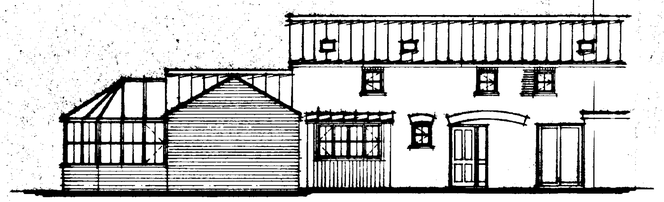
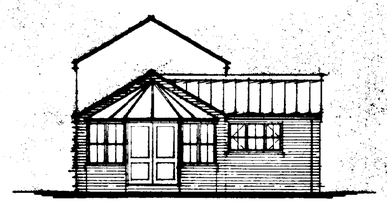
Velux conservation rooflights

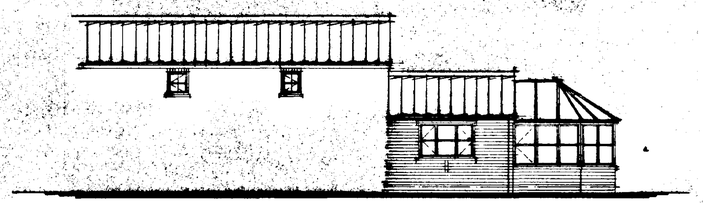


SIDE ELEVATION

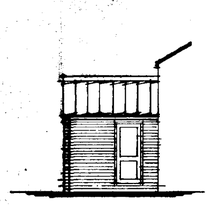
Code 4 lead flashing min. 150mm upstand with cavity tray over at all abutments.



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
D	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR

EXTERNAL WALLS
Cavity wall 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.
New bricks/blockwork joined to existing via Tri-line crocodile clips installed in strict accordance with manufactures instructions..
Where brickwork is to be replaced or repaired bricks, bond and mortar to match existing.

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm2
Kitchen, W.C., Utility and Baths. 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1981.
Double glazing to have min 12mm air gap between glass.
All existing window and door openings to be measured prior to manufacture.

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.

HEATING
Boiler to be oiled fired with balanced flue, durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.
110 Ltr hot water cylinder

SMOKE DETECTORS
Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a min standard of BS.5839:Part 1: Standard L.3.

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuous bands of fixing plaster.
b. sealing vapor control membranes in timber frame and other framed panel constructions.
c. Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids.

DRY- LINING
Dry-lining to consist of 50 x 100mm studs @ 1200mm cts horizontally and 450mm cts vertically with 12.5mm plasterboard to side. Vapor barrier to be placed between plasterboard and studwork of dry-lining and a breather membrane to be placed between studwork and wall. Incorporate 100mm fibreglass insulation between studs.

STUDWORK
Studs to be 50 x 100 @ 600 ctrs vertically & 1200m ctrs. horizontally, with 12.5mm plasterboard to each side.
100mm fibreglass insulation to studwork on first floor where indicated.

CEILINGS
12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skim finish.

DRAINAGE
Inspection chambers to be: Hepworth or similar approved polypropylene with 100mm dia. inlets. 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to S&vp within 450mm of invert.S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp. Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have rescaling traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient
Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres($18m^3$).
Septic tanks should have a capacity of at least 3750 litres

FOUNDATIONS
Concrete strip foundations to a minimum depth of 750mm or 1 metre. Any irregularity in subsoil conditions to be reported to agent for remedial advice.

RAINWATER DRAINAGE
Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.
Where R.W.P. disperses on to roof, shoe to be fixed to bottom. Weather tile provided under shoe.

All drains be 100mm dia. UPVC.
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:20 BETWEEN I.C. and I.C.
1:20 BETWEEN RWP and SOAKAWAY

EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60. Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

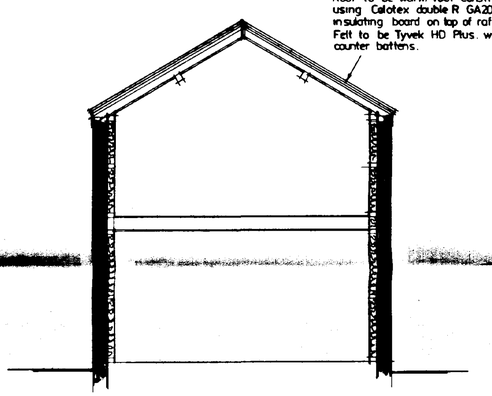
STAIRS
Risers 200 mm going 225 mm. Balustrades 900mm high on flight. 900mm on landing. Max: gap between vertical balusters 100mm. Min. 800 mm between handrails 2 way light switch.

ROOF CONSTRUCTION
Roof trusses manufacturers to provide design details & calculations of truses to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 30° Pitch on 38x25mm battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross ventilation maintained with Redland Rookvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley troughs.
Compound truses to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks
Roof hatches to be insulated & draught sealed & lockable.

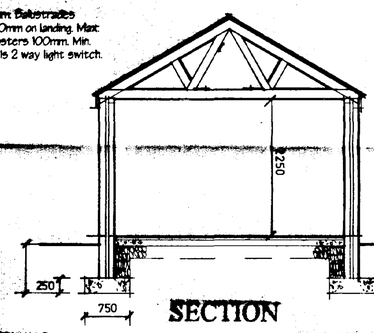
FIRST FLOOR CONSTRUCTION
First floor joists to be 63 x195 at 400 ctrs. Built into walls, or taken on joist hangers, 19mm tongued & grooved boarding. Green - moisture resistant & type. 30 x 5mm m.s. straps 1500 long built into wall at 2 m ctrs. Once bent over, with solid packing under. Floor joists to be doubled up under stud partitions, where parallel with floor joists. Trimmers to openings in floor to be doubled up floor joists built in or taken on joist hangers. Floor joists doubled up under bath.

Strutting to joists	
Joist span in	No. of rows of strutting
Upto than 2.5	none
2.5 - 4.5	1 at mid-span
more than 4.5	2 at one third positions

WARM ROOF
Roof to be warm roof construction using Celotex double R GA2036 insulating board on top of rafters. Felt to be Tyvek HD Plus. with counter battens.



SECTION



SECTION

EX. FLOOR FINISH
Concrete slab/raft to be finished with 2 no. layers of brush applied damp proof membrane, this must be a bitumen based product and thoroughly. dried prior to installation of 38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation

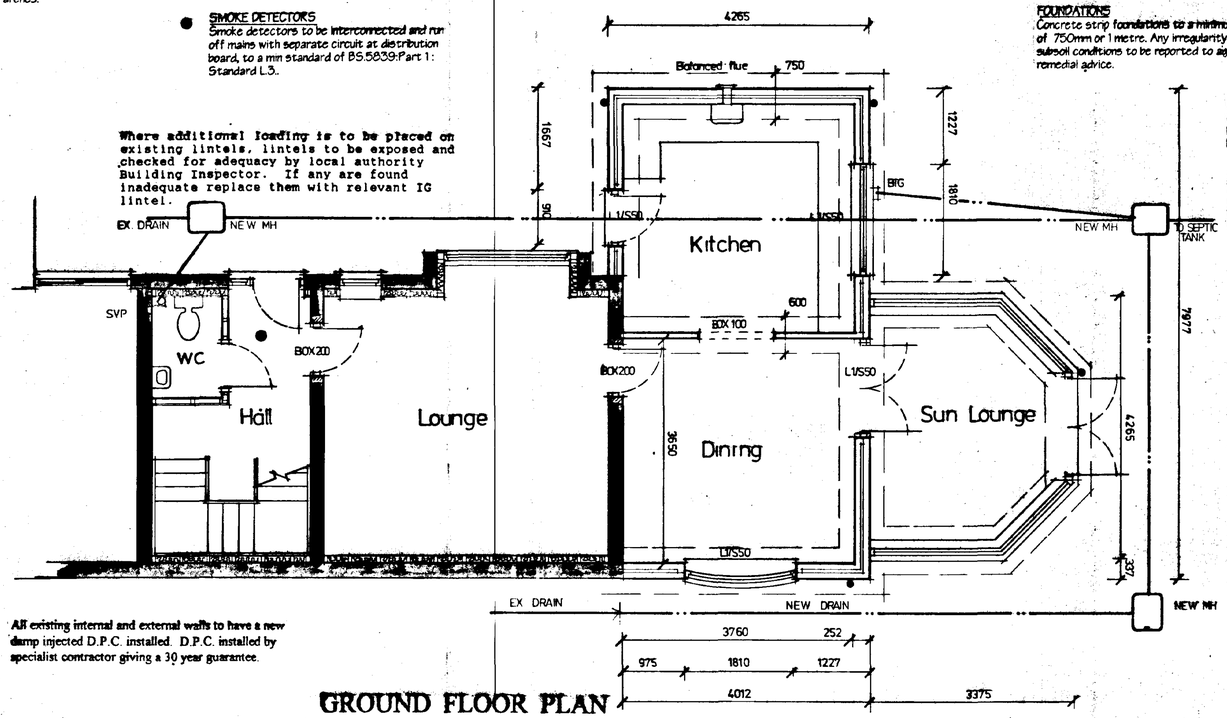
BELOW DPC WALLS
Incorporate 7N/mm² block below Ground level.
Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with 0smo protection sleeve or similar to prevent entry of vermin.

GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

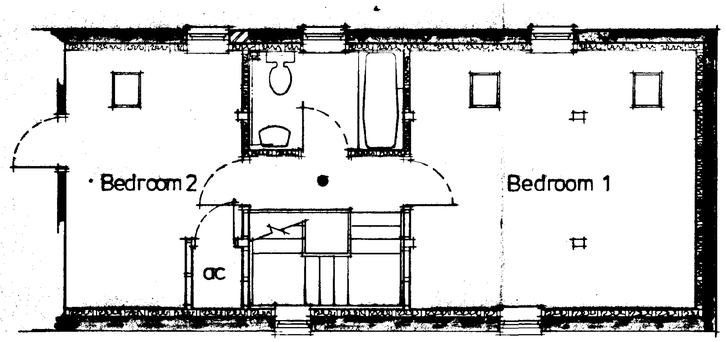
Where additional loading is to be placed on existing lintels, lintels to be exposed and checked for adequacy by local authority Building Inspector. If any are found inadequate replace them with relevant IG lintel.

Where additional loading is being placed on existing foundations, foundations to be exposed and checked for adequacy by local authority Building Inspector.



GROUND FLOOR PLAN

All existing internal and external walls to have a new damp injected D.P.C. installed. D.P.C. installed by specialist contractor giving a 30 year guarantee.



FIRST FLOOR PLAN

DETERMINED PLAN

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

SOUTH HOLLAND DC
HOUSING & PLANNING
-4 NOV 1999
Ref: 1113/99.

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PROJECT
Proposed Extension and Alterations
The Post Office
54 Broadgate
Whaplode Drove

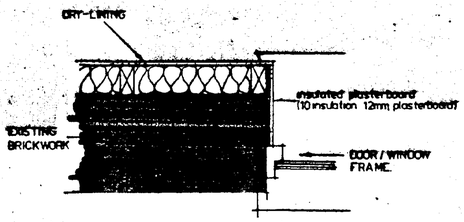
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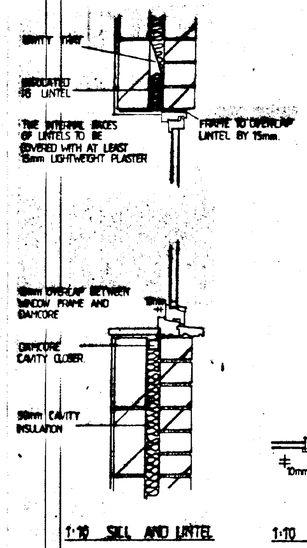
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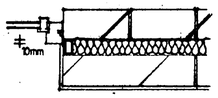
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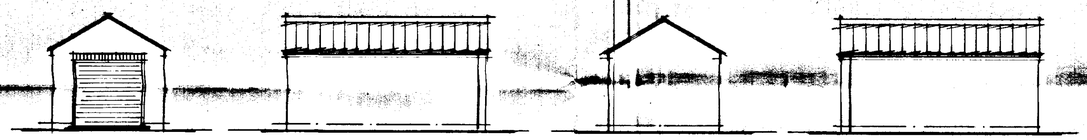
DOOR / WINDOW REVEAL 1:10



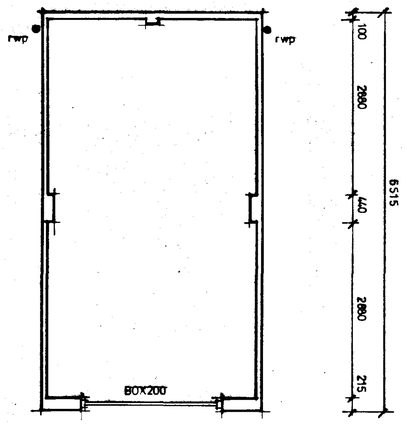
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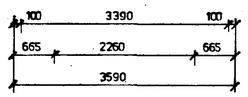
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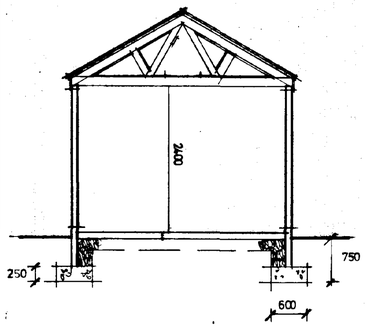


FRONT ELEVATION SIDE ELEVATION REAR ELEVATION SIDE ELEVATION

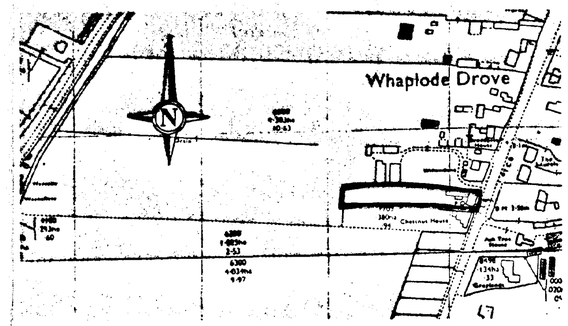


FLOOR PLAN

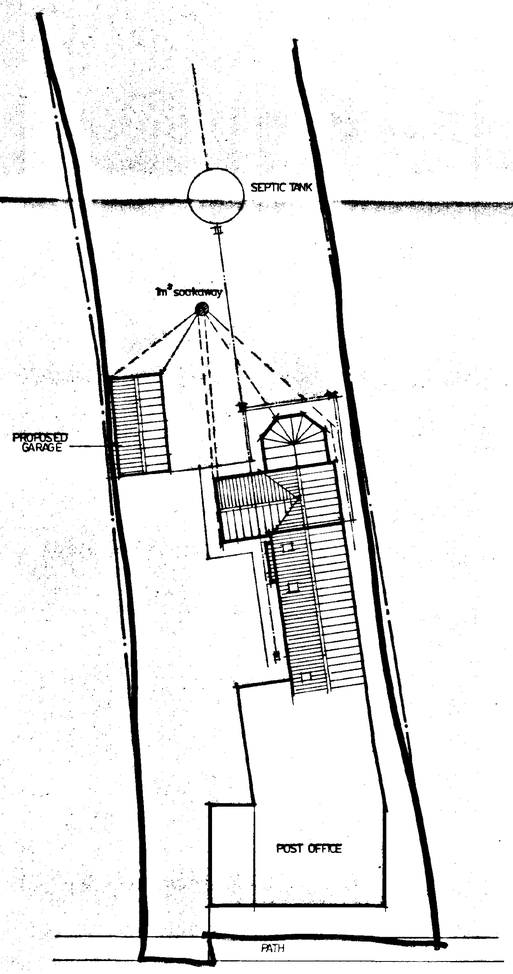




SECTION



LOCATION PLAN 1:2500



SITE PLAN 1:200

SOUTH HOLLAND DC
HOUSING & PLANNING
-4 NOV 1999
Pcf: 111/99

DETERMINED
PLAN

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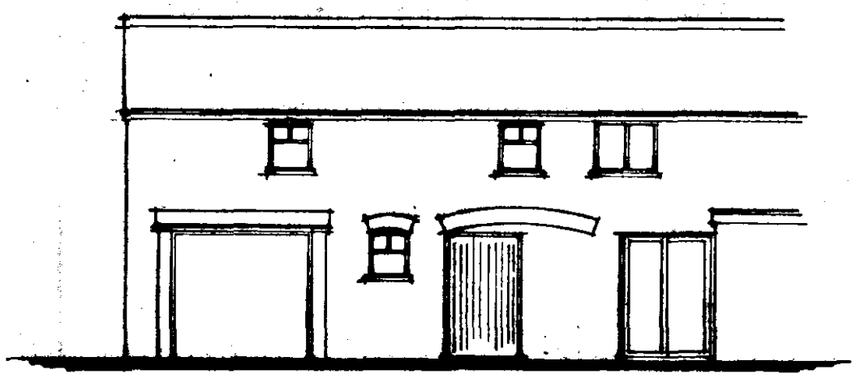
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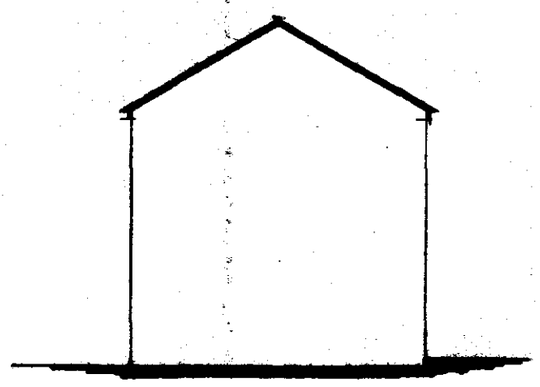
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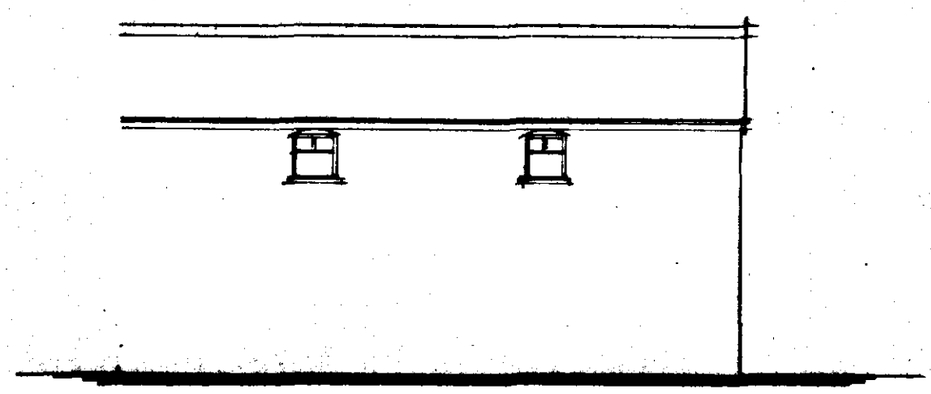
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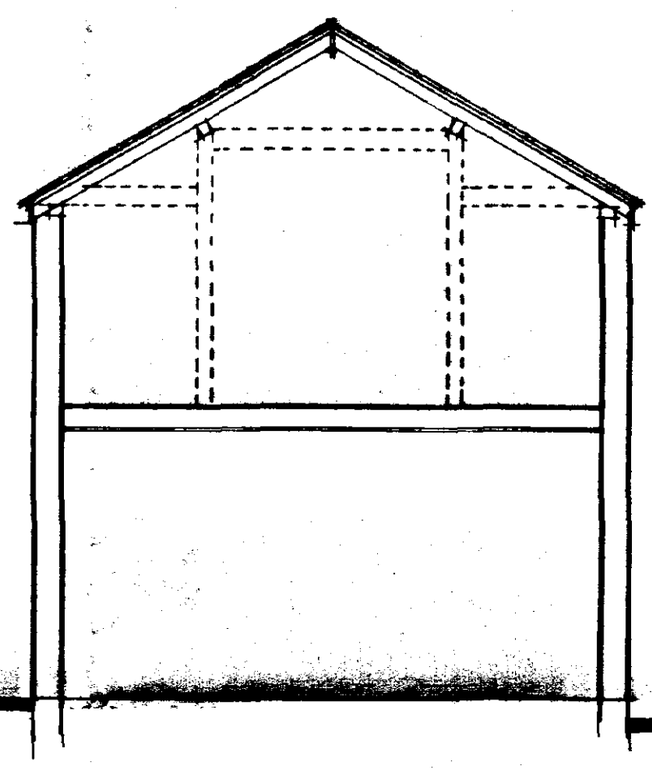
SIDE ELEVATION



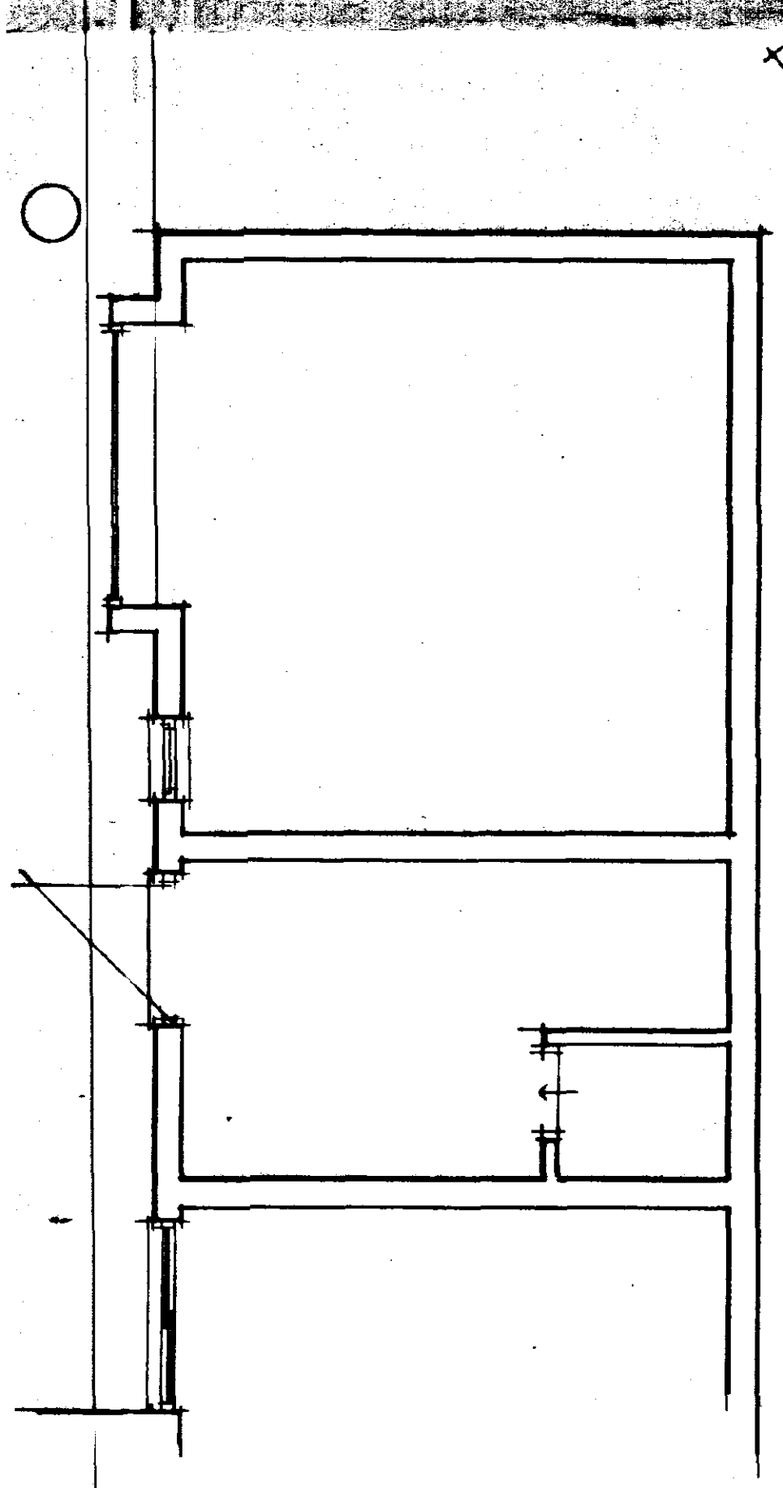
REAR ELEVATION



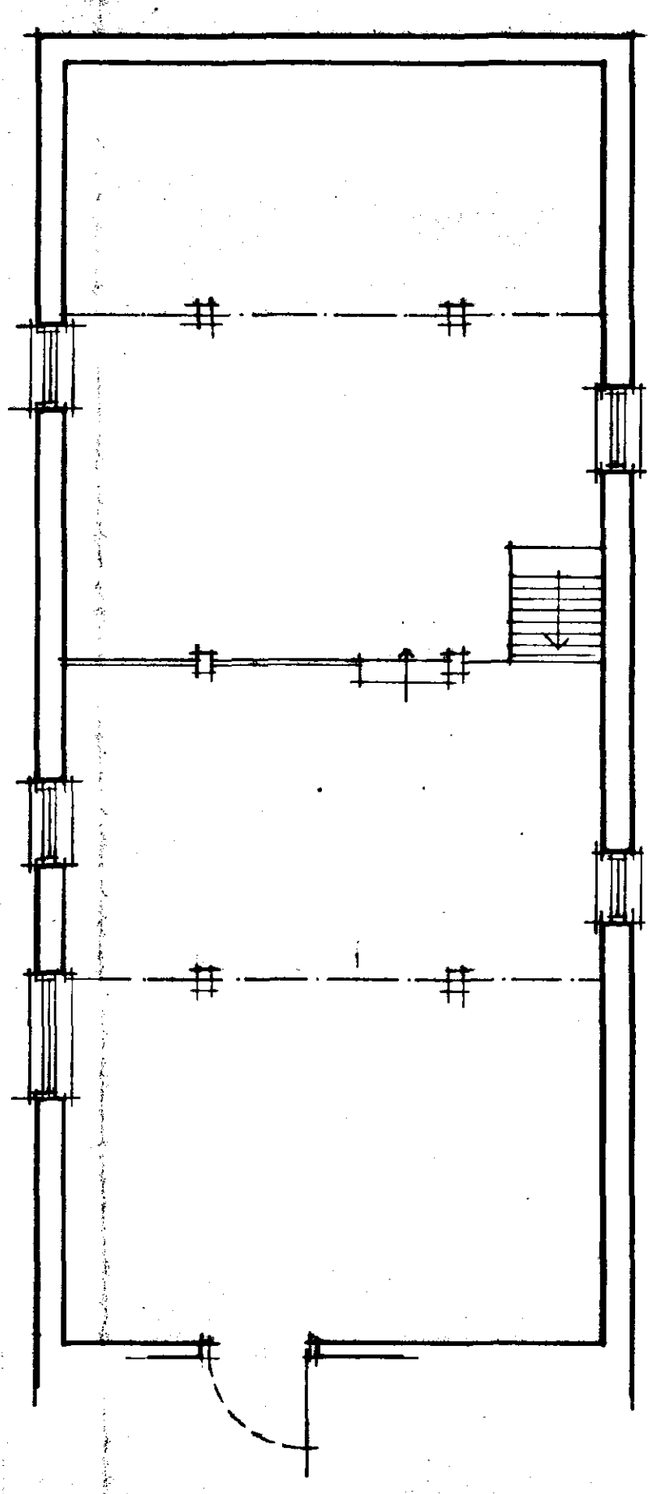
SIDE ELEVATION



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
- 4 NOV 1999
Ref: 1113/99

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