to internal apartment hallways to be upgraded or replaced with FD30 fire doors.

7.4 Flat entrance doors are to PAS 24 certified/secure by design and the front door to be fitted with a spy hole and safety chain.

7.5 Glazing within entrance doors and glazing in panels adjacent entrance doors require a pane of laminated glass meeting BS EN 356:200 class P1A, in order to prevent breakage and access to internally operate the door locking devices.

8. GLAZING

8.1 Glazing with which people are likely to come into contact while in passage in or about the building, shall:

- (a) if broken on impact, break in a way which is unlikely to cause injury: or
- (b) resist impact without breaking: or
- (c) be shielded or protected from impact

8.2 Therefore, safety glazing shall be installed:

- a. between finished floor level and 800mm above that level to windows
- b. between finished floor level and 1500mm above that level in a door or within 300mm of either edge of the door.

8.3 All safety glazing shall be to BS6206: 1981

9. VENTILATION

9.1 Refer to Clause 7.0.2 for trickle ventilation to window/door frames.

9.2 Kitchens to be ventilated to external air by either a mechanical extract fan capable of extracting no less than 60 litres per second, or a cooker hood capable of extracting no less than 30 litres per second, both may be operated intermittently.

9.3 Bathrooms to be ventilated to external air by a mechanical extract fan capable of extracting no less than 15 litres per second, may be operated intermittently.

9.4 Sanitary accommodation without windows (or with windows having an opening area of less than 1/20th of the room floor area with some part of the opening area to be a min 1.75m above floor area) to be ventilated by a mechanical extract fan capable of extracting air at a rate of not less than 6 litres/second which is to be linked to the light switch with a 15 minute overrun.

9.5 Generally - where opening windows are not provided, e.g. to fully enclosed internal rooms, all extract fans to be fitted with 15-minute overrun facility and in the case of rooms with no natural light, to be switched with light. Mechanically ventilated internal rooms to be provided with air inlet e.g. 10mm gap under door.

10. HEATING

10.1 Electric Heating assumed (option for gas noted below).

10.2 HEATING to be provided with panel heat storage radiators to locations shown on floor plans, and to be installed to manufacturers detailed requirements.

10.3 Heat output to be confirmed with numbers and locations reviewed as required.

10.4 If required, Gas fired balanced flue boilers (with a min. SEDBUK rating of 90%) operating a full wet central heating and hot water system with thermostat and programmer. A boiler interlock (which is an arrangement of the wiring of the boiler that ensures that when the pump switches off, the boiler also switches off) is to be installed. Devices which delay the boiler firing are not permitted. To comply with NHBC and to be installed to Specialist Manufacturer's instructions & designs. Boiler flues to be installed in accordance with diagrams 3.4 and 3.5 of Approved Document.

10.5 Radiators with thermostatic valves to be located in positions as shown on the Heating Design layouts. All primary pipework to be insulated (the material having a thermal conductivity not exceeding 0.045 W/mK and a thickness equal to the outside diameter of the pipe up to a maximum of 40mm). Where pipes pass through floors, voids or hollow constructions, holes are to be sealed.

10.6 Where required, Gas safe certificate to be issued on completion with one copy to Building control.

10.7 A notice confirming that the hot water system has been properly commissioned and issued by a person competent to do so, is to be provided on completion.

10.8 All baths are to be fitted with a suitable device to limit the hot water temperature to a maximum of 48 deg C.

11. ELECTRICAL

11.1 All works to comply with current IEE regulations and to be in strict accordance with the relevant Electricity Board's regulations. A competent installer who is registered with the Institute of Electrical Engineers should carry out all electrical installations. Electrical installations to be in accordance with approved document part p and are to be designed, inspected and tested by a person competent to do so.

11.2 New circuits to be laid for each apartment, with a landlord's circuit for common areas.

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11.3 Self-contained smoke alarms are to be fitted in the circulation areas. There shall be at least one self-contained smoke alarm on each of these storeys, and they shall be interconnected. They shall be permanently wired to a separately fused circuit at the distribution board, with a battery back-up. All in accordance with BS5446: Part 1 and Section 1 of Part B of the Building Regulations.

11.4 All new lighting to be energy efficient, with dedicated fittings.

Refer to testing and certification in schedule of works section

12. ABOVE GROUND SANITARY PLUMBING

12.1 Sanitary pipework to be in accordance with BS 5572:1978, Clause 3, 4, 7-12.

12.2 50mm deep seal traps to W.C., 32mm waste to basin and bidet with 75mm seal to trap, 40mm waste to sink, and shower with 75mm seal to trap. All traps to be removable or to be fitted with a cleaning eye. Access for cleaning discharge pipes provided by rodding points. Where 32mm wastes exceed 1.7m.in length or 40mm wastes exceed 3m then a re-sealing trap or patent air valve should be used.

13. PRIVATE DRAINAGE

13.1 Foul and Surface water drainage to be in accordance with BS 8301:1985. Pipework to be plastic. Access points to be provided at any change in direction, gradient, or pipe size (unless at a junction), and to be bedded with minimum 100mm granular surround. Drains passing through walls or foundations to be provided with minimum 50mm clearance all round with lintel over and a sheet of rigid material fixed both sides of wall. For drains near foundations (where trench is within 1.0m of building) drain is to be surrounded in concrete and trench to be filled with concrete up to same level as foundation soffit.

13.2 Domestic drains to be minimum 100mm diameter unless otherwise noted. Where drain pipes are less than 150mm diameter and have less than 400mm cover, or where they are 150mm diameter or more and have less than 600mm cover, the pipes to be surrounded in minimum 150mm concrete, provide expansion joints in concrete to manufacturer's instructions.

30.0 SCHEDULE OF WORKS

30.1 General Notes:

30.1.1 The sequence of works must allow provision of electrical ducts and cabling, heating and plumbing pipework, extraction/supply air ducts and drainage etc to be run to required locations before covering up, applying finishes and decorations.

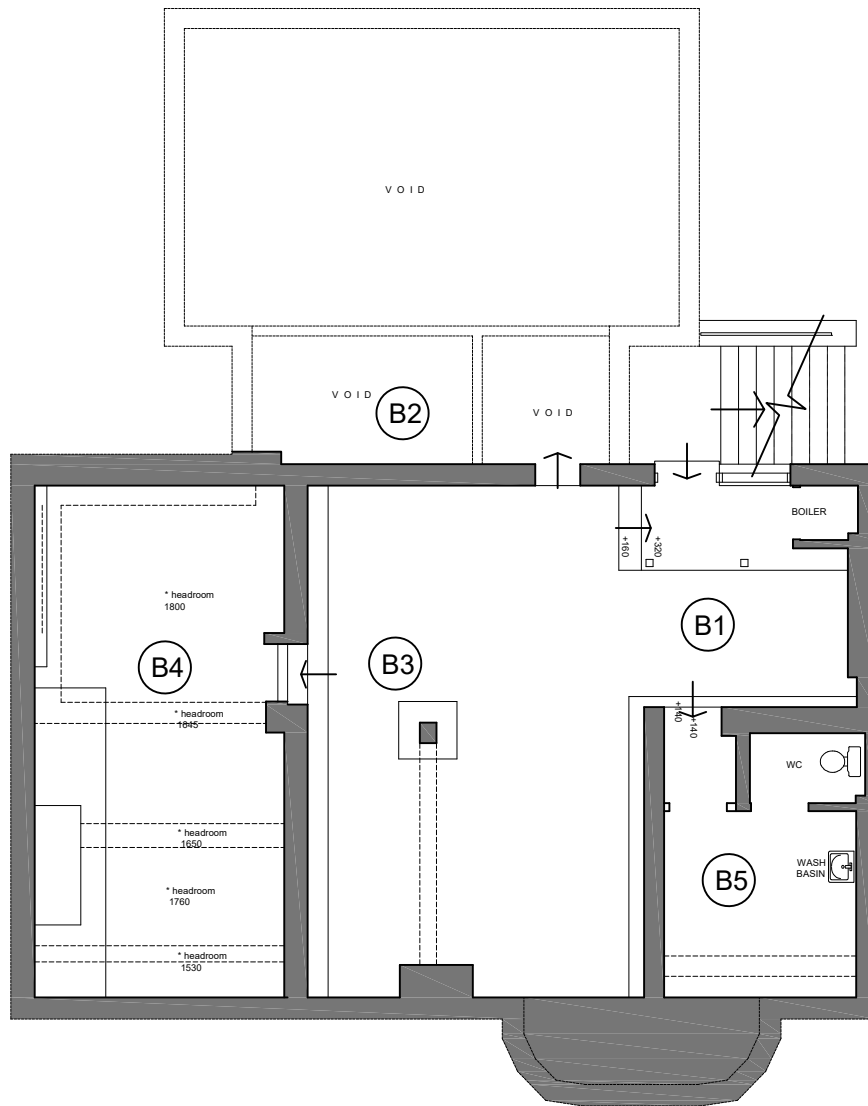
- 30.1.2 Each new apartment to have:
- New shower room fittings to client choice to include WC, Shower tray and wash hand basin, floor and wall tiling.
 - Light switch and low energy downlighters suitable for wet area use.
 - New kitchens with base and wall units, worktops, kitchen sink and drainer, power for cooker point/oven, fridge freezer, washing machine. Tiling to walls between worktops and wall units.

30.1.3 Heating and hot water to be by electric panel and storage heaters or other renewable system, i.e Air Source Heat Pumps to be sized and located as required.

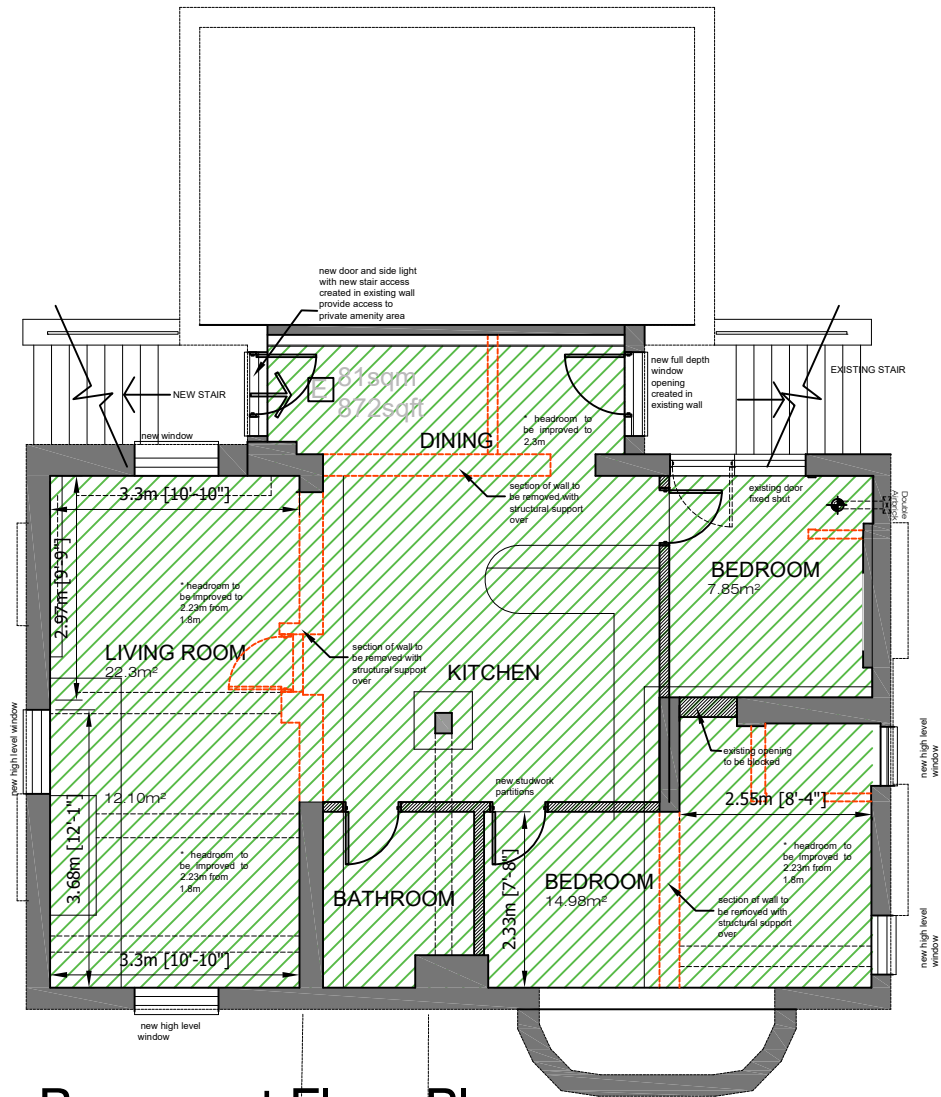
- 30.1.4 Flat entrance doors to be either new or upgraded existing as required, to have:
- wide angle door viewer fitted,
 - self-closing device
 - safety chain
 - security key operated locks PAS 24 rated with quick release emergency escape override mechanism.

30.1.5 New internal doors or those to be retained as existing to be fire rated as shown on drawings.

- 30.1.6 Paintwork
- Refer to data and instructions provided by “Allback Linseed Oil Products (Swedish Linseed Paint) (see appendix A).
- Walls & ceilings to be prepared and made good with min undercoat and 2-coats water-based emulsion paint. Colour to be advised
 - Woodwork to be rubbed down and prepared in readiness to apply undercoat and two coats of white Linseed oil paint.
 - Existing skirtings and cornices to be protected, and made good where required, apply two coats of white paint to suit material.
 - Staircase timber work to be rubbed down and prepared to receive undercoat and 2 coats of white gloss paint.
 - Existing doors, door and window frames to be rubbed down and prepared to receive undercoat and 2 coats of white linseed oil paint.
 - New doors and windows to be primed and prepared to receive undercoat and 2 coats of white gloss paint.



Basement Floor Plan
Existing



**Basement Floor Plan
Proposed**

40.1 Works Basement floor to create apartment A

The basement has been found to be dry and without signs of damp penetration and no works are anticipated in relation to tanking or waterproofing.

Existing incoming services to be routed to desired locations and made safe as required.

Drainage from upper floors to be routed to external existing inspection chambers.

New windows to be timber hardwood frames to match profiles as close as possible to the existing window and door profiles.

Room B1

Existing cupboard to be removed and adjacent areas made good.

Existing door into the basement to be fixed and locked shut.

Opening from B1 to B5 to be blocked using timber studs and plasterboard lining with insulation between studs.

Room B2/B3, B3/B4, B3/B5

New openings formed to external walls as shown on drawings with beams/lintels supports to engineers' requirements.

Existing load-bearing walls to be removed to extents as shown on plans with structural steel beam supports in accordance with Structural Engineer's design and calculations, with end bearings as engineering brickwork padstones or on steel plates.

Beams to have fire rated lining in fire rated plasterboard, skimmed and finished in readiness for decoration.

Room B2

Form new access door and new external steps to Northern elevation.

Rooms B2, B4 and B5

Floor levels to be lowered to achieve a minimum of 2.23m headroom, to match previously lowered levels, where required, foundation depths to be confirmed and advice from Structural Engineer sought to ensure that the existing fabric of the building structure is not compromised.

Room B3

Construct new kitchen, with base and wall units fitted to existing walls, take drainage to existing SVP.

Include extractor fans and ducting fitted to underside of ceiling and taken to external wall with insertion of new air brick of a conservation style.

Room B5

Remove section of load bearing wall as shown on plans, with new structural support to Engineers design and calculations.

Construct new studwork partition to split the room and create separate bathroom.

Include new bath, toilet and wash basin in new bathroom, take drainage to existing SVP location.

Generally

New studwork walls as shown on floor plans to create shower room, separate living and bedroom areas

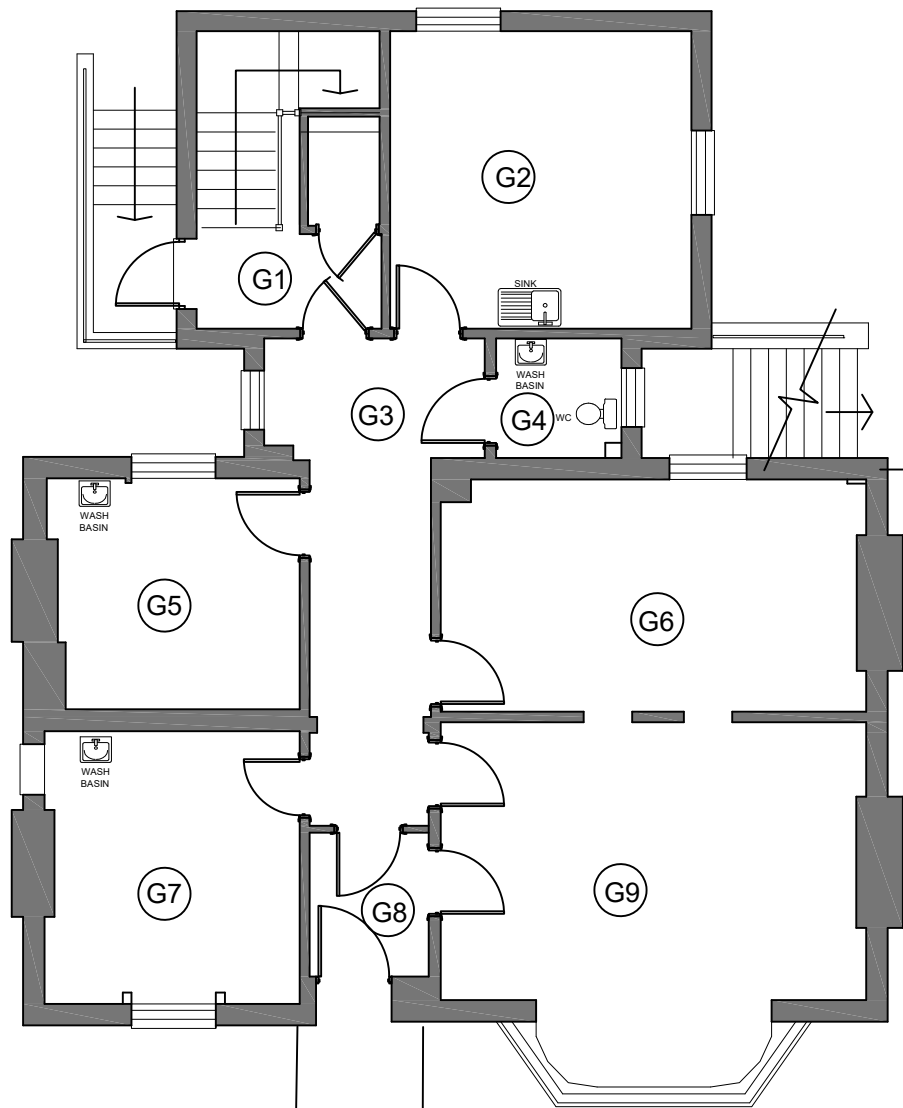
Works required to reduce levels to improve headroom within basement to be agreed with structural engineer.

Install new kitchen and shower rooms as shown on drawings.

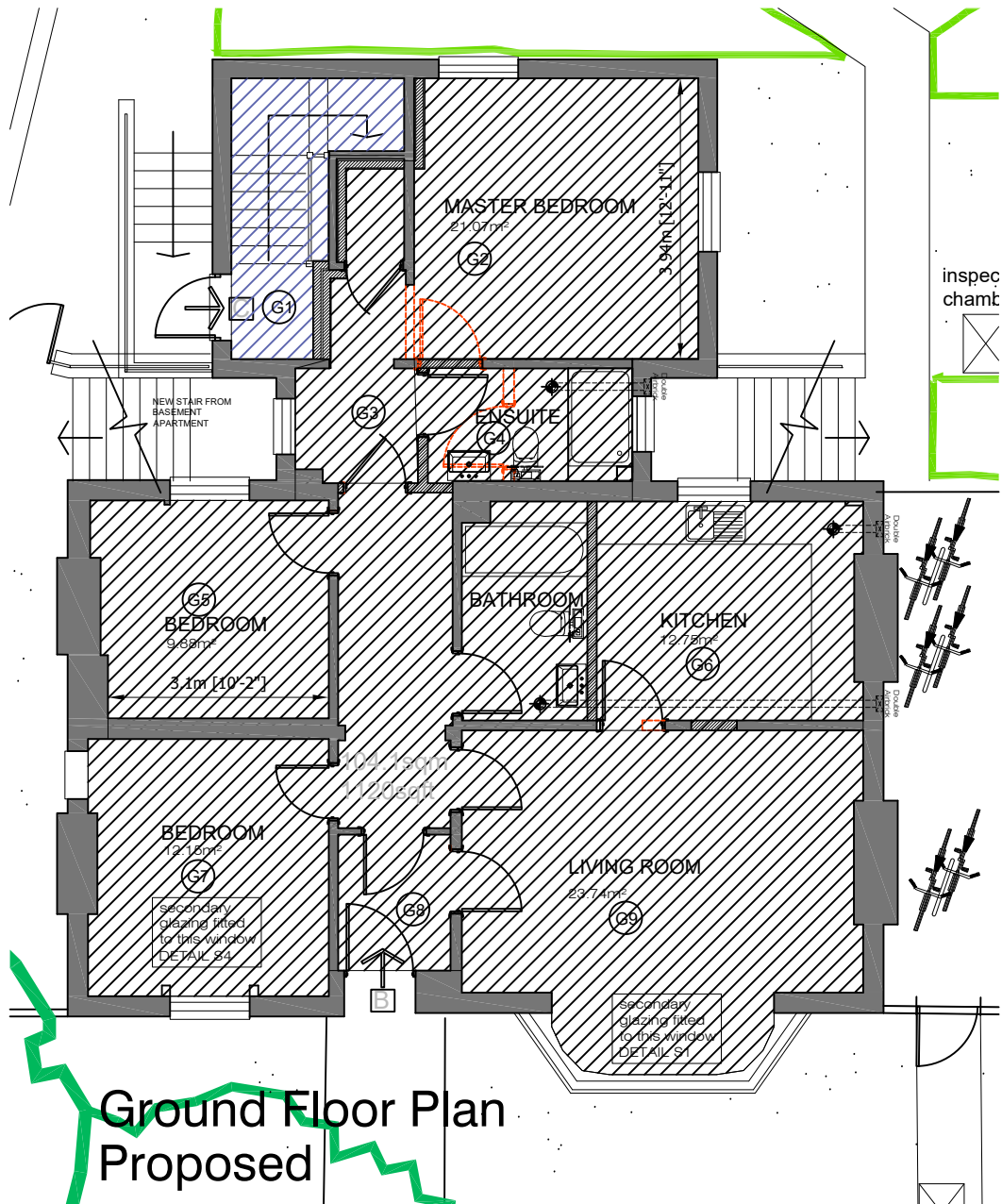
Provide extractor fans to new bathrooms and kitchen.

Include extractor fans and ducting fitted to underside of ceiling and taken to external wall with insertion of new air brick of a conservation style.

Floor between basement and ground floor levels to be upgraded as per "intermediate floor detail" as clause 2.2 in specifications clause.



Ground Floor Plan
Existing



50.1 Ground floor to create apartment B

Prepare for new studwork partitions in locations shown and as part of setting out for new floor finishes to upgrade floors below and above the new apartment.
Ensure isolation at perimeter of each of internal and external walls to manufacturers requirements.

Rooms G1/G2

Upgrade / insert new partitions between apartment and hallway as noted on drawings and as per specification notes.
Block existing access from stair to ground floor as noted on plans.
Remove section of partition between the rooms and make good as required.

Rooms G2/G4

Remove door and architraves and block up existing door access between the two rooms.

Room G4

Remove existing partition and door access from G3 to G4 and construct new studwork partitions and door to enlarge the room and create an ensuite shower room.
Replace existing toilet and wash basin and include new shower room toilet and basin with drainage taken to existing SVP.
Include extractor fans and ducting fitted to underside of ceiling and taken to external wall with insertion of new air brick of a conservation style.

Room G6

Construct new studwork partition to split the room and create separate bathroom.
Include new bath, toilet and wash basin in new bathroom, take drainage to existing SVP location.
Construct new kitchen, with base and wall units fitted to existing walls, take drainage to existing SVP
Include extractor fans and ducting fitted to underside of ceiling and taken to external wall with insertion of new air brick of a conservation style.

Rooms G6/G9

Access hatches between living room and new kitchen - Increase width of existing access hatch, lower cill level to door threshold level, to create access door between living area and new kitchen with new internal door. Check need for support over where cutting away loadbearing structure, insert concrete lintol as required with minimum 150mm end bearings.
Block up existing second access hatch on timber studwork and plasterboard.

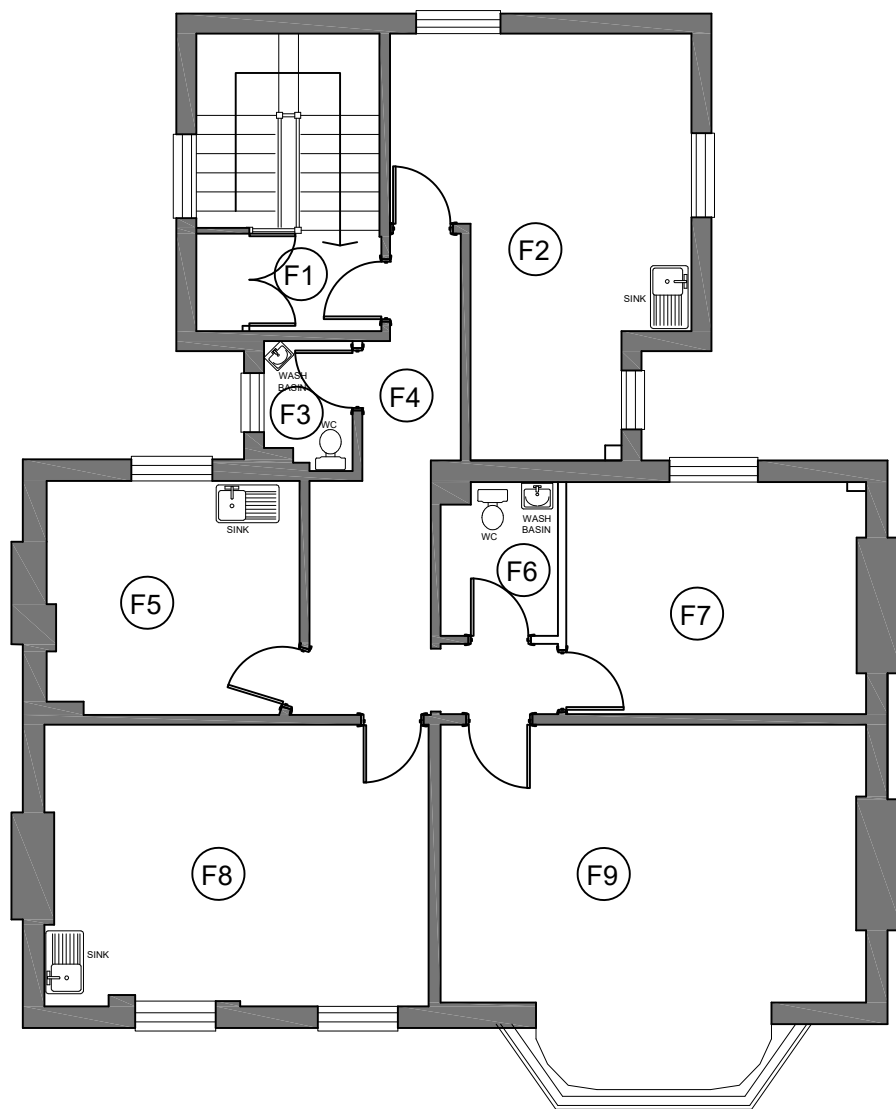
Rooms G7/G9

Fit secondary glazing as per details S4 room G7, and Detail S1 to Room G9 bay window.

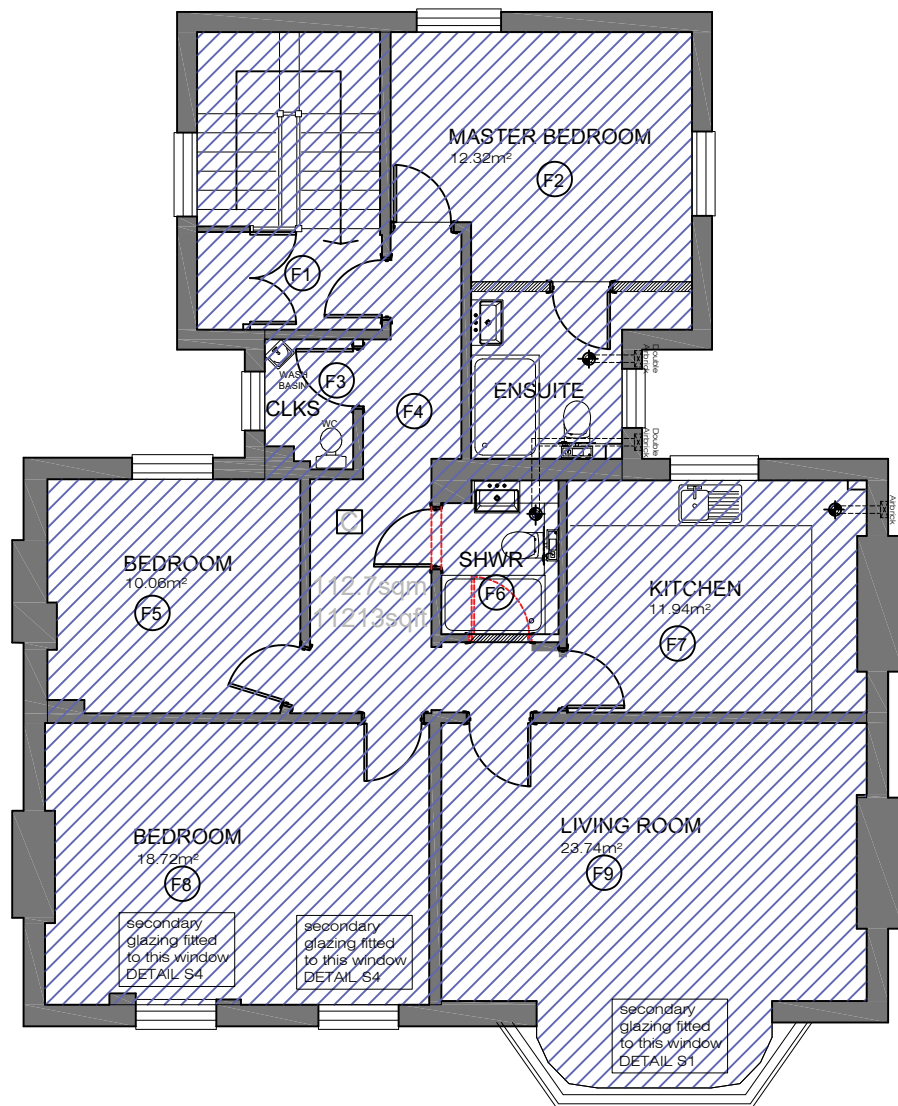
Floor between Ground and 1st floor levels to be upgraded as per “intermediate floor detail” as clause 2.2 in specifications clause.

Install new kitchen and shower rooms as shown on drawings.

Drainage SVP to be taken vertically to apartment below with floor penetration provide with insulation in duct and intumescent fire collar at floor junction.



First Floor Plan
Existing



First Floor Plan
Proposed

60.1 First floor to create apartment C

Prepare for new studwork partitions in locations shown and as part of setting out for new floor finishes to upgrade floors below and above the new apartment.

Ensure isolation at perimeter of each of internal and external walls to manufacturers requirements.

Rooms F4 and F6

Create door access between F4 and F6 to new shower room.
Block existing door to F6 in studwork and plasterboard and make good areas disturbed.

Room F6

Include new bath, toilet and wash basin in new bathroom, take drainage to existing SVP location.

Construct new kitchen, with base and wall units fitted to existing walls, take drainage to existing SVP.
Include extractor fans and ducting fitted to underside of ceiling and taken to external wall with insertion of new air brick of a conservation style.

Room F7

Construct new kitchen, with base and wall units fitted to existing walls, take drainage to existing SVP
Include extractor fans and ducting fitted to underside of ceiling and taken to external wall with insertion of new air brick of a conservation style.

Rooms F8/F9

Fit secondary glazing as per details S4 room F8, and Detail S1 to Room F9 bay window.

Floor between ground and 1st Floor & 1st/2nd floors to be upgraded as per “intermediate floor detail” as clause 2.2 in specifications clause.

70.0 Completion tests and certification requirements

Emergency lighting should be installed to the apartment corridors and stair access from top floor apartment to meet BS 5266: Part 1:2011 (EN 1838). A copy of the Emergency Lighting Commissioning Certificate will be required for the new installation, when the work is completed.

A minimum grade D, LD3 smoke detection system should be provided to each flat, complying with BS 5839 Pt. 1:2002: Pt 6:2013. A copy of the Commissioning Certificate will be required for the new installation, when the work is completed.

Flat entrance doors to be FD30S self-closing fire doors tested to BS476-22, internal flat doors to be FD30 – not self-closing. Provide a copy of the relevant test certificate.

Impact sound insulation performance for upgraded separating floors and stairs is required to a maximum 64dB. Sound Test Results will be required at completion to show this has been achieved.

Airborne sound insulation performance for upgraded separating walls, floors and stairs is required to be a minimum 43dB. Sound Test Results will be required at completion to show this has been achieved.

Mechanical ventilation, designed to be supplied at the appropriate rate, is required to all rooms where a high level of moisture is generated. (Kitchen/Utility/Bath/Shower Rooms). Installation and commissioning certificates for the mechanical ventilation systems for each flat are required prior to completion.

Either a Water Efficiency Calculation or fittings schedule is required to demonstrate expected water consumption of either less than 125 litres/person/day (basic B/Regs requirement), or less than 110 litres/person/day where Planning Permission has imposed a condition for a more onerous requirement. At completion, Certification will be required from the installer, which should state the consumption rate and whether the fittings or water calculation approach has been used.

A notice confirming that the hot water system has been properly commissioned and issued by a person competent to do so, is to be provided on completion.

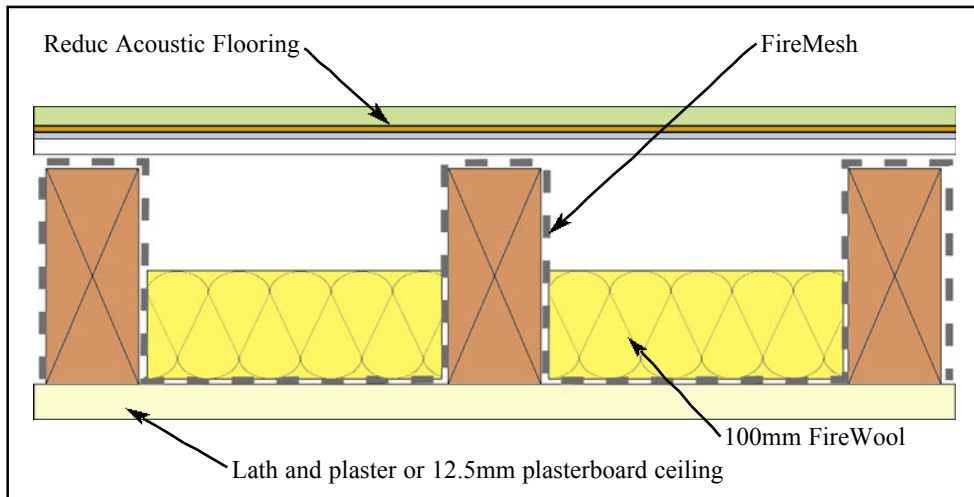
Evidence that an Energy Performance Certificate (EPC) has been produced for each flat in the building will be required at completion to assist in the issue of our Final Certificate.

60 Minute Fire Rated Floor System



Reduc Firefloor

The FireFloor system provides for a one-hour fire rated ceiling when refurbishing buildings, and where there is a requirement to improve the acoustic performance of an intermediate timber floor without disturbing the existing lath and plaster or single layer plasterboard ceiling.



In order to achieve the fire rating, existing floorboards are removed and FireMesh is mechanically fixed around the profile of the timber joists to create a supporting "hammock". FireWool is then friction fitted between the joists. The original floor boards can be replaced before overlaying Reduc Micro 17, Reduc Micro 21 or Reduc Strata Extra. Alternatively, Reduc Foundation 35 can be laid directly onto the joists to provide a new structural floor.

Application

FireFloor is used extensively in the refurbishment of old or listed buildings with timber floors, where there is a requirement to retain the original ceiling below.

Technical Advice and Acoustic Testing

Highly qualified and experienced building and acoustic engineers are available to discuss all aspects of acoustic performance requirements and can prepare specifications and effective installation instructions to ensure optimum performance is achieved. They can also undertake pre- and post-installation testing for airborne and impact sound insulation, if required. Further details are available on request.

Operating Temperature

FireFloor components are suitable for use at normal building temperatures.

Fire Performance

The FireFloor system was tested by TRADA in 1985 in accordance with the provisions of BS 476: Part 8: 1972, and achieved the fire resistance periods stated below, based on a uniformly distributed load of 1.623 kN/m² for the duration of the test and 24 hours thereafter.

Stability	:	60 minutes
Integrity	:	60 minutes
Insulation	:	60 minutes

Building Regulations Part B (2000) states that BS 476: Part 8 is still valid for products tested before 1988.

Applications made to Building Control bodies BEFORE 6th April 2007 should follow the guidance contained in Approved Document B 2000 edition. Applications made on or AFTER 6th April 2007 should follow the guidance contained in the latest Approved Document B (Volumes 1 and 2).

Building Regulation Requirements

Building Regulations Approved Document E (England and Wales) and Building Standards Part H (Scotland) call for the following standards to be achieved for all timber floors:

Building Regulations Approved Document E	Airborne Noise	Impact Noise	Building Standards Part H	Airborne Noise	Impact Noise
	$D_{nT,w} + C_{tr}$ dB	$L'_{nT,w}$ dB		$D_{nT,w}$ dB	$L'_{nT,w}$ dB
Conversions	43 or greater	64 or less	Conversions	52 or greater	61 or less
New Build	45 or greater	62 or less	New Build	52 or greater	61 or less

Acoustic Performance of FireFloor System

Detailed below are the anticipated acoustic performance figures with Reduc acoustic flooring incorporated in the FireFloor system.

Typical Floor Construction	Airborne Sound Weighted Standardised Level Difference		Impact Sound Weighted Standardised Pressure Level
	$D_{nT,w}$ dB	$D_{nT,w} + C_{tr}$ dB	$L'_{nT,w}$ dB
30mm lath and plaster ceiling in good condition or single layer plasterboard on the underside of timber joists with 22mm tongue and groove flooring	43	35	70
As above with 100mm FireWool slab between timber joists and Reduc Micro 17 overlaid on 22mm tongue and groove boards	51	43	58
As 2 above with Reduc Micro 21	52	44	57
As 2 above with Reduc Strata Extra	53	45	56
Reduc Foundation 35 laid directly onto timber joists with 100mm FireWool Slab between the joists and 30mm lath and plaster ceiling in good condition or single layer plasterboard	54	46	56

Flanking Transmission

The performance figures quoted above are based on test results for timber and concrete floors and can only be expected if the building design and construction has followed good practice to ensure all potential flanking paths have been eliminated. In order for wall and floor constructions to be fully effective, extreme care should be taken to correctly detail the junctions between the separating wall or floor and the associated elements such as external walls and any penetrations. If junctions are incorrectly detailed, the acoustic performance will be limited and Building Regulation requirements may not be achieved in practice.

Components and Dimensions

Component	Unit	Nominal Dimensions / Coverage		
		Thickness mm	Length / Coverage	Width mm
FireMesh	25mm gu rolls	n/a	50m	1200
FireWool	slabs	100	1000mm	600
Reduc Micro 17	boards	17	1175mm	575
Reduc Micro 21	boards	21	1175mm	575
Reduc Strata Extra	boards	35	1175mm	575
Reduc Foundation 35	boards	35	2400mm	600
Reduc Isolation Tape	rolls	5	15m	varies with thickness of flooring
Reduc Joint Adhesive	1 litre bottles	n/a	25m ² per litre	n/a
FlexiSeal	380ml tubes	n/a	varies	n/a

Application and Fixing

Remove existing floorboards above the ceiling to be treated. Mechanically fix FireMesh around the profile of the existing timber joists to form a supporting mechanism above the existing ceiling. Friction fit FireWool between the joists taking care to ensure there are no gaps between the joists and the FireWool.

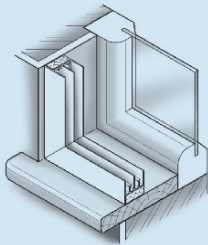
Re-lay the original floor boards directly onto the joists before overlaying with Reduc Micro 17, Reduc Micro 21 or Reduc Strata Extra in accordance with the Reduc Fitting Guidance notes.

Alternatively, lay Reduc Foundation 35 directly onto the existing joists in accordance with the Reduc Fitting Guidance notes to create a new structural floor.

Selectaglaze secondary windows are designed to present a clean appearance on the room side. All units are purpose made to suit a particular window opening and so ensure the highest performance. The odd leg frame system allows tolerances to be accommodated without applying face cover fillets. In almost all circumstances fixings are concealed within the framework. When larger section timber frames or cill extensions are required these are finish decorated on exposed room side surfaces. Typical fixing details are illustrated

S1

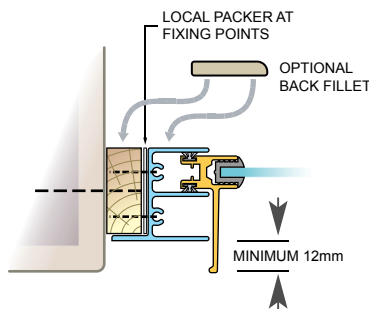
Standard Square Reveal Fix



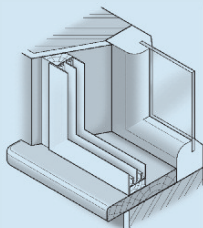
- 33mm x 15mm twice primed softwood ground bedded on acrylic mastic and fixed to structure
- Odd leg frame with applied mastic lips ground and is fixed to it
- Local concealed packers take up opening tolerance
- Optional caulking point between frame and wall allows finished decoration

Guidance

- Set back minimum 12mm from wall face to avoid blowing plasterwork
- Any hinge fixings must penetrate into structure
- Enlarged timber grounds required when:
 - dealing with very irregular openings
 - providing access to remote blind controls
- Optional back fillet available to conceal packing



S2

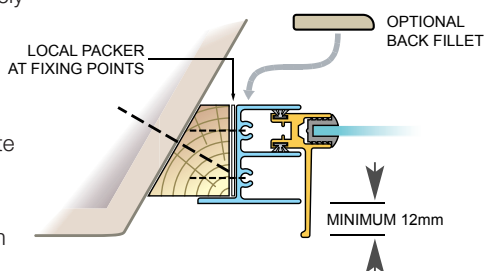


Splayed Reveal Fix

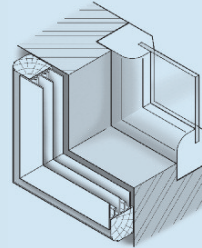
- Shaped softwood ground is machined to match the splay
- Aluminium frame fixing continues as S1

Guidance

- When attaching to shutters, ensure that these are securely fixed back and sealed
- Timber section can be sized to accommodate remote blind controls
- 12mm minimum setback as S1



S3

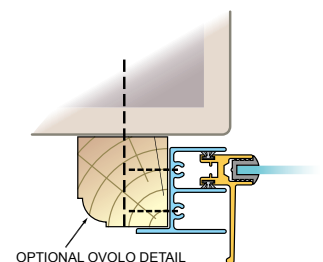


Face Fix

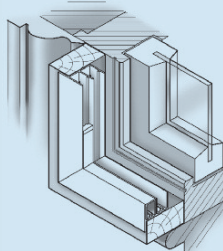
- Softwood frame with minimum 38mm x 32mm section bedded on acrylic mastic and fixed back to structure
- Optional ovolo moulding
- Aluminium frame fixing continues as S1

Guidance

- Suitable detail where:
 - no reveal exists
 - clearance is needed for inward opening windows
- Remote blind controls and ventilators cannot normally be accommodated



S4

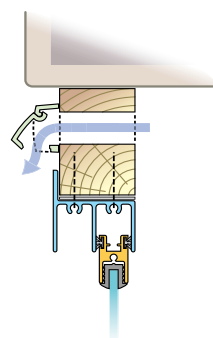
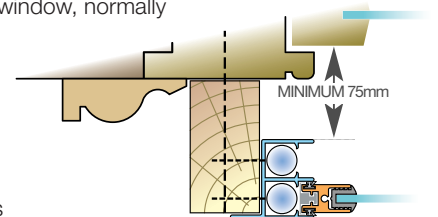


Inset Box Sash

- Timber sized to provide a minimum 75mm glass to glass cavity and fixed back to box sash
- Optional ovolo moulding
- Aluminium frame fixing continues as S1

Guidance

- Minimum 75mm cavity applies to use of matching sash window, normally Series 20
- Existing architraves will sometimes need to be resited both for practical and visual reasons



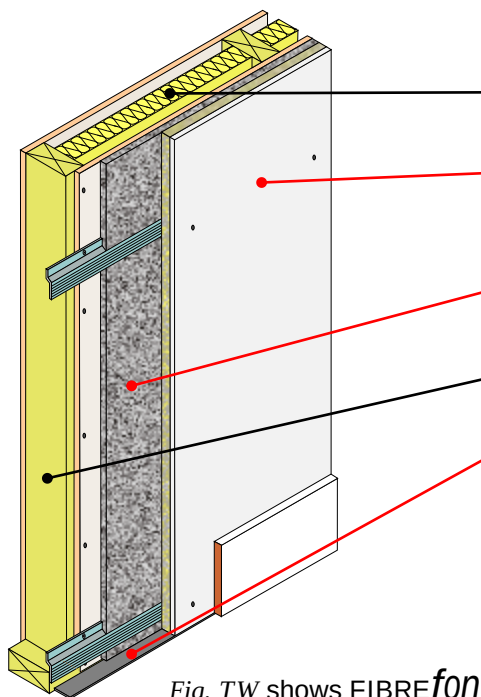
Ventilators

- Accommodated through enlarged timber section generally at head of window

Timber stud wall

PCT / up-grade solution

Composite wall lining
Suitable for new and existing timber stud walls
Acoustic treatment indirectly fixed to timber studs



Absorbing material (existing)	25mm (min) - 50mm (max) mineral wool (10 - 45kg/m ³) between studs
Wall treatment	FIBREfon HiGYP 32 fixed to 16mm resilient bars set at 600mm (max) centres (See <i>Table TW</i> for treatment options)
Absorbing material	15mm FIBREfon Micro SLAB 15 between resilient bars
Timber stud wall (existing)	89mm (min) x 38mm timber stud wall set at 600mm (max) centres
Perimeter flanking strip	Cellecta J-strip self-adhesive acoustic foam strip



FASTRACKCAD
ARCHITECTURAL CAD DATABASES

Fig. TW shows FIBREfon HiGYP 32 fixed to 16mm resilient bars, fixed to one side of an existing timber stud wall (TW.T1)

Table TW

PCT wall lining options

	Timber stud wall	TW. T1	TW. T2	TW. T3	TW. T4
Typical PCT performance	89mm x 38mm timber studs at 600mm centres 25 - 50mm mineral wool fitted in between studs. 1 x 12.5mm plasterboard 8kg/m ² fixed to both sides.	FIBREfon HiGYP 32 fixed to resilient bars set at 600mm centres fixed to one face of the existing timber stud wall. Resilient bar cavity filled with FIBREfon Micro Slab 15.	FIBREfon HiGYP 32 fixed to resilient bars set at 600mm centres fixed to one face of the existing timber stud wall. Resilient bar cavity filled with FIBREfon Micro Slab 15. Additional layer of gypsum-based board 8kg/m ² (min) fixed to opposite face.	FIBREfon HiGYP 32 fixed to resilient bars set at 600mm (max) centres fixed to both sides of the timber stud. FIBREfon Micro Slab 50 fitted in between studs.	FIBREfon HiGYP 32 fixed to resilient bars set at 600mm (max) centres fixed to both sides of the timber stud. FIBREfon Micro Slab 50 fitted in between studs. Additional layer of gypsum-based board 8kg/m ² (min)
R_w	40dB	54dB	56dB	58dB	60dB
R_w + Ctr	35dB	45dB	49dB	49dB	52dB
Improvement on basic timber stud partition DR_w	-	14dB	16dB	18dB	20dB
Wall detail					
Perimeter resilient flanking strip required					
Fire resistance	30 minutes	30 minutes	60 minutes	60 minutes	60 minutes

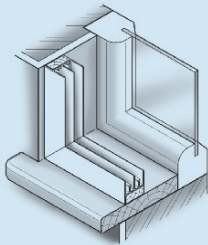
Acoustic values

Test data quoted has been conducted at Sound Research Laboratories, Sudbury, UKAS ref. 0444. Airborne results tested in accordance with BS EN ISO 140-3: 1995 and rated in accordance with BS ISO 717-1: 1997.

Selectaglaze secondary windows are designed to present a clean appearance on the room side. All units are purpose made to suit a particular window opening and so ensure the highest performance. The odd leg frame system allows tolerances to be accommodated without applying face cover fillets. In almost all circumstances fixings are concealed within the framework. When larger section timber frames or cill extensions are required these are finish decorated on exposed room side surfaces. Typical fixing details are illustrated

S1

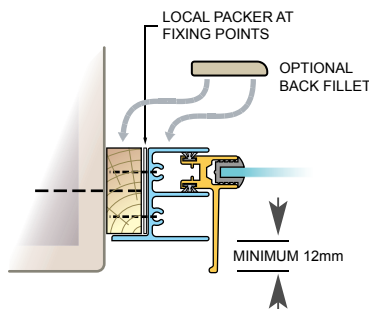
Standard Square Reveal Fix



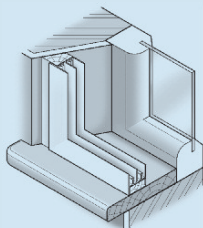
- 33mm x 15mm twice primed softwood ground bedded on acrylic mastic and fixed to structure
- Odd leg frame with applied mastic lips ground and is fixed to it
- Local concealed packers take up opening tolerance
- Optional caulking point between frame and wall allows finished decoration

Guidance

- Set back minimum 12mm from wall face to avoid blowing plasterwork
- Any hinge fixings must penetrate into structure
- Enlarged timber grounds required when:
 - dealing with very irregular openings
 - providing access to remote blind controls
- Optional back fillet available to conceal packing



S2

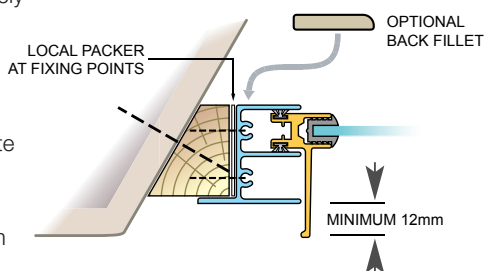


Splayed Reveal Fix

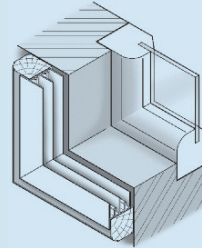
- Shaped softwood ground is machined to match the splay
- Aluminium frame fixing continues as S1

Guidance

- When attaching to shutters, ensure that these are securely fixed back and sealed
- Timber section can be sized to accommodate remote blind controls
- 12mm minimum setback as S1



S3

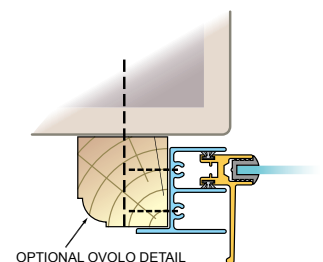


Face Fix

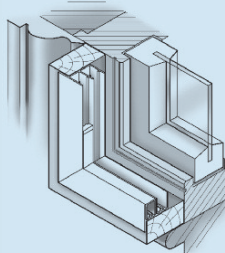
- Softwood frame with minimum 38mm x 32mm section bedded on acrylic mastic and fixed back to structure
- Optional ovolo moulding
- Aluminium frame fixing continues as S1

Guidance

- Suitable detail where:
 - no reveal exists
 - clearance is needed for inward opening windows
- Remote blind controls and ventilators cannot normally be accommodated



S4

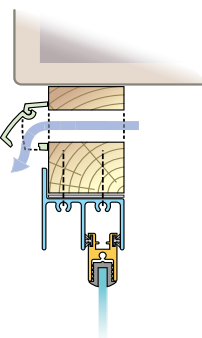
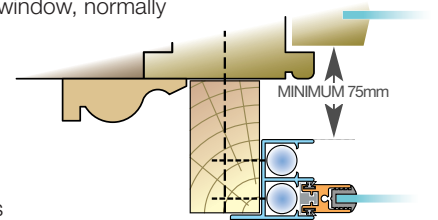


Inset Box Sash

- Timber sized to provide a minimum 75mm glass to glass cavity and fixed back to box sash
- Optional ovolo moulding
- Aluminium frame fixing continues as S1

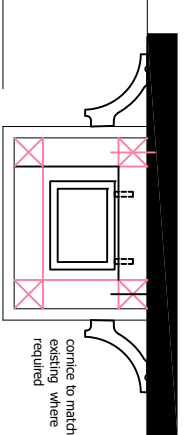
Guidance

- Minimum 75mm cavity applies to use of matching sash window, normally Series 20
- Existing architraves will sometimes need to be resited both for practical and visual reasons

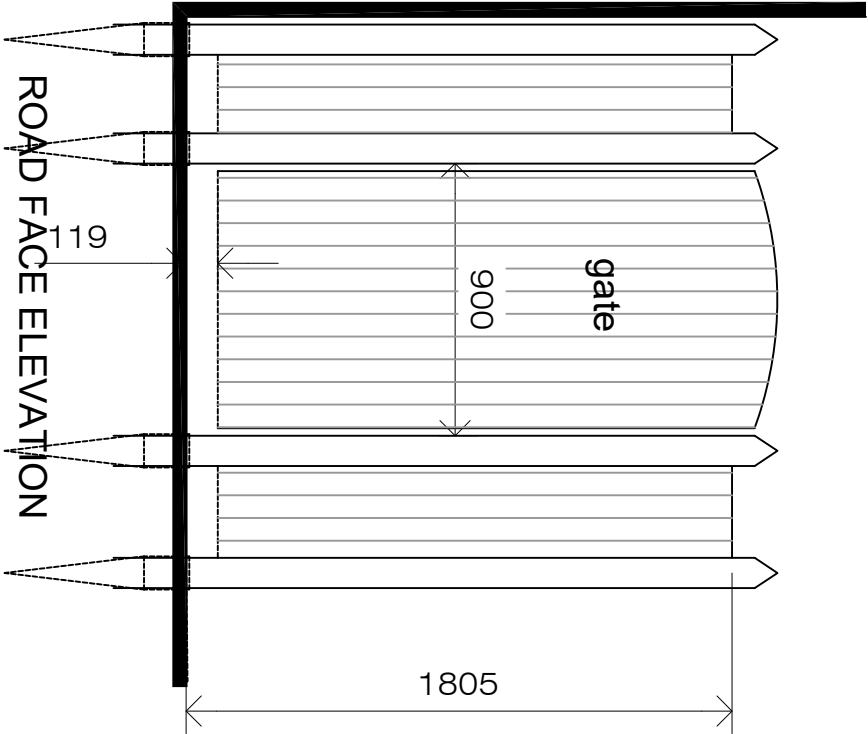
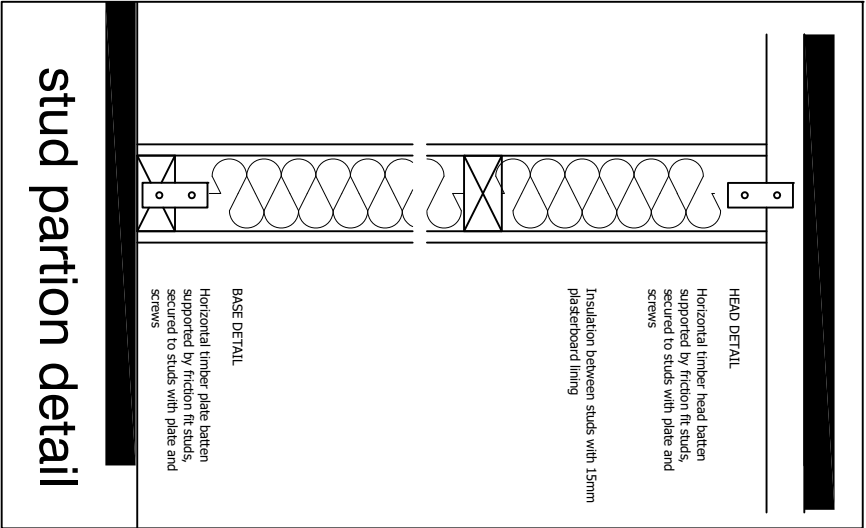


Ventilators

- Accommodated through enlarged timber section generally at head of window



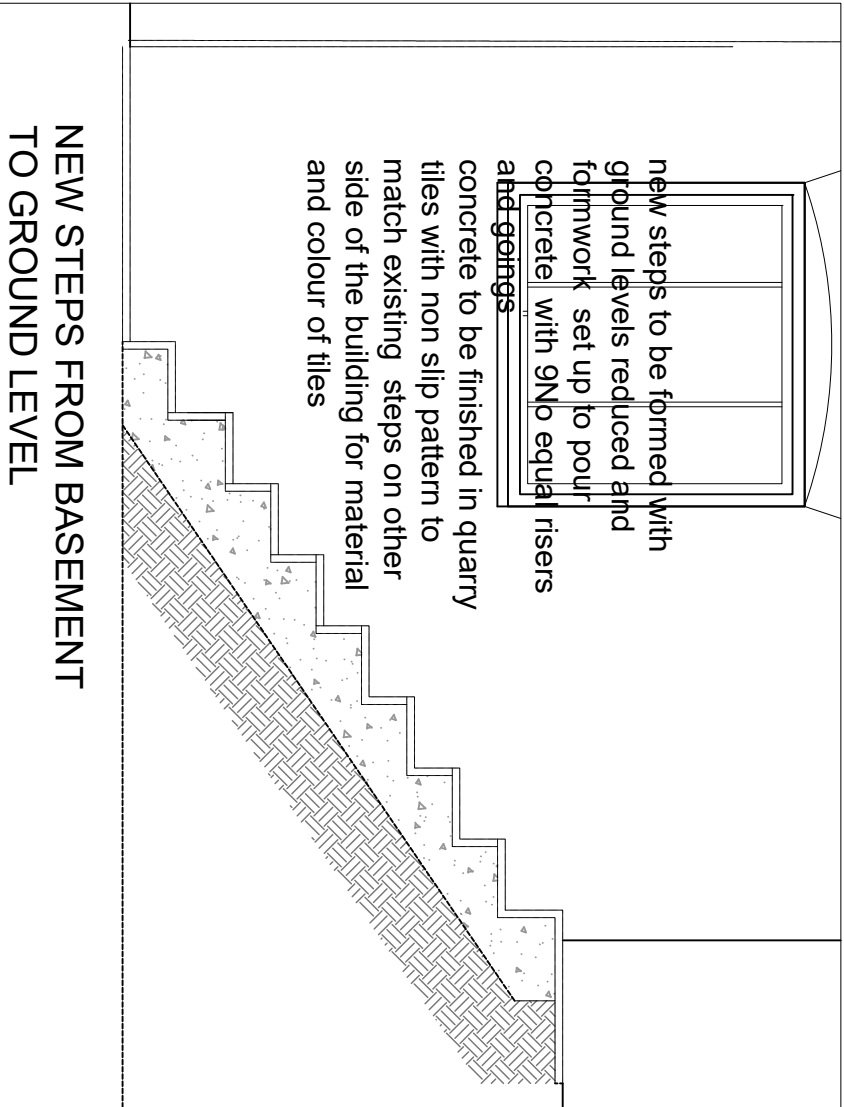
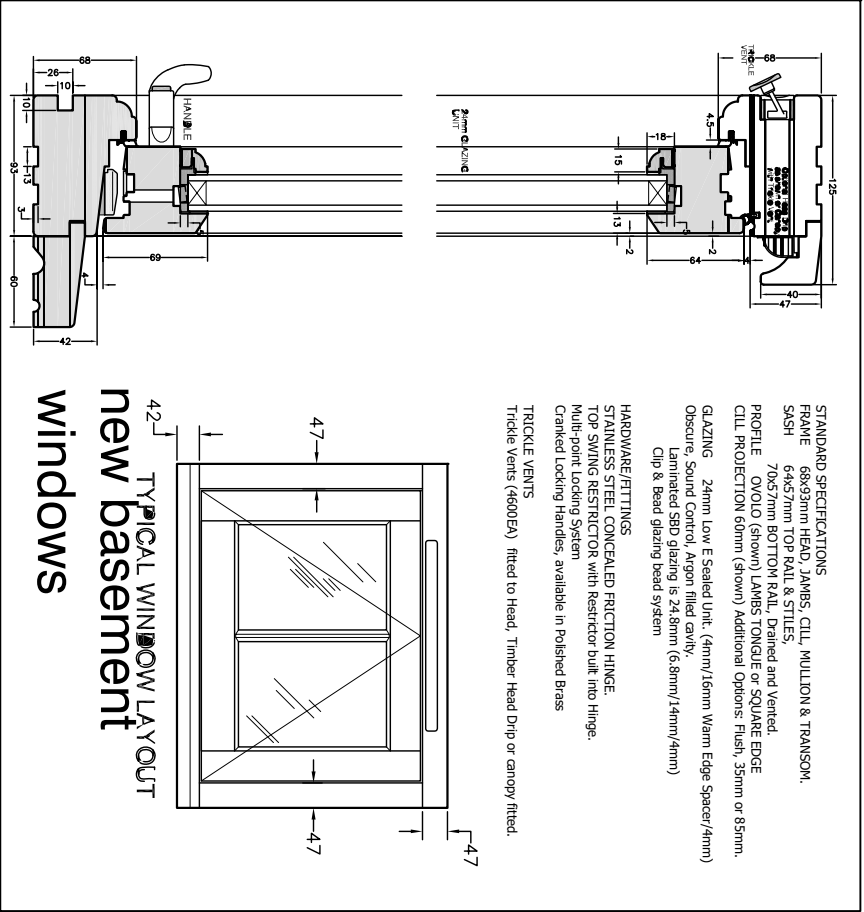
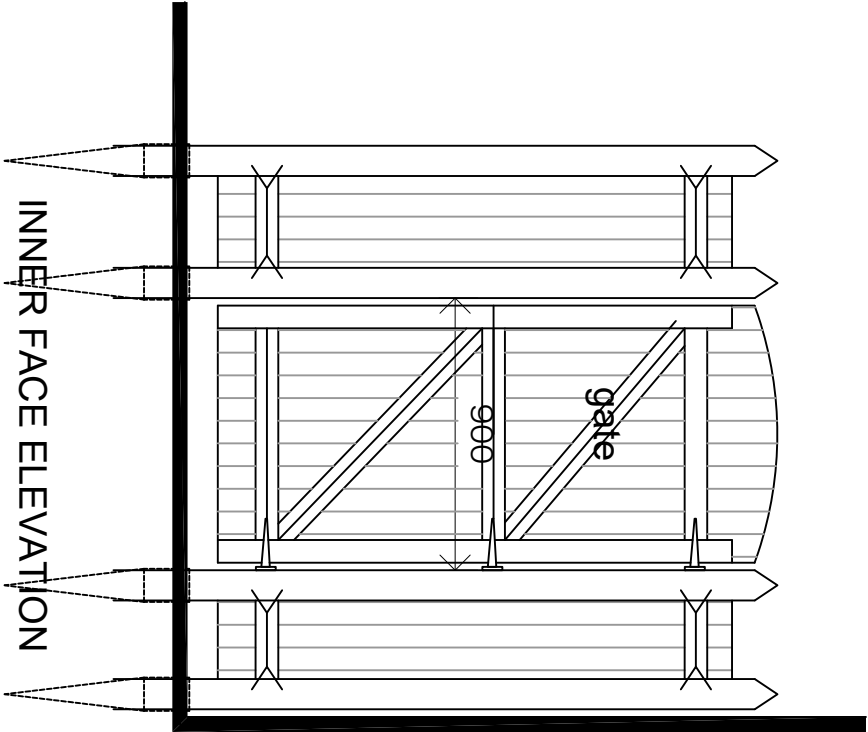
30x38mm timber battens and cross battens screw fixed to underside of ceiling, with metal hangers to hold duct, lined with 15mm plasterboard with skim coat ready for painting.



100x100 treated timber posts, set into gorund using metal ground fixings hammered onot ground to avoid fixings into building facade

Close boarded panels fixed to arris rails and support rails

new front fence and gate



Proposed change of use of existing Doctors Surgery to 3no residential apartments

at 1, Christchurch Road, Reading

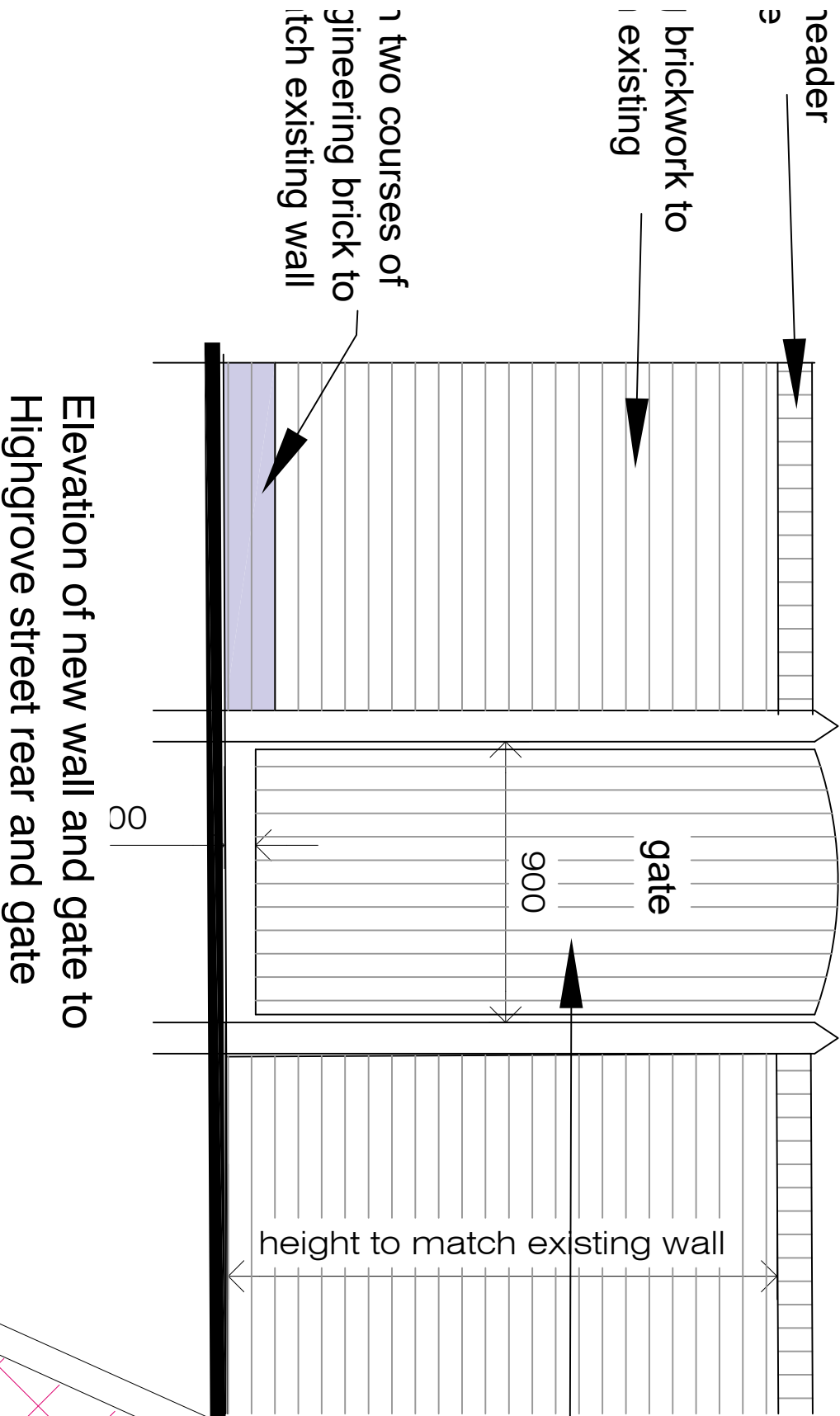
for Jarvis Property Partnership

Scale: as shown

Date: April 2026

DETAILS - New Window, Studwork and Front gate

CC01:DO1 Rev P1



Elevation of new wall and gate to Highgrove street rear and gate

100x100 treated timber posts, set into ground using metal ground fixings hammered into ground or "postcrete" concrete base to hold post, and screwed to new wall

Close boarded panels fixed to

timber rails and support rails

Plan of new wall and gate to Highgrove street rear and gate

