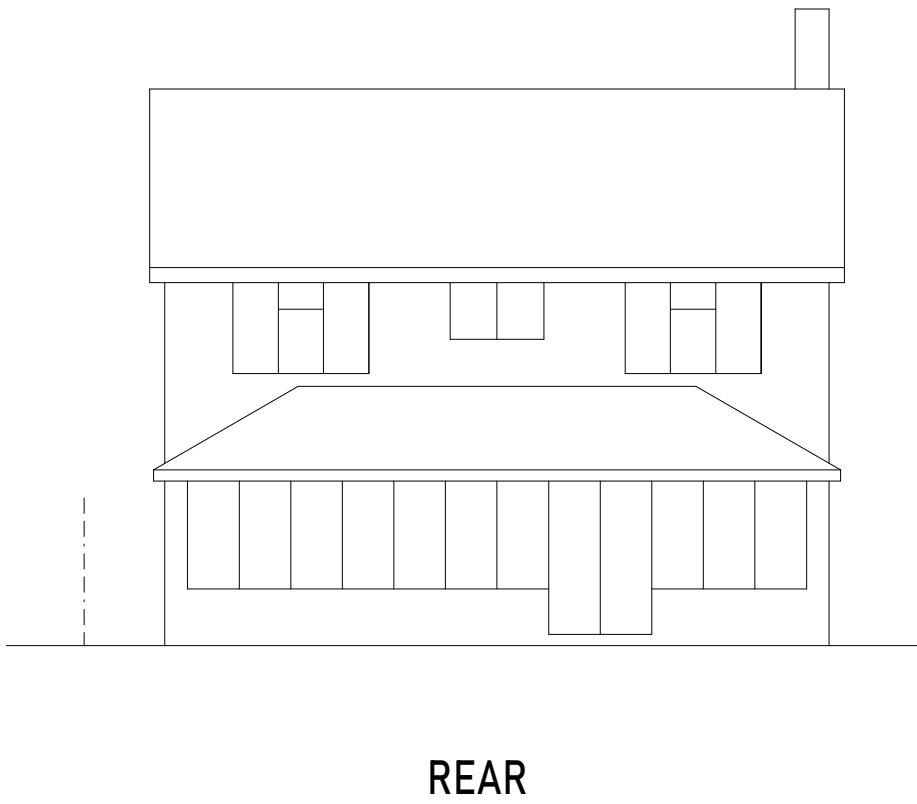
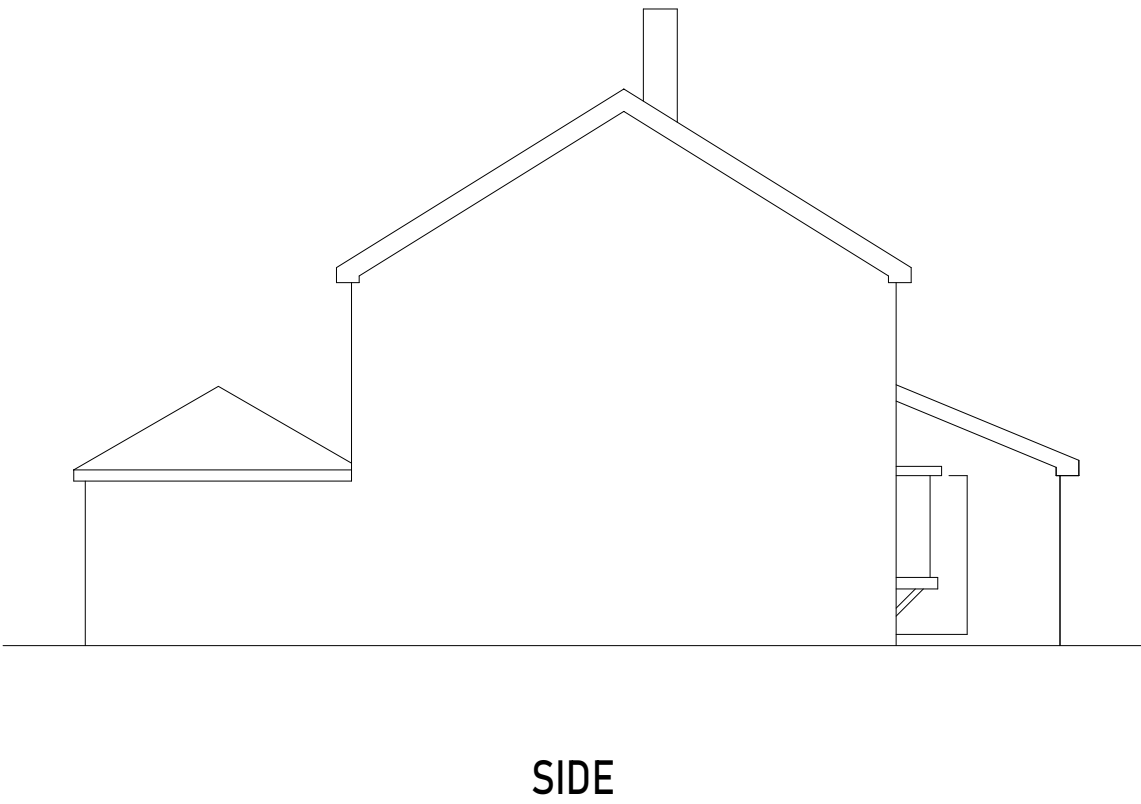
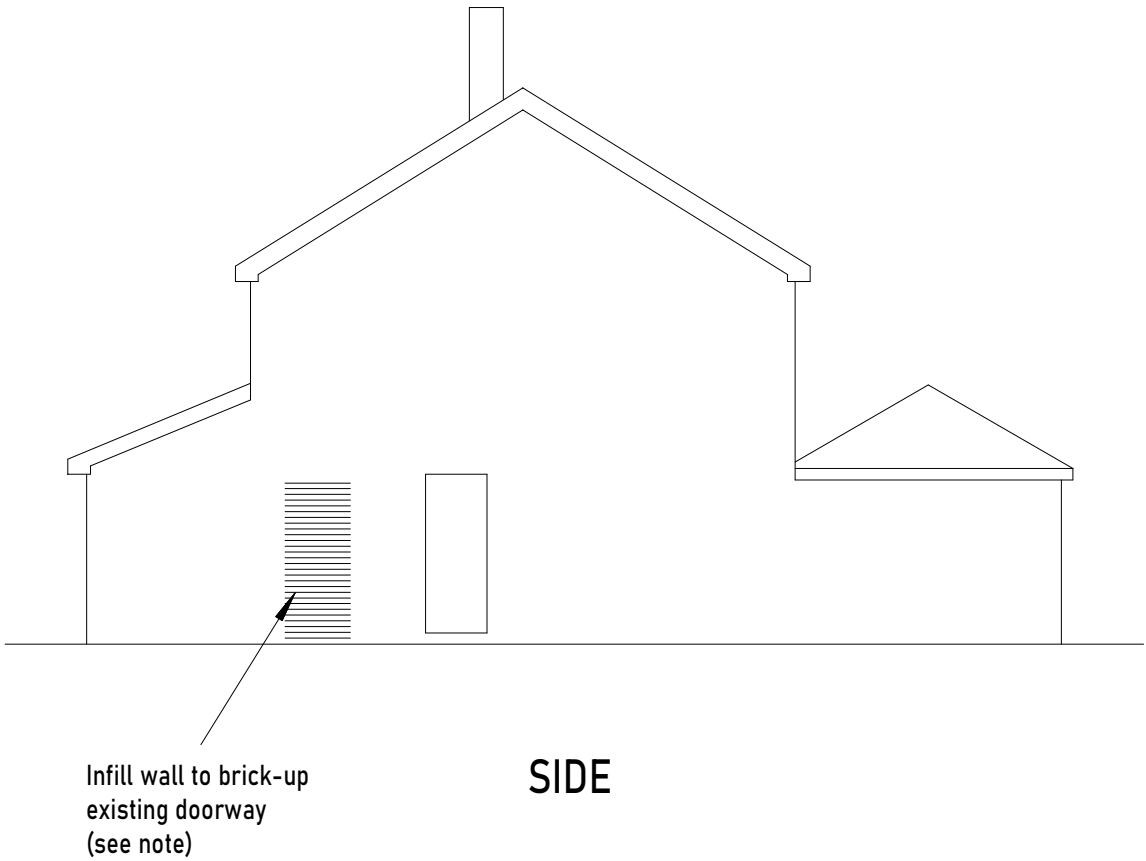
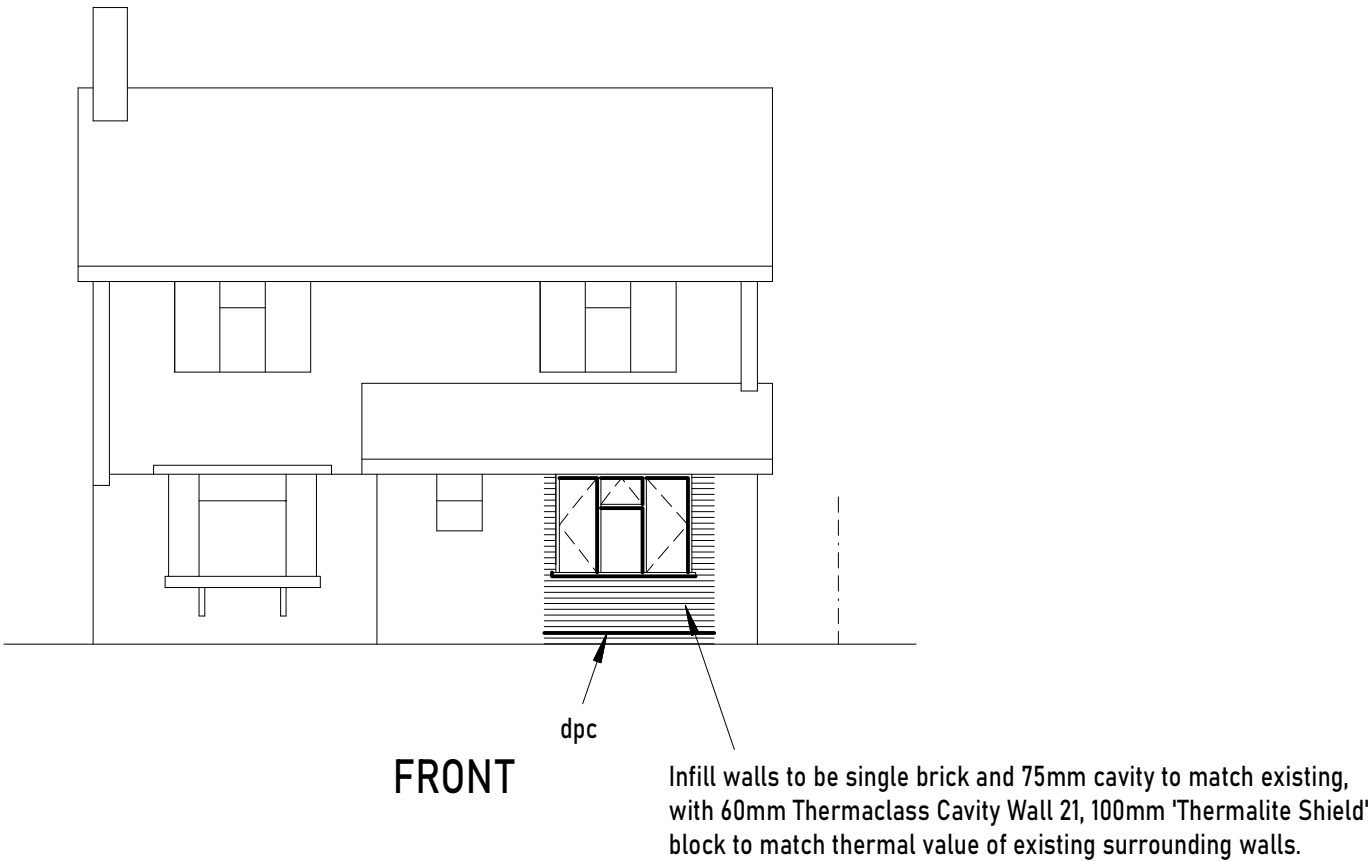




WINDOWS

All 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.

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)

VELUX AND FLAT ROOFLIGHTS / LANTERNS

Velux windows to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K. Double rafters bolted each side of structural opening.

Roof Lanterns to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K and a U-value of 0.35 for the upstands. Triple joists bolted each side of structural opening (unless shown otherwise)

Flat rooflights to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K and a U-value of 0.35 for the upstands. Triple joists bolted each side of structural opening (unless shown otherwise)

ROOF

Roof Tiles to match existing house colour on battens and breathable felt (e.g. Klover Permo Air open underlay roofing breather felt - or similar). Roof tiles selected must be suitable for roof pitch.

Flat roof (warm roof) construction to be GRP, rubber, zinc or bitumenous based felt on 150mm Celotex PIR insulation board (to achieve 0.15W/m2K or better) on vapour control layer on 200 x 50mm C24 joists at 400mm centres with tapered firrings and a 19mm exterior grade plywood deck with mushroom vents as required. 12mm dia (min) stone chippings to be bonded to the waterproofing in a gritting compound, not bitumen.

DORMER

Dormer cheeks to be constructed of hanging tiles to match roof colour on battens and felt on 47 x 140mm (C24) framing lined internally with 12mm foil backed plasterboard and filled with 100mm Celotex PIR insulation board, with an additional 50mm 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.

RAINWATER PIPES & GUTTERING

New 70mm dia rwps to soakaway 5m (min) from building. If required, new soakaways to be 1 cubic metre (min) filled with brick hardcore only, taken down to a previous sub-strata and capped with concrete. Guttering to be 115mm half-round or equivalent.

SMOKE DETECTION

Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

DEMOLITION

Demolition Notice should be made to the Local Authority if the volume of the building to be demolished exceeds 50m3 according to s.80 The Building Act 1984. All conditions imposed in the Local Authority's s.81 acceptance notice to be strictly adhered to. Demolition work must also comply with the CDM Regulations 2015, a health and safety plan, method statement and asbestos report to be produced by the Principal Contractor.

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				Drwg No	CROWTHER-0824-02			Scale: (A2)	1:100																				
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