25 Deg. Cut Timber Roof - Insulation at ceiling level
NOTE: Roof angle to match existing

Existing Roof Construction consisting of the following from inside to out:
- 12.5 plasterboard with skim finish
- 50x150mm timber rafter ties with;
- 150mm Rockwool insulation between rafter ties
- 150mm Rockwool insulation roll over rafter ties
- Void
- 50x150mm timber rafters
- Breather membrane
- 50x25mm Roofing batten
- Concrete interlocking roofing tiles to match existing

- To achieve a U-Value of 0.15W/(m2.K)2 or better

New en-suite bathroom.

Sanitryware and tiling to client choice

All walls to prepared prepared for full height tiling, Contractor to consider stripping back to masonry and installing new MR plasterboard on dab adhesive.

Timber floors to be prepared for tiling with 12mm Hardie board glued and screwed in accordance with manufacturers requirements, client to confirm electric UFH requirement.

Ceiling to be re-skimmed.

Spotlights to be installed in accoradance with client requirements. Extract vent to be installed to change air over at a rate of15 litres per second in accordance with Part F.

25 Deg. Cut Timber Roof - Insulation between and under rafters
NOTE: Roof angle to match existing

Roof Construction consisting of the following from inside to out:
- 77.5 Insulated plasterboard with skim finish
- 150mm timber rafters, with 150mm rafter ties
- 100mm PIR insulation board between rafters and 50mm air gap over - GA4000
- 50x25mm Roofing batten
- Concrete interlocking roofing tiles to match existing

- To achieve a U-Value of 0.15W/(m2.K)2 or better

GGU PK08 Velux rooflight, flashing kit to be discussed with Velux for use with GRP roof finish

15 Deg. GRP Pitched Roof with lead roll effect upstands

Roof Construction consisting of the following from inside to out:
- 12.5mm plasterboard with skim finish
- 175x50mm timber rafters
- 18mm OSB3
- Vapour Control Layer (VCL)
- 150mm PIR insulation board
- 18mm OSB3 fixed back to rafters
- GRP roofing system with propriotary GRP lead rolls, dark grey finish

- To achieve a U-Value of 0.15W/(m2.K)2 or better

Anthracite half round grey uPVC guttering and downpipes

External Timber Wall
NB:Timber wall construction from door head to roof eaves only.

Wall Construction consisting of the following from inside to out:
- 2no. 12.5mm plasterboard with skim finish
- 50x25mm timber batten zone
- 100x50mm timber studwork with accoustic APR insulation roll
- 100mm PIR insulation board
- 100x50mm timber studwork with full fill insultion
- 18mm OSB3 sheathing
- 50x25mm vertical timber battens @ 400mm centres
- 50x25mm horizontal timber battens
- 19mm vertical timber cladding to client choice and finish

- To achieve a U-Value of 0.18W/(m2.K)2 or better

External Masonry Wall
NB:Plasterboard lining omitted to workshop and garage walls.

Wall Construction consisting of the following from inside to out:
- 2no. 12.5mm plasterboard with skim finish
- 50x25mm timber batten zone
- 100mm concrete blockwork / thermalite blocks with SE agreement
- 115mm PIR board - Celotex Thermaplas Cavity Wall 21
- 25mm SureCav system to maintain clear cavity
- 102.5 black brickwork, black mortar with recessed joint

- To achieve a U-Value of 0.18W/(m2.K)2 or better

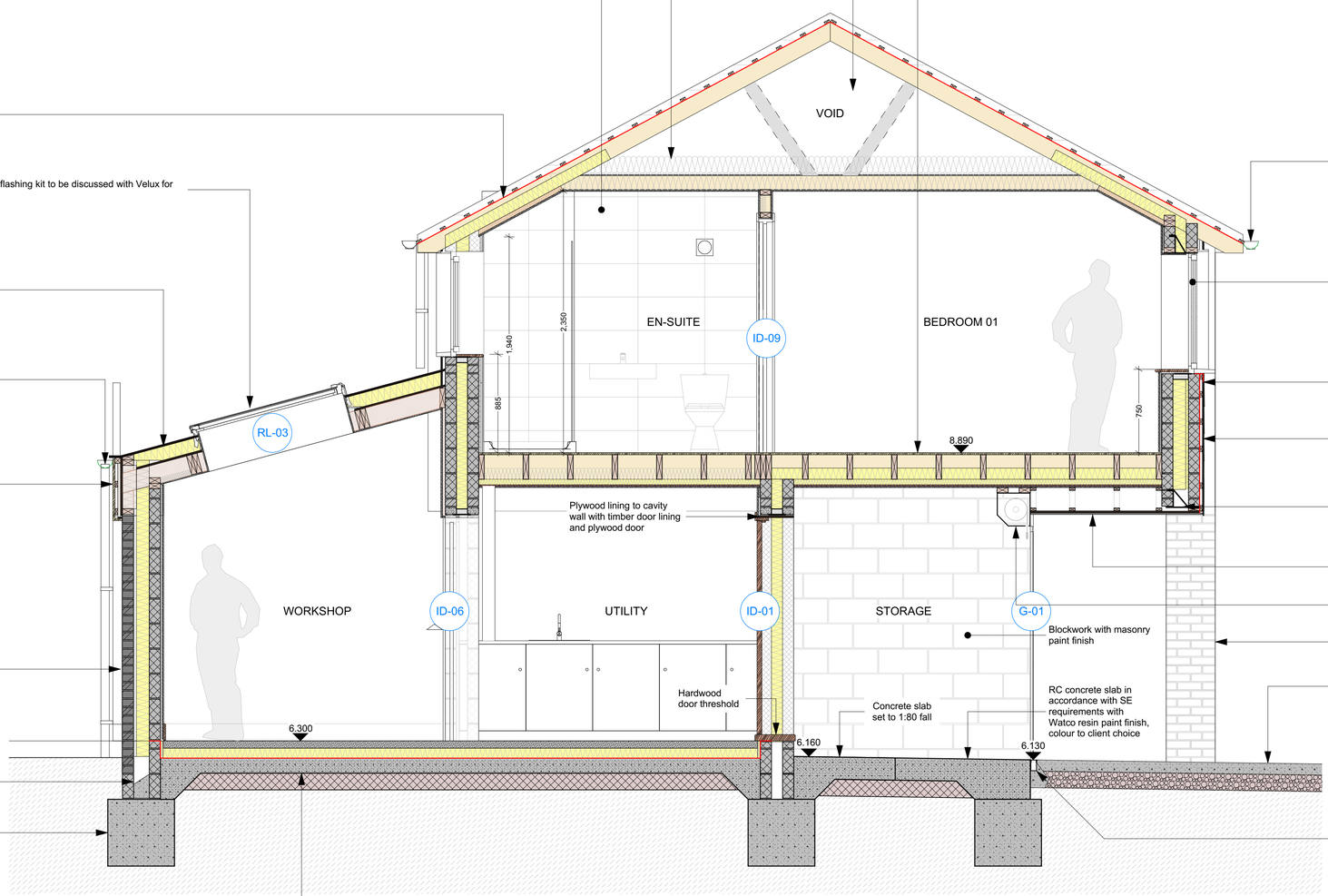
Cavity filled with lean mix, fill to have splayed top edge with weep vents in external leaf to allow any water to exit the cavity

Concrete strip foundations in accordance with Structural Engineers requirements, depth of foundation to reviewed on site when the ground conditions are exposed

Ground Bearing Slab

Floor Construction consisting of the following from inside to out:
- Floor finish to client choice
- 65mm screed (traditional or liquid screed to be discussed)
- Optional UFH within screed to be agreed with client
- 1200 guage polythene membrane
- 90mm PIR insulation board - GA4000
- DPM
- 150mm RC Concrete Slab to Structural Engineers design
- Sacrificial DPM to prevent concrete curing too quickly
- 150mm Hardcore to Structural Engineers requirements
- Prepared ground

- To achieve a U-Value of 0.18W/(m2.K)2 or better



Cold ventilated roof space

First Floor between warm and cold spaces

Floor Construction consisting of the following from inside to out:
- 2no. 12.5mm fireline plasterboard with staggered joints
- 50x50mm timber batten zone with 50mm PIR insulation board between - GA4000
- 220x50mm timber joist with 100mm PIR insulation board between - GA4000
- Or 140mm PIR between joists only - XR4000
- 22mm T&G Egger P5 Protect chipboard flooring
- Floor finish to client choice

- To achieve a U-Value of 0.18W/(m2.K)2 or better

Anthracite half round grey uPVC guttering and downpipes

NEW WINDOWS

New grey uPVC window casements

Windows to provide opening area not less than 0.33m2 with a minimum clear opening of 450x450mm

- To achieve a U-Value of 1.4W/(m2.K)2 or better

NOTE: Window cill height matches existing first floor windows, opening lights to be discussed with Building Control as the cill height is below the 800mm height from FFL to avoid additional guarding

Lead flashing dressed behind final slate and dressed under window cill as indicated

Marley Eternit Thrutone artifical slates, grey finish on horizontal treated timber battens with breather membrane over masonry substrate

Single cavity lintel or 2no. concrete lintels to Structural Engineer requirements

Undercroft soffit to be laddered out with timber with plywood sheathing over and anthracite grey upvc cladding to finish

PPC aluminium electric operated roller shutter by Doormatic or similar, RAL 7016

440mm Masonry brick pier with steel post inside cavity in accordance with Structural Engineers requirement

Contractor to reinstate driveway, finish to client choice. ACO drainage channel to be installed across the width of the garage door to prevent water ingress

ACO channel drainage or similar to garage door threshold, channel to be connected to existing drainage system

EXTRACT VENTILATION

Minimum extract ventilation rates for intermittent extract systems as follows:

Provide extract to WC's and Bathrooms: 15 L/sec

Provide extract to Kitchen: 30L/sec (When extracting to the outside)

Provide extract to Utility Room: 30L/sec

All ventilation to be in accordance with Building Regulations Part F

rev.	date	changes description	issued by
C02	16/02/2023	Building Control Officer amendments	DF
C01	30/01/2023	Client layout amendments, June 2022 Part L amendments	DF

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DF	16/02/2023	Rowallan Avenue	31 Rowallan Avenue	0401
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Client	1:25	Section 01	Building Control	C02