

#### Velux Roof Lights

Roof lights to achieve a U value of 1.6 w/m<sup>2</sup>k. All roof lights to include manufacturers flashing kits appropriate to the pitch of roof. To be double glazed with minimum 16mm air space and 'Low E' glass, provide trickle ventilators to windows to habitable rooms equivalent to 8000mm<sup>2</sup> and elsewhere 4000mm<sup>2</sup>  
Rafters to be trimmed, doubled up & bolted together  
All rooflights must be installed in accordance with manufacturer's details

#### Flat Roof construction - U-VALUE 0.15 W/m<sup>2</sup>K

Single layer system with a current BBA or WIMLAS Certificate laid in accordance with the manufacturer's specification. Single ply membrane to be fixed to 22mm exterior grade plywood decking to BS1455 or approved OSB to BS EN 300:2006 laid to 1:60 - 1:80 minimum gradient using firrings strips. Adjust height of firrings to allow 50mm ventilated air gap between insulation and plywood.

Softwood treated timber flat roof joists as specified 47 x 145mm strength class C24 at 400 centres.

100 mm Celotex GA4000 PIR insulation laid between joists and 65 + 12.5mm Celotex PL3000 insulated plasterboard fixed across face of joists over vapour control layer (VCL). Finish ceiling with 3mm skim plaster.

Joist nailed over 100 x 50mm wall plate that is mortar bedded to wall and laterally restrained with 1000x30x5mm galvanised mild steel straps at maximum 2000mm centres. Provide noggins and packing at restraint strap positions.

Provide 25mm continuous abutment strip ventilator and 25mm continuous proprietary eaves ventilation with insect mesh on opposing sides to allow for cross ventilation.

#### Solid Concrete Ground Floor - U-VALUE 0.17 W/m<sup>2</sup>K .

Finishes to be 22mm moisture resistant T&G timber floorboards on 500g polythene separating layer (VCL). Lay 100 mm ST2, or Gen1 ground floor slab with a smooth finish. Install 100 mm Celotex GA4000 or similar flooring grade PIR insulation on 1200g DPM on 50mm sand blinding on minimum 150mm and maximum 600mm MOT Type 1 clean hardcore on subgrade. Damp proof membrane to be lapped and sealed at all joints, and linked to DPC's in walls. Both Finishes to be 22mm moisture resistant T&G timber floorboards on 500g polythene separating layer (VCL). Install 100 mm Celotex GA4000 or similar flooring grade PIR insulation on 100mm ST2, or Gen1 concrete ground floor slab on 1200g DPM on 50mm sand blinding on minimum 150mm and maximum 600mm MOT Type 1 clean hardcore on subgrade. Damp proof membrane to be lapped and sealed at all joints and linked to DPC's in walls. Both subgrade and granular fill to be compacted with a vibrating roller or mechanically tamped minimum 5 passes. Provide 25mm thick insulated up-stands to continue around floor perimeters to avoid thermal bridging. Provide A142 reinforcing mesh 1000mm wide where drainage pipes pass under new floor slab (50mm minimum cover). Weed killer treat reduced level.

#### External Timber Framed Walls - U-VALUE 0.17 W/m<sup>2</sup>K

Woodgrain composite profiled cladding or equivalent fixed with proprietary rust resistant fixings strictly in accordance with manufacturers details to 50 x 50mm preservative treated battens at 400mm centers to provide drained and vented cavity. Proprietary breather membrane fixed as manufacturers details onto 12 mm External grade plywood or approved external grade OSB board and fixed to timber frame. Timber frame constructed using 47 x 120 mm C24 preservative treated timber studs at 400mm centres including sole, head plate and noggins to structural engineers details. Provide 100 mm Celotex GA4000 or similar PIR insulation between the studs and 50 mm Celotex GA4000 inside. Joints between the boards must be tightly butted, taped and jointed using appropriate tape and jointing material to create the vapour control layer (VCL). Wall insulation installed in accordance with manufacturers details. Finish walls internally using 12.5 mm Standard Plasterboard fixed to walls in accordance with manufacturers instructions. Taped and jointed complete with beads and 3 mm skim plaster finish. Walls within 1m of the boundary to be lined with 12mm Masterboard or Supalux externally (straight to plywood) to achieve 1/2 hour fire resistance.

#### Internal Timber Stud Partitions

47 x 95 mm timber studs at 400mm centres with head and sole plates and intermediate noggins at 450 centres vertically. Sole/head plates to be glued and screwed to floor joists and where necessary fix additional timber members to allow adequate fixing of fittings etc. Both sides to be finished with 12.5mm plasterboard, scrim and skim plaster finish. Partition to have 100mm rockwool insulation between bathrooms/WC's and habitable rooms with a minimum density of 10kg/m<sup>3</sup>

Floor joists must also be doubled up and bolted together under parallel timber partition walls or provide noggins where at right angles.

Provide DPC if partition build off masonry wall or concrete slab.

#### Electrical Installation

All wiring and electrical work must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, Wiring Guidance and Building Regulation s Part P (Electrical Safety).

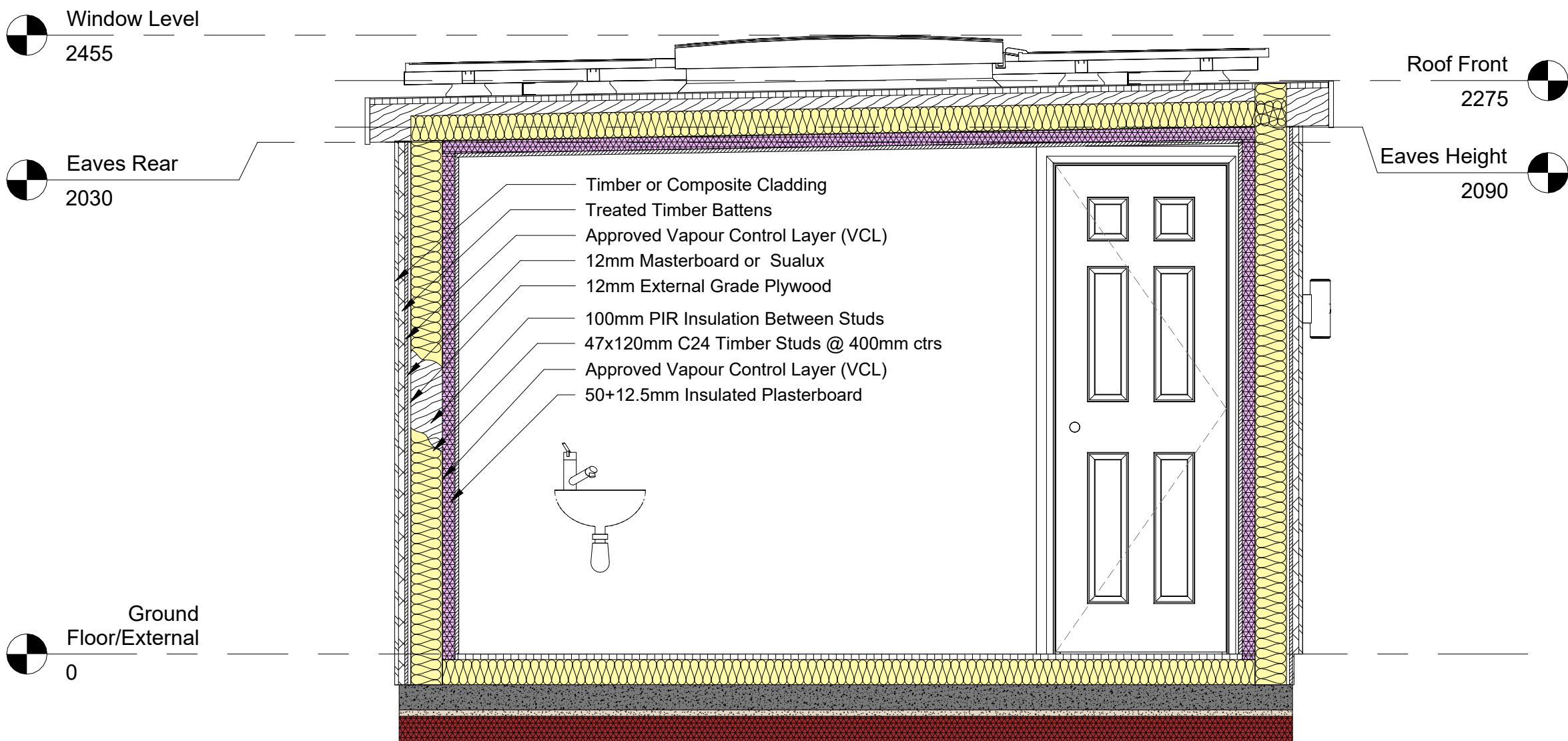
An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent electrician.

A copy of a certificate must be forwarded to Building Control on completion.

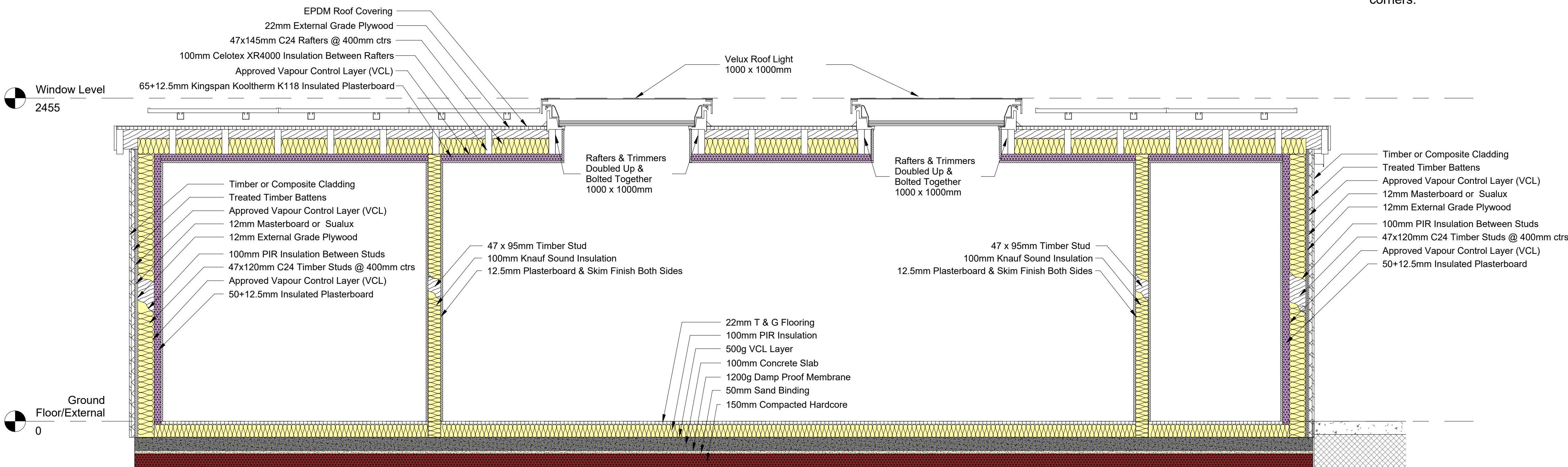
Sockets/outlets must be installed 150mm minimum from worktop

Socket/outlets and similar accessories should be mounted at not less than 300 mm (ideally not less than 1000 mm) in the horizontal plane, from the extremities of a sink, tap or wash basin, hobs.

Approved Document M recommends that in new dwellings only, switches and sockets/outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level and 350m away from corners.

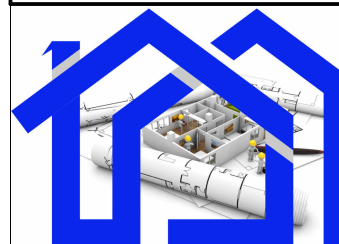


**1 Section 1**  
1 : 20



**2 Section 2**  
1 : 20

| 01                                                                                 | Roof Height Reduced  | 03/08/25               |
|------------------------------------------------------------------------------------|----------------------|------------------------|
| 00                                                                                 | Initial Issue        | 02/07/25               |
| Rev. No.                                                                           | Revision Description | Rev. Date              |
| Title: Section 1                                                                   |                      |                        |
| Project: 10 Hyde Square<br>Middleton<br>Manchester<br>M24 4AL                      |                      |                        |
| Client: Christine Fountain<br>10 Hyde Square<br>Middleton<br>Manchester<br>M24 4AL |                      |                        |
| Scale (@ A1)<br>1 : 20                                                             | Drawn By:<br>JW      | Checked By:<br>AW      |
| Drawing Number<br>JCBD-25-465-3                                                    |                      | Date:<br>02/07/25      |
| Revision Number<br>01                                                              |                      | Project Number:<br>465 |



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