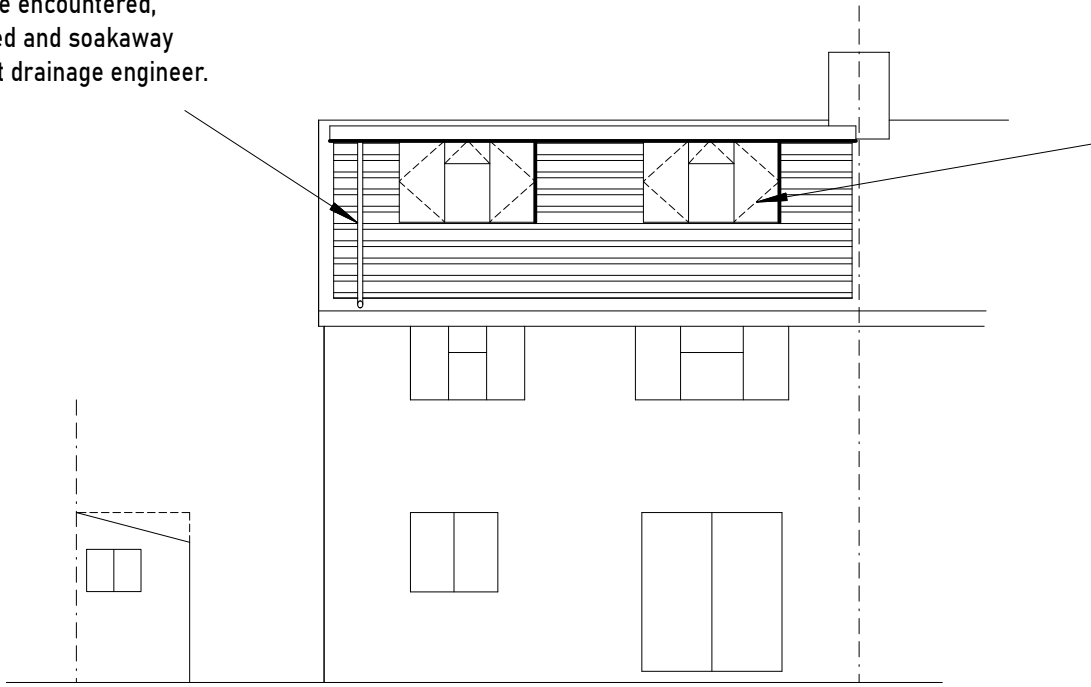


Guttering to be 150mm half-round or equivalent with 90mm diameter rainwater pipes to new plastic crate soakaways (1m3 per 50m2 roof area into free-draining soil) if required.
New soakaways to be 5m (min) from building and 2.5m (min) from boundaries. Should heavy clay soils be encountered, a Soil Percolation Test may be required and soakaway volume to be determined by specialist drainage engineer.



REAR

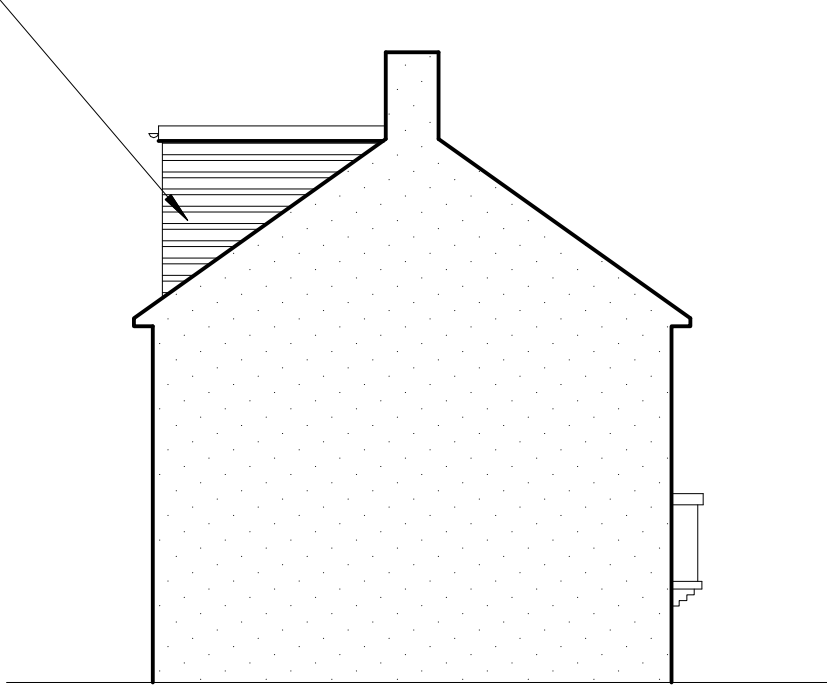
New windows and glazed doors to be wood, aluminium or PVC-U frames to match existing and be double-glazed with PILKINGTON 'K' glass with 16mm minimum gap (argon filled) to provide U value of 1.4W/m2K and be Band B (minimum), and comply with BS 6206. All habitable rooms to have 8000mm2 Equivalent Area ventilation (4000 sq mm for non-habitable rooms) with trickle vent and have a clear opening casement of 750 x 450mm (0.33m2 min) with the sill positioned between 800-1100mm above finished floor level. Ventilation openings to be reasonably secure, adjustable, and located 1750mm (typically) above floor level. Window & door frames to be sealed with mastic internally and externally.

Windows and doors to be set back to ensure the frame section overlaps the insulated cavity closer by a minimum of 30mm.

Any glazing lower than 800mm above finished floor level to be toughened safety glass. All glazing in door panels to be toughened safety glass. All glazing within 300mm of a door to be toughened safety glass to a height of 1500mm above ground level. If the area of glazing within 1m from any boundary exceeds 1m2, windows must be fixed shut and half-hour fire resistant glass and frames must be provided.

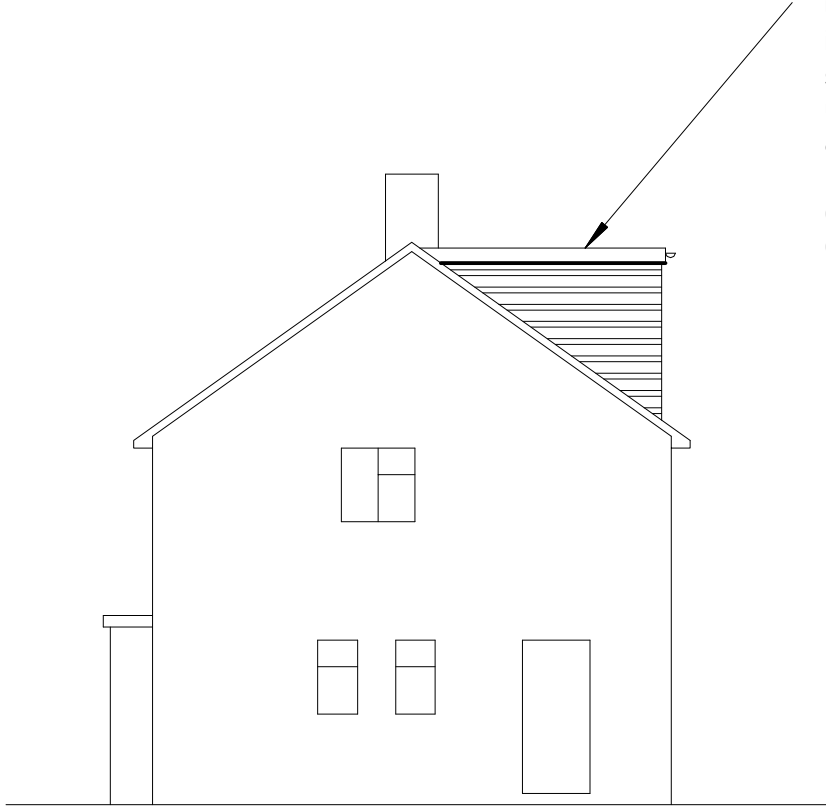
New windows within 1m of the boundary to have fire-rated glass and surrounds. All glazing in windows to be fixed (non-opening)

Dormer cheeks to be constructed of hanging tiles to match roof colour on battens and felt on 47 x 145mm (C24) framing lined internally with 12.5mm foil backed plasterboard and filled with 120mm Celotex PIR insulation board, with an additional 60mm Celotex PIR insulation board on internal faces. Dormer cheek to be faced with 19mm exterior grade plywood beneath finishings with noncombustible material such as 'Supalux' (or similar) to provide 30 minute fire resistance.



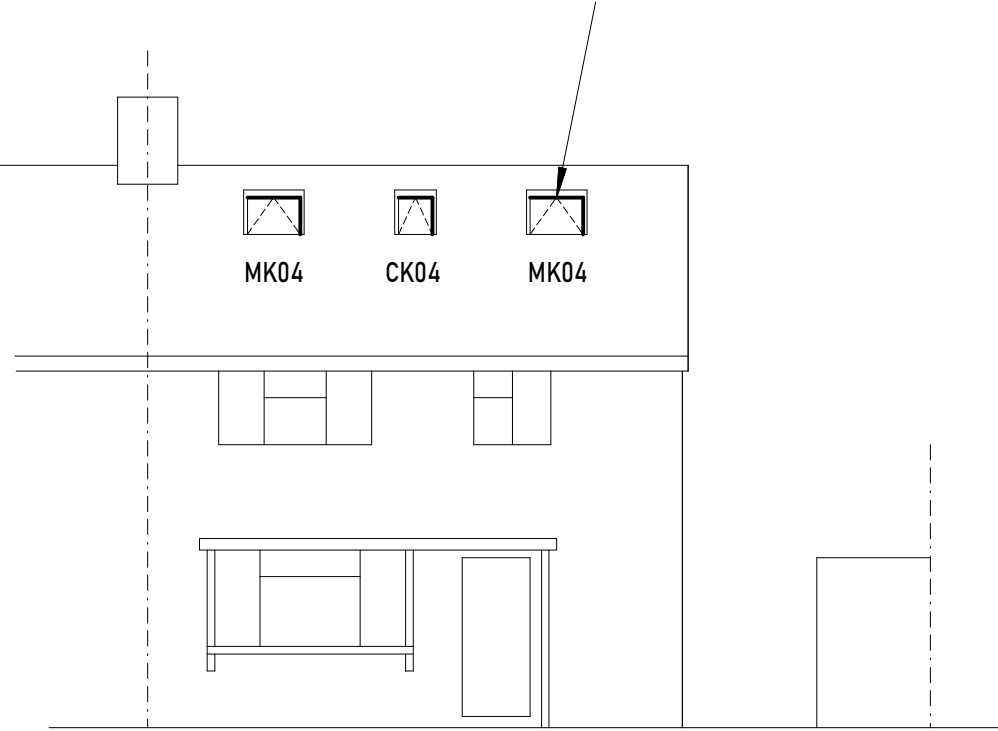
SIDE

Flat roof (cold Roof) construction to be positioned to ensure upstand, abutment vent and flashing terminate below any existing windows/openings above. Broof(t4) membrane (e.g. 1.2mm EPDM membrane or similar) on 19mm grade 3 moisture resistant plywood (shuttering grade) on 47 x 195mm (C24) joists at 400mm centres with tapered firrings. Roof to be provided with 150mm Celotex PIR insulation board (to achieve 0.15W/m2K or better) and vapour control layer. 50mm clear air gap over insulation to be provided to maintain effective cross flow ventilation with soffits and roof vents. 50mm Celotex PIR insulation board across underside of flat roof joists (to prevent cold bridging) whilst maintaining a level ceiling with existing. 25mm thick Kingspan Therma TR27 upstand (or equivalent) to be used around the perimeter of the roof to prevent cold bridging. Soffits to have ventilation at least equal to a continuous air gap of 25mm.



SIDE

Velux windows to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K. For roof pitches lower than 15 degrees to the horizontal (min 10 degrees), low pitch Velux windows to be used. Double rafters bolted each side of structural opening.



FRONT

Revision				
			2m	4m
			6m	8m

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