

CONSTRUCTION NOTES

The plan relates to the construction of rooms in the roof space. The new accommodation will consist of a bedroom and en-suite facility on the landing area.

ROBUST CONSTRUCTION

Robust construction details to include:

- a) A continuous thermal element of dry-lining around the internal perimeter of the roof extension, this would elevate thermal bridging from the timber studs.
- b) Thermal joints between elements i.e. around window and door openings are to be closed with thermal breaks or have the insulation extended to abut the frames and suitably sealed with an approved mastic compound.
- c) All service pipes and ducts bridging an external element are to be sealed around the element and insulated with Kingspan Kooltherm pipe insulation or Kooltherm duct insulation. Internal pipes hot water vessels etc. shall be insulated with Kooltherm pipe or duct insulation or to standards set out in the Domestic Heating Compliance Guide. Provisions should be made to reduce unwanted air leakage through the new envelope of the building fabric.

CLOSED FRAME STUD WALL

The closed 100mm x 50mm studs set at 400mm centres with 100mm x 100mm studs at the ends of the wall and adjacent to the window frames will form the frame to the external front and side walls. The frame will have diagonal bracing to stiffen the frame, 6mm plywood sheathing plywood placed on the external face of the frame will ensure stability and integrity of the frame. The timber soleplate will be secured to the top of the new steel universal beam with 10mm dia. bolts at 800mm centres, all vertical loading will transfer and be distributed along the universal beam. The 150mm x 100mm top timber binder will be fixed and secured to the frame with mechanical fixings to each vertical stud. Timber inserts will provide fixing for the timber joists that will be supported from Catnic TRW joist hangers.

FIXED INTERNAL LIGHTING

Fixed energy efficient light fittings shall be placed in the hall and on the first floor landing area, the fittings shall be capable of a luminous efficiency greater than 40 lumens per circuit-watts.

FIXED INSULATION BETWEEN STUDS

Thermawall TW55 100mm thick fixed between studs with a vapour control barrier on the warm side of the wall, the internal face will have a complete surface covering of 35mm thick Thermawall TW56 dry-lining to achieve a "U" value minimum 0.25 W/m2K. The design will counteract the possibility of cold bridging through the timber studs.

DRAINAGE

The property benefits from a separate mode of drainage. The existing foul water drains discharge directly to a foul water outlet and the surface water discharges into the existing surface water outlet  
A new inspection chamber will be sited at the junction of the new soil and ventilation pipe.  
Surface water discharge will remain as existing.

PROPOSED CROSS SECTION THROUGH LOFT CONVERSION

