REVISION No.	REVISION NOTES	DATE
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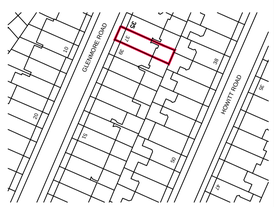
EXISTING LONG SECTION

General Outline Specification :

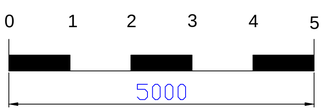
Dormer Roof construction (Warm Deck)
2 layer mastic asphat with white solar reflective paint on sheathing layer felt type 3G to BS 747 over 19mm thick OSB board on 100mm Celotex Thermoroof FR4000 on timber firrings laid to a min fall of 1:40 on joists to be tied to the wall/structure using galvanised steel ties @ 900mm c/c. Ceiling lined with 9.5mm foil backed plasterboard and skim to achive a total U value of 0.20W/m²K.
Dormer Cheeks
Plain tile hanging to dormer checks on 38 x 25mm battens on breather membrane on 9mm Supalux or similar on 12mm external grade sheathing ply on 100 x 50 sw timber frame work on tripled up rafters. 100mm Kooltherm K12 insulation between studs, finished internally with 9mm Supalux & 22mmmm Gyproc thermaline basic, all to achieve 0.30 W/m²K U Value. All to give 1 hour fire resistance.Trimmers and rafters around chimney to be located with 40mm distance.
Ventilated Pitched /Mansard Roofs
Existing/new roof slopes to have one layer of 100mm Celotex FR4000 insulation board cut between rafters and battens fixed to rafter to maintain 50mm air gap above insulation. Batten out underside of existing rafters to give rafter depth of 120mm to enable 50mm air circulation over insulation.Line inside face of rafters with 50 Gypsum Thermaline Super board with integral 12.5mm plasterboard and skim to achieve min 0.20 W/m²K U value.
ACCESS DOORS TO VOID STORAGE IN ROOF: To be thermally insulated to the standard of adjacent walls and provided with perimeter draught seals.
PITCHED/FLAT ROOF JUNCTION:a)Provide 100mm Rockwool blocking strip between rafters and flat roof to avoid vented air entering into flat roof void beneath warm deck to the rear of the dormer.
b) Flat roof felt to be dressed up beneath the underfelt of the pitched roof to a height of at least 150mm high.
ROOF VENTILATION: Proprietary tile/slate vents to provide ventilation openings to the existing roof with an area at least equal to a continuous opening strip of 25mm to eaves and 5mm to ridge.
ROOF UNDERLAY:Twyvek Breathable felt over rafters with minimum 150mm lap.
Roof Void Insulation
100mm thick insulation laid between the joists and 100mm Kooltherm K12 (200mm overall) Rockwool insulation within ceiling void to achive a U value of 0.13W/m²K or equal approved. Note:All timber floor deck boarding over insulation to be taken up to eaves for sound proofing.
Party Wall Construction/Dry Lining
Where party wall is to be extended to form any part of the rear roof extension the existing wall should be taken down to level courses to form a secure bed for the new brick work construction to match existing. A raked joint bewtween the old and the work will not be satisfactory. Allow for replacement of and/or repair of flashings, soakers at the abutment of adjoining roofs to the altered party walls.
Wall dry lining of 62.5mm Kingspan K18 taped as VCL with 25x 47 treated battens at 600mm centres (25mm cavity) lined with skim. Ensure that any holes/gaps in the party wall are to be solidly filled prior to lining. All mechanicaly fastened to party wall to give 0.30 W/m²K U value.

LEAD FLASHINGS; Provide code 5 lead flashings to dormer roof cheek abutments, to vertical tile wall and pitched roof junctions as noted on the drawings. Chase/step and point into walls, linked with stepped trays in cavity walls, linked with full DPC on parapet underthroated concrete copings.
LEAD WORKMANSHIP: Rolled lead sheet to BSEN 12588:1999. Refer to guidance in the British Standard for lead vol 1, 2 and 3. All leadwork executed in accordance with Lead sheet manufacturer's association manual roofing and cladding and a reference to this Standard could be in BS6915: 2001 'Design and Construction of fully supported lead sheet roof and wall coverings.
Dwarf Wall
New stud wall 50 x 100 studs at 400mm centres with 12.5mm plasterboard and skim inside 100mm Celotex in between studs. Studs bolted to rafters with M12 bolts and timber connections.
Internal Stud Walls
Internal walls 50 x 75 studs at 400 c/c fixed to 50 x 75 head and sole plates with 12.5mm Gyproc Soundblock plasterboard and skim finish. Staircase enclosure 12.5mm Gyproc Soundblock plasterboard (mass 10 Kg/m²) or similar and skim both sides (half hour fire resistance). Double up joists where partition runs parralel to joists.
All new internal partitions to be fully filled with 100mm mineral wool insulation.
Stair
Made to give equal risers of no greater than 220mm and equal goings of no less than 220mm. Match pitch of new stair 42 degrees. Width of new stair average of 840mm. Handrail provided to winder side of stair set 900mm above pitch line. Vertical spindles set at 99mm max spacing balustrades as handrail. Maintain a clear 2.0m headroom above the full length of the new stair flight and maintained above existing. Min of 50mm going is required to the staircase winders. Going to the winders to be at least wide as the straight flight, measured at the centreof the curved stair. Double up floor joists at landing/ stairwell opening and newel timber post taken down to floor level below to support winders/quarter landing.
External Windows/Doors
(opening areas to be kept to an overall 25% or less of the extension floor area)
All windows& doors to be UPVC unless otherwise stated to be Pilkington 'K' glass double glazed units to be double glazed argon filled soft low-E-coating, 4mm
2.2W/m²K for new doors with more than 50% glazing. (glass)/16mm(airgap)/4mm(glass)achieves U value of 1.8 W/m²K
Natural ventilation to be provided with openings with an area of at least 1/20th of the floor area of relevant room.
All windows/doors to be fitted with ventilators to provide background ventilation of 8000 mm² to habitable rooms.
New shower/bathroom to have a trickle vent 4000mm² (if fitted with window)
Compliance to part N:
"Glazing -materials and protection" of the Building Regs and Pilkington 'K' Toughned glass glazing to comply with the requirements of BS 6206 and Building regs part 'L'. For Size of windows and doors refer to elevations and plans. Safety glazing to comply with BS 6206 at all crtical locations with toughned glass.
Velux Roof Windows
All Velux windows to be double glazed argon filled soft low-E-coating, 4mm (glass)/16mm(gap)/4mm(glass)
U value of 1.8 W/m²K and fitted to manufacturers instructions, trimmed both side with doubled up rafters providing top and bottom trimmers, escape Velux 500 x 850mm clear when open, set 1.7 mtrs max from eaves with cill height between 600-1100mm off floor level. Double trimmers around roof light openings and to be bolted.
VELUX ROOFLIGHTS:
References as indicated on plans. Sizes vary as noted below. All flashings and installation as per manufacturer's instructions. Class 1 surface spread of flame clasicfication AA.
Type GGL-S06 1180 x 1140mm, Type GPL-M08 1400 x 940mm fire escape window
Type GGL-M04 780 x 980mm, Type GGL- M06 780 x 1180mm
Type GGL-C04 550 x 980mm, Type GGL-C02 550 x 780mm
Ventilation
Mechanical ventilator to bathroom to achieve 15 l/s extraction with 15min overrun independently operated where there is no window ducted to external air, (link to light switch where there is no window in room). Provide 10mm gap under door for air replacement.
Floor
22mm T & G chipboard flooring (15 kg/m²) screwed to softwood joist (see structural plan for joist sizes) on beams, galvanised joists hangers or notched into the beam web. Joist and beams to be 25mm clear of existing ceiling construction and 50mm clear of chimney flues. No stuctural timbers to be located within 40mm of the chimney breasts. Double floor joist under all partitions. Where the span of the joists exceeds 2.5m but less than 4.5m then a central row of strutting is required to them, if the span exceeds 4.5m then two rows are required and should be placed at 1/3rd and 2/3rd of the span. All multiple beams to be bolted at 300 c/c using bolted connections which should be staggered and alternated on each side at structural steelwork to be Fire rated with intumescent paint or two layers of 12.5mm plasterboard. Support (where necessary) existing ceiling from new floor with straps etc. Any timber joists supported in party wall to be suported on joist hangers. Note:For Bathrooms use 22mm ply, floor boards or moisture resistant chipboard to BS 7331 or BS EN 312 Pt 5:1997, laid and fixed accordance to

LOCATION PLAN
SCALE 1 : 1250



PLANNING ISSUE - 08/12/20
BUILDING REGULATIONS ISSUE - 08/12/20



SCALE BAR @ 1:50

BRYAN CONNOR ASSOCIATES LIMITED
DESIGN & PLANNING CONSULTANTS
2 TREGARON AVENUE LONDON N8 9EY Tel: 020 8340 9294 Mob: 07958738247
Email: bryan.connor@outlook.com

PROJECT: 49 GLENMORE ROAD LONDON NW3 4DA

CLIENT: MR & MRS GARDNER-BOUGAARD

DESCRIPTION: EXISTING SECTION

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