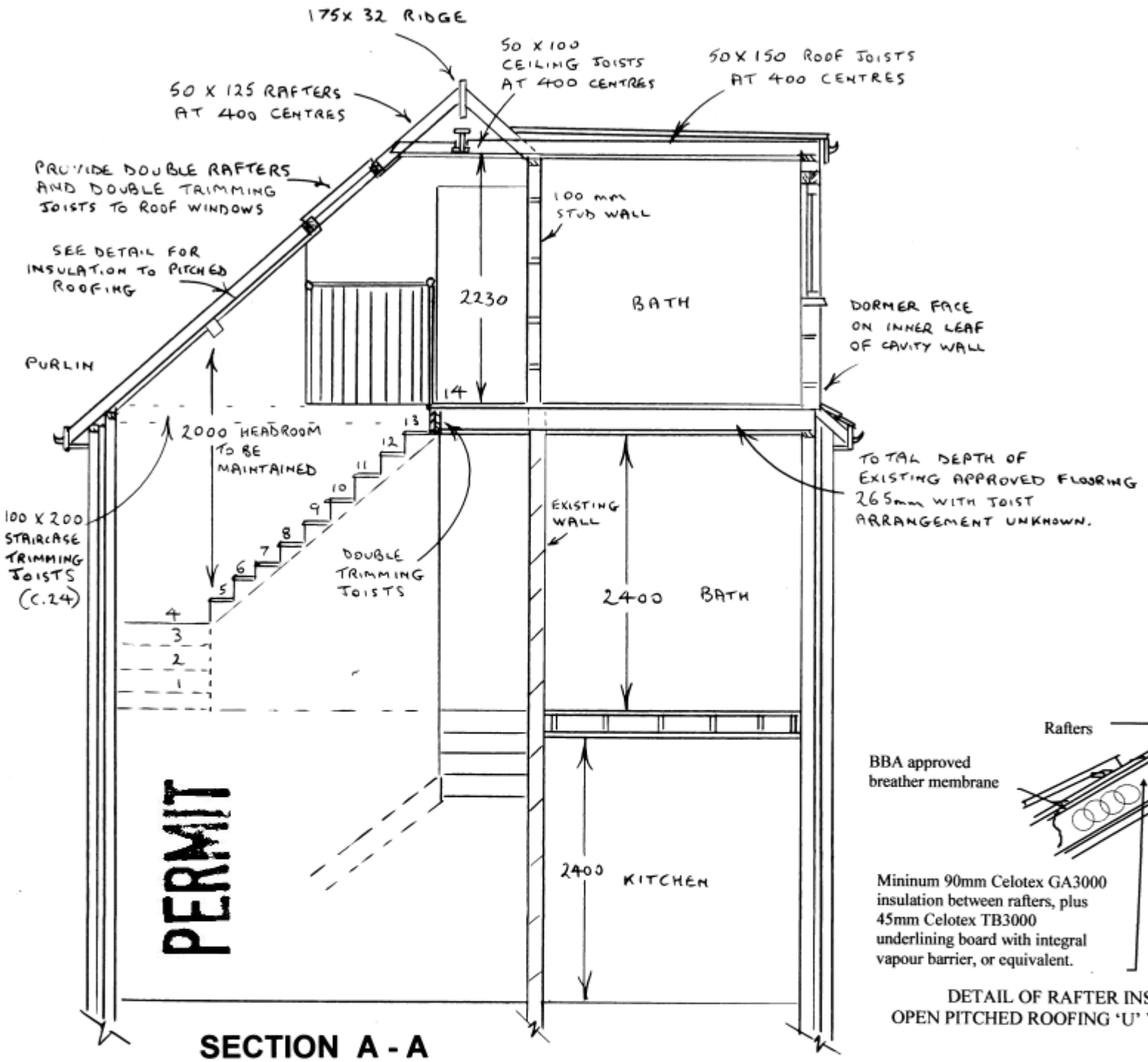
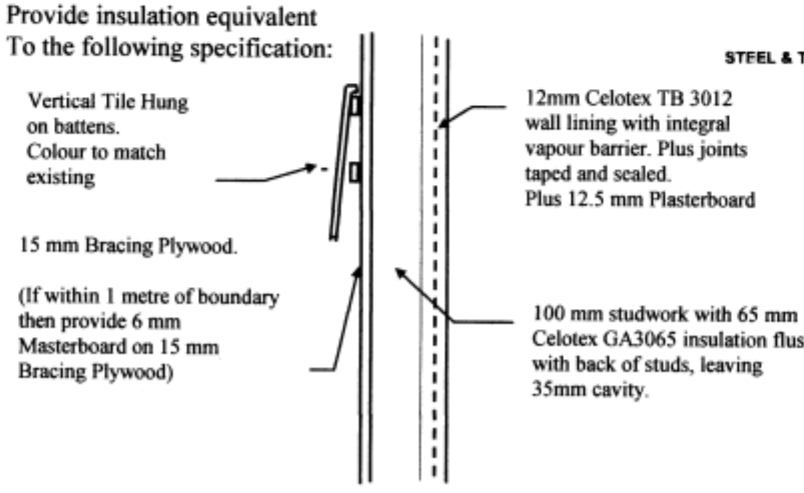


SECTION A - A

DETAIL OF RAFTER INSULATION TO
OPEN PITCHED ROOFING 'U' VALUE = 0.20 W/m² K

Provide insulation equivalent
To the following specification:



DETAIL OF DORMER WALLING
'U' Value 0.3 W/m²K

NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants calculations.
The suitability of existing doors or windows for re-use is not guaranteed.

GABLE END WALLING:- CAVITY WALL (U VALUE 0.30 W/m²K)
RAISE NEW GABLE OVER EXISTING 50mm CAVITY WALLING. PROVIDE CAVITY TRAY INSERTED AT BASE OF NEW WALLING. PROVIDE FULL FILL CAVITY INSULATION AS FOLLOWS:
100mm BRICK OUTER, 50mm CAVITY, PLUS 50mm CELOTEX TUFF-R CW3000 FULL FILL INSULATION OR EQUIVALENT, WITH 100mm AIRCRETE BLOCKWORK INNER.
BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 600mm HORIZONTAL AND 450 VERTICAL CENTRES, PLUS 225mm CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm BELOW LOWEST DPC.

INTERNAL WALLING:- PROVIDE A MINIMUM OF 40dB SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A BEDROOM OR BATHROOM AND ANY OTHER ROOM.
USE PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.

PARTITIONS SUPPORTED ON DOUBLE JOISTS

DORMER WALL:- EXPOSED DORMER WALLS TO ACHIEVE U VALUE 0.3 W/m²K USING 100mm STUDWORK WITH 60mm CELOTEX GA 3000 INSULATION BETWEEN STUDS PLUS 12mm CELOTEX TB 3000 WALL LINING WITH INTEGRAL VAPOUR BARRIER OR EQUIVALENT.
IF DORMER WALL WITHIN ONE METRE OF BOUNDARY THEN PROVIDE HALF HOUR F.P. WITH 6mm MASTERBOARD ON 15mm BRACING PLYWOOD.
DORMER CHEEKS SUPPORTED ON DOUBLE RAFTERS

D.P.C.:- HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.

PITCHED ROOFING:- INSULATION BETWEEN RAFTERS (U VALUE 0.20 W/m²K)
PROVIDE BREATHABLE MEMBRANE, WITH 90mm GA 3000 CELOTEX IN BETWEEN RAFTERS, AND 45mm CELOTEX TB 3000 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.

INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K)
270mm FIBREGLASS INSULATION BETWEEN AND OVER CEILING JOISTS.

TILES TO MATCH EXISTING ON 38 x 25mm BATTENS ON APPROVED REINFORCED UNDERLAY.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.
REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.

TO ACHIEVE THE REQUIRED U VALUE OF 0.20 FOR EXISTING RAFTERS USE 45mm CELOTEX TO THE UNDERSIDE OF ANY EXISTING RAFTERS.

FLAT ROOFING:- (U VALUE 0.20 W/m²K) (WARM DECK CONSTRUCTION.)
3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE MINERAL SURFACE AND BITUMEN BEDDED STONE CHIPPINGS.
116mm CELOTEX TEMPCHEK TD 3116 ROOF DECKING ENCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.

SECOND FLOOR:- ½Hr F.R. FLOOR AND STAIR ENCLOSURE WITH 21mm T&G BOARDING PLUS FIRE RETARDENT MATERIAL BETWEEN JOISTS.
12.5mm PLASTERBOARD BOTH SIDES OF PARTITIONS WITH JOINTS TAPED AND FILLED.

VENTILATION:- NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.

PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

BATH OR SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.
PLUS SHOWER ROOM REQUIRES 15 MINUTE OVER-RUN DEVICE FITTED TO EXTRACTION FAN AND MINIMUM 10mm AIR GAP UNDER DOOR.

GLAZING:- TOUGHENED SAFETY GLASS TO BS.6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.
ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO HAVE AN AVERAGE U VALUE LESS THAN 1.8W/m²K. WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS. PLUS ALL REMAINING GLASS TO BE D/G.

STEEL & TIMBER BEAMS:- PROVIDE MINIMUM ½ Hr FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.

DRAINAGE:- TO BS 8301. - AS DETAILED ON PLANS.
PROVIDE CONNECTION TO EXISTING SOIL PIPE.

PLUMBING:- TO BS 5572. -
PROVIDE BATH WITH THERMOSTATIC MIXING VALVE AND 40mm DISCHARGE PIPE.
PROVIDE 32mm WASHBASIN UPVC DISCHARGE PIPE VIA ANTI-VAC TRAP TO SOIL PIPE.

LATERAL SUPPORT:- LATERAL SUPPORT TO BE PROVIDED TO GABLE END WALLING BY
30 x 5mm RESTRAINT STRAPS AT 2m INTERVALS ACROSS JOISTS AT FIRST FLOOR AND RAFTER LEVELS.

DOORS:- DOORS TO BOTH GROUND AND FIRST FLOOR HABITABLE ROOMS TO BE FITTED WITH SELF- CLOSING DEVICES.
PLUS ALL DOORS TO HABITABLE ROOMS TO BE ½ HR F.P. TYPE.

SMOKE DETECTION:- PROVIDE MAINS OPERATED INTERLINKED SMOKE DETECTORS WITH BATTERY BACKUP, TO THE CIRCULATION AREAS ON EACH STAIRWELL ON ALL FLOORS.

COLD BRIDGING:- COLD BRIDGING EFFECT TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES.

LIGHTING:- MINIMUM OF ONE IN FOUR HIGH EFFICIENCY LIGHT FITTINGS TO BE PROVIDED WHERE ANY NEW ROOMS ARE BEING CREATED.

HEATING:- INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIATORS FITTED IN NEW AREAS, PLUS ANY NEW BOILER TO BE CONDENSING TYPE WITH A MINIMUM EFFICIENCY OF 86%

ELECTRICAL WORK:- ALL NEW ELECTRICAL WORK IS REQUIRED TO MEET PART P (ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
A COPY OF THE ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671:2008 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 240/358 / 4

Drawing : Structure & Details **Scale :** 1:50

PROPOSED ALTERATIONS

32 CROSS WAY

HAVANT