Dear Colleague,

Although this is a relatively small update pack, with what appear to be minor amendments to flanking construction specifications, these changes will be hugely significant for those wanting to use them.

Up to this point, the Space4 room-in-roof, and the recently added NYTROOF RAPID FIT SYSTEM had been limited to specific wall types, but now the use of both of these has been extended to all aggregate walls.

And following feedback, we have added text to each of the timber frame separating walls to clarify that they can accept the generic single-leaf spandrel described in Appendix A1.

Please update your September 2017, 4th Edition Handbook as follows:

1. Remove and replace just page 9/10 of the Introduction.
2. Remove and replace just page 5/6 of E-WT-1.
4. Remove and replace just page 5/6 of E-WT-3.
5. Remove and replace just page 5/6 of E-WT-4.

Yours sincerely

John Tebbit
Chief Executive,
Robust Details Limited
### Changes to the fourth edition following October 2017 update

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
<th>Amendment</th>
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<tr>
<td><strong>Introduction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Table 6a</td>
<td>9</td>
<td>Space4 system and NYTROOF RAPID FIT SYSTEM extended to all aggregate walls.</td>
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**Separating Wall – Timber**

**E-WT-1**

Diagram 8 6 Spandrel panel text added.

**E-WT-2**

Diagram 8 6 Spandrel panel text added.

**E-WT-3**

Diagram 7 5 Spandrel panel text added.

**E-WT-4**

Diagram 8 6 Spandrel panel text added.
## Table 6a – Robust Detail separating walls which can be used together with the proprietary flanking constructions contained in Appendix A2

<table>
<thead>
<tr>
<th>Masonry walls</th>
<th>BRIDGESTOP® system</th>
<th>Smartroof system</th>
<th>Wall Cap RDA2</th>
<th>RoofSpace I-Rooft</th>
<th>Space4 system</th>
<th>Stewart Milne Sigma® Panel</th>
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**Key**

1. When constructing these walls off raft foundations, the raft must have insitu concrete with 150mm minimum thickness.

See over for timber and steel frame walls
### Table 6a (continued) – Robust Detail separating walls which can be used together with the proprietary flanking constructions contained in Appendix A2

<table>
<thead>
<tr>
<th>Timber walls</th>
<th>Smartroof system</th>
<th>Kingspan TEK</th>
<th>Prestoplan PresPeak 60</th>
<th>Wall Cap RDA2</th>
<th>RoofSpace I-Roof</th>
<th>Space4 system</th>
<th>Stewart Milne Sigma Panel</th>
<th>Lightweight external cladding systems</th>
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</table>
6. Ground floor junction: timber floor, beam and block, precast concrete plank, cast in-situ concrete suspended slab or ground bearing slab

- Ground floors not continuous between dwellings
- Flexible or acoustic sealant (may be omitted when timber ground floor is used)
- Ground floor construction:
  - timber floor joists:
    - may span in either direction
    - floor decking may run under sole plates
    - close spaces between floor joists with full depth timber blocking where joists are at right angles to wall, or
  - beam and block floor with all voids filled with mortar, or
  - precast concrete planks with all voids between planks and blockwork filled with mortar or flexible sealant, or
  - cast in-situ concrete suspended slab, or
  - ground bearing slab

7. Raft foundation

- 5mm (min) resilient flanking strip
- Flexible or acoustic sealant
- A floating floor treatment must be used (for ground floor floating floor treatments mineral fibre quilt is not required between the battens or cradle system)
- Concrete raft - mass per unit area of 365 kg/m² (min)

- Mastic sealant, ensure skirting and wall lining are isolated from screed
- Perimeter insulation, isolating screed from timber frame
- Below screed insulation, isolating screed from raft
- Polyethylene
8. Roof junction - pitched roof with no room-in-roof

- Junction between separating wall and roof filled with flexible closer
- Cavity separating wall continuous to underside of roof
- Wall lining above ceiling – 2 or more layers of gypsum-based board (minimum total nominal mass per unit area 16 kg/m²), both sides, all joints staggered
- Absorbent material not required in separating wall above ceiling
- Alternatively use spandrel panel - see Appendix A
- External wall cavity closed at eaves level with a suitable flexible material (e.g. mineral wool). If a rigid material is used, then it should only be bonded to one leaf
- 100mm (min) mineral wool insulation, 10 kg/m³ (min), between ceiling joists
- Seal all perimeter joints with tape or caulk with sealant

9. Roof junction - pitched roof with room-in-roof

- Junction between separating wall and roof filled with flexible closer
- 100mm (min) mineral wool insulation minimum density 10 kg/m³ or 60mm (min) foil faced PUR or PIR insulation, minimum density 30 kg/m³ (See Appendix A)
- 2 layers of nominal 8 kg/m² gypsum-based board. Where used, rigid insulation may be placed between and/or directly beneath rafters
- Seal all perimeter joints with tape or caulk with sealant
- Cavity timber separating wall continuous to underside of roof covering
- External wall cavity closed at eaves level with a suitable flexible material (e.g. mineral wool). If a rigid material is used, then it should only be bonded to one leaf
6. **Ground floor junction:** timber floor, beam and block, precast concrete plank, cast in-situ concrete suspended slab or ground bearing slab

- Ground floors not continuous between dwellings
- Flexible or acoustic sealant (may be omitted when timber ground floor is used)
- Ground floor construction:
  - timber floor joists:
    - may span in either direction
    - floor decking may run under sole plates
    - close spaces between floor joists with full depth timber blocking where joists are at right angles to wall, or
  - beam and block floor with all voids filled with mortar, or
  - precast concrete planks with all voids between planks and blockwork filled with mortar or flexible sealant, or
  - cast in-situ concrete suspended slab, or
  - ground bearing slab

*Note – Ensure substructure masonry is correctly set out to enable timber frame to achieve the required gap between wall panels*

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7. **Raft foundation**

- 5mm (min) resilient flanking strip
- Flexible or acoustic sealant
- A floating floor treatment must be used (for ground floor floating floor treatments mineral fibre quilt is not required between the battens or cradle system)
- Concrete raft - mass per unit area of 365 kg/m² (min)

*Alternative detail with screed finish*

- Mastic sealant, ensure skirting and wall lining are isolated from screed
- Perimeter insulation, isolating screed from timber frame
- Below screed insulation, isolating screed from raft
- Polyethylene
8. Roof junction - pitched roof with no room-in-roof

Junction between separating wall and roof filled with flexible closer
Cavity separating wall continuous to underside of roof
Wall lining above ceiling – 2 or more layers of gypsum-based board (minimum total nominal mass per unit area 16 kg/m²), both sides, all joints staggered
Absorbent material not required in separating wall above ceiling
Alternatively use spandrel panel - see Appendix A
External wall cavity closed at eaves level with a suitable flexible material (e.g. mineral wool). If a rigid material is used, then it should only be bonded to one leaf
100mm (min) mineral wool insulation, 10 kg/m³ (min), between ceiling joists
Seal all perimeter joints with tape or caulk with sealant

9. Roof junction - pitched roof with room-in-roof

Junction between separating wall and roof filled with flexible closer
100mm (min) mineral wool insulation minimum density 10 kg/m³ or 60mm (min) foil faced PUR or PIR insulation, minimum density 30 kg/m³ (See Appendix A)
2 layers of nominal 8 kg/m² gypsum-based board. Where used, rigid insulation may be placed between and/or directly beneath rafters
Seal all perimeter joints with tape or caulk with sealant
Cavity timber separating wall continuous to underside of roof covering
External wall cavity closed at eaves level with a suitable flexible material (e.g. mineral wool). If a rigid material is used, then it should only be bonded to one leaf
7. Roof junction - pitched roof with no room-in-roof

- Junction between separating wall and roof filled with flexible closer
- Cavity separating wall continuous to underside of roof
- Wall lining above ceiling – 2 or more layers of gypsum-based board (minimum total nominal mass per unit area 16 kg/m²), both sides, all joints staggered
- Absorbent material not required in separating wall above ceiling
- Alternatively use spandrel panel - see Appendix A
- External wall cavity closed at eaves level with a suitable flexible material (e.g. mineral wool). If a rigid material is used, then it should only be bonded to one leaf
- 100mm (min) mineral wool insulation, 10 kg/m³ (min), between ceiling joists
- Seal all perimeter joints with tape or caulk with sealant
8. Services and sockets in the separating wall

8.1 – electrical sockets, switches, etc.

Provide two or more layers of gypsum-based board (total nominal mass per unit area 22 kg/m²) to enclose electrical boxes

Stagger sockets, switches, etc. on each side of the wall such that they are not positioned in opposite bays

Alternatively provide a service void on surface of separating wall. This is the preferred method where more than one socket, switch, etc. are close together, e.g. in a kitchen.

Studs or battens used to create the service zone should be securely fixed back to the separating wall structure

8.2 – piped services

Service duct within separating wall

Provide two or more layers of gypsum-based board (total nominal mass per unit area 22 kg/m²) to enclose pipes

Stagger services on each side of wall such that they are not positioned in opposite bays

Note: this detail is not applicable for SVPs or gas pipes.
7. Raft foundation

- 5mm (min) resilient flanking strip
- Flexible or acoustic sealant
- A floating floor treatment must be used (for ground floor floating floor treatments mineral fibre quilt is not required between the battens or cradle system)
- Concrete raft - mass per unit area of 365 kg/m² (min)

8. Roof junction - pitched roof with no room-in-roof

- Junction between separating wall and roof filled with flexible closer
- Cavity separating wall continuous to underside of roof
- Wall lining above ceiling – 2 or more layers of gypsum-based board (minimum total nominal mass per unit area 16 kg/m²), both sides, all joints staggered
- Absorbent material not required in separating wall above ceiling
- Alternatively use spandrel panel - see Appendix A
- External wall cavity closed at eaves level with a suitable flexible material (e.g. mineral wool). If a rigid material is used, then it should only be bonded to one leaf
- 100mm (min) mineral wool insulation, 10 kg/m³ (min), between ceiling joists
- Seal all perimeter joints with tape or caulk with sealant

Section 60mm (min)

Alternative detail with screed finish

Mastic sealant, ensure skirting and wall lining are isolated from screed
Perimeter insulation, isolating screed from timber frame
Below screed insulation, isolating screed from raft
Polyethylene
9. Services and sockets in the separating wall

9.1 – electrical sockets, switches, etc.
Provide two or more layers of gypsum-based board (total nominal mass per unit area 22 kg/m²) to enclose electrical boxes
Stagger sockets, switches, etc. on each side of the wall such that they are not positioned in opposite bays

Alternatively provide a service void on surface of separating wall. This is the preferred method where more than one socket, switch, etc. are close together, e.g. in a kitchen.
Studs or battens used to create the service zone should be securely fixed back to the separating wall structure

9.2 – piped services
Service duct within separating wall
Provide two or more layers of gypsum-based board (total nominal mass per unit area 22 kg/m²) to enclose pipes
Stagger services on each side of wall such that they are not positioned in opposite bays
Note: this detail is not applicable for SVPs or gas pipes.