Nominal 1500x1500mm Bespoke Roof lantern light supplied and installed by Traditional Roof Lanterns (tel 01797 224483) or equal approved. 200x50 C16 roof joists at 450mm max centres over laid with timber Frame to be hardwood stained natural finish internally and to incorporate firrings at 450mm and from 100mm down to 15mm to afford a 1 in 40 fall. powder coated weather proof cappings to external frame. All to be overlaid with 18mm ext grade plywood. Glazing to be 4.20.4 low E toughened with antisun coating and to be self Flat roof waterproofing to be obtained from the Sika Trocal single ply roofing division and to be installed by a specialist contractor who will be a member of the Single Ply Roofing Allow for 2No. electrically operated opening lights. The specification is to include Trocal S mechanically fixed via disc fixings to the insulation Code 4 lead upstand on sheathing board. Disc spacings to be designed by the approved installer. membrane on 12mm ply laid between Trocal metal to be used at all perimeters and abutments and all upstands to be a rafters. Lead to extend 450mm up the pitch Insulation to continue Eaves overhang approx 200mm. around roof lantern Install timber water check at verge. Fascias and soffits to match upstand existing. Provide proprietary roof void ventilation in soffits to Ensure steel beam is fully provide the equivalent of a continuous 25mm run encapsulated in insulation ensure wall and roof Flat roof insulation to comprise 25mm celotex insulation is continuous under joists TB4000 and 100mm celotex GA4000 between joists leaving a min 100mm External Walls above dpc ventilation space above insulation. Ceiling underdrawn with 13mmm plasterboard 100mm wide external facing brick skin laid stretcher bond and to match the existing in size and skim Internal skin 100mm lightweight insulating blockwork, Tarmac Toplite Standard 3.6Nmm2. 13mm plasterboard and skim on dabs All brick and blockwork above dpc to be bedded in 1:1:5 cement/lime/sand mortar rubbed pointed. Nominal 100mm cavity to be insulated with 100mm crown drytherm 32 cavity wall batts all to achieve a U-value of at least 0.28W/M2K. Provide stainless steel wall ties at maximum 750mm horizontal and 450mm vertical centres generally and 225mm vertical centres where cavity closes. Cavity to be closed at top with proprietary insulated cavity closer (Marley or equal) Catnic lintels to be used over all new external and Stressline PCC over internal openings in block walls as appropriate. (Refer to Engineer's design) All lintels to have minimum 150mm end bearing and all voids to be insulated To comprise min. 75mm. sand/cement screed incorporating A98 anti-cracking mesh or polypropylene fibres laid on 100mm Celotex GA4000 (or equal approved) floor insulation board on 1200 gauge polythene dpm with min 150mm taped sealed laps on 150mm beam and block flooring system. Dpm to extend and lap into dpc in walls min. 150mm above ground level. Floor beams to be designed and supplied by specialist and to be installed in strict accordance with manufacturers requirements. Incorporate proprietary cranked/telescopic void vents and 65x215mm airbricks terminating min 225mm above paving/ground levels and at max 2000mm Ruberoid Hyload Housebuilder (or equivalent) dpc's to both skins of external wall minimum 150mm above ground level laid over brick splash course. Ground levels to be reduced and consolidated min. 150mm below underside of concrete floor Insulated vertical dpc's to be installed at all situations where cavity closes all to beams and to be treated with weedkiller. achieve 1.2W/M2.K. floor level to match existing Skirting to match existing 300mm cavity walls comprising 7N dense concrete blockwork or common brickwork Nominal 100mm cavity backfilled to within 225mm of dpc (hyload or similar). using 1:12 lean mix concrete. Common brickwork to be used to inner skin for make up courses up to dpc. level. Allow weep holes in external skin at ground level at 1000mm horizontal centres. All block and brickwork below dpc. to be bedded using 1:3 sand/cement mortar. Foundations. Min specification subject to Structural Engineer's design and ground New foundations to be 450mm wide (unless otherwise stated) and min. strength C20 concrete trench fill to depths agreed with Building Inspector. Allow minimum depth of 1.0 metre below ground level. Where clay soils are encountered foundation depths adjacent trees may need to be increased and clay board added to inner face of concrete.

All aspects of foundation design remain subject to Engineer's and Building

Inspectors approval.

WINDOWS AND DOORS TO CLIENTS CHOICE

New windows to be flush casement purpose made frames all to match existing All glazing between finished floor level and 1500mm above that level in a door or side panel within 300mm of a door or windows with a cill height less than 800mm requires to be laminated / toughened glass to BS6206:1981.

Glazing to achieve a U-Value of 1.33 consisting of Double glazing with 16mm air gap and a low-E coating (ie: Pilkington's Optitherm) OR Double glazing with a 12mm air gap, argon filled and a low-E coating.

Glazed doors to achieve a U-value of 2.0.

Windows must be able to lock open to provide gap of 50mm for ventilation

External windows & doors to be mastic pointed externally on completion. 8000mm2 trickle ventilators to be provided to windows in habitable rooms (fitted with insect proof head ventilators).

All habitable rooms to have openable windows giving rapid ventilation at least 1/20th of floor area - min 1.75m above FFL.

Ironmongery to be of good quality and approved by Client.

ELECTRICAL

Electrical system to be extended as applicable and to be installed in accordance with I.E.E. wiring regulations latest edition. All electrical work must meet the requirements of the Building Regulations: Part P (Electrical Safety). Work must be designed, installed, inspected and tested by a person competent to do so. An appropriate BS7671 electrical installation certificate must be issued for the work by a person competent to do so. A copy of the certificate must be submitted to the Building Inspector before a completion certificate is issued.

Install lighting having luminous efficiency greater than 40 lumens per circuit watt .

Internal lighting to have provision for the installation of energy efficient lighting, Provide 1No energy light per 4 or 1No energy light per 25sqm of floor area.

Light and power switches at heights between 450mm to 1200mm above

