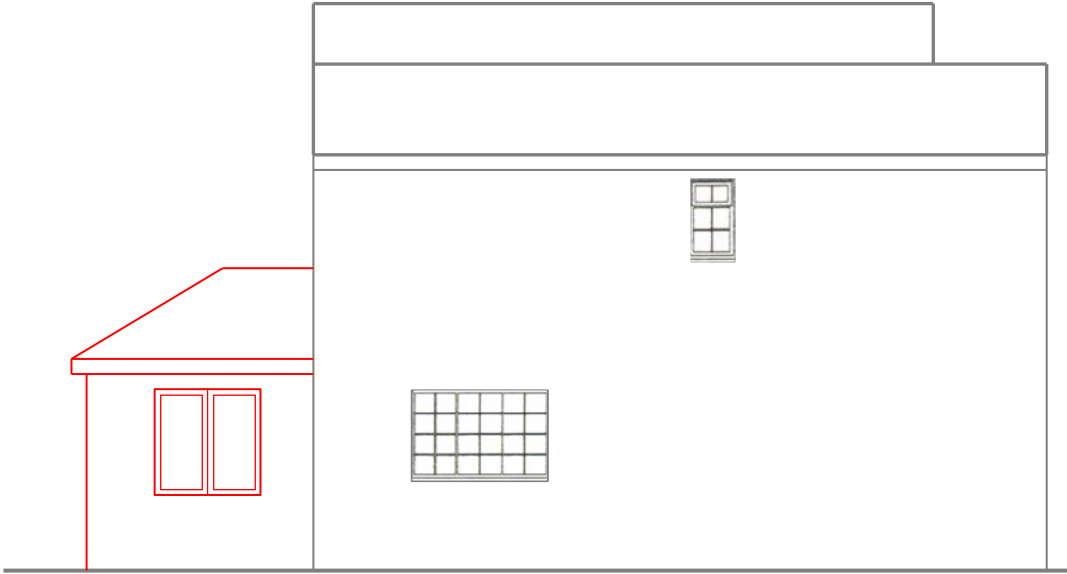




Proposed Front Elevation



Proposed Side Elevation

First Floor

Install 50mm x 170mm C16 grade timber floor joists at maximum 400mm centres spanning the shortest distance. Tripled up under stud partitions in accordance with Trada and 50 x 100 noggins under partitions where partitions run perpendicular to floor joists.

1 row of strutting is to be installed where spans exceed 2500 and 2No rows where spans exceed 4500 of either 175 x 38 solid strutting or 38 x 38 herringbone strutting equally spaced perpendicular to joist span.

Min 22mm Tongue and grooved water resistant chipboard is to be laid over and nailed into joists to form the floor platform.

One layer of 12.5mm thick plasterboard is to be screwed underneath the floor joists with taped and skimmed joints, with 100 mm rockwool insulation in between floor joists.

To provide minimum air leakage, it is now necessary to support joists off hangers in cavity walls, or ends of joists to be sealed with mastic.

Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

Windows and Doors

Windows: New UPVC window frames with double glazing units incorporating a 16mm air gap between glass which is to be argon gas filled with a ‘SOFT’ low-E coating (such as Pilkington 'K' glass or similar) U=1.6W/m²K. All to be fully draught proofed. Toughened Safety Glass to BS.6206: 1981 to be used in locations such as doors etc, and side lights, and where sill is below 800mm and in doors 1500mm above finished floor level (all in accordance with part N of the building regulations).

First floor windows to provide emergency egress with opening window min 0.33m², min 450mm wide, with sill height between 800mm & 1100mm from finished floor level.

Doors: New and replacement doors to achieve a U-Value of 1.8W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.



Proposed Rear Elevation

Traditional Roof

New roof tiles to match existing, on 25 x 38 SW treated tiling battens on breather membrane (min 150mm laps). Existing roof ventilation is not to be compromised. If traditional felt has been used on existing roof then low level tile vents should be used at roof abutment unless new roof is to continue up to ridge.

Traditional 125x50mm rafters at maximum 400mm centres, ridge board to be 150x50mm with 47x170 ceiling joists at 400mm centres. 100x75mm wall plate secured with 30x5 galvanised steel restraint straps at maximum 2000 centres and bracing all to B.S 5268 & 5628.

Install 100x63mm wall plate bolted @ 400 c/c with 16mm dia bolts into existing wall to take the top of the new rafters. Install stainless steel truss clips to the top of the rafter fixed to wall plate.

To flat ceilings install a minimum of 300mm total Insulation quilt within roof void, 150mm Crown Wool or equal laid between ceiling joists and 150mm Crown Wool or equal laid perpendicularly over. Install 12.5mm plasterboard and skim finish to underside. 50mm airflow is to be maintained over wall plates and across ridge. All is to provide a minimum U- value of 0.16W/m²K.

No venting required at eaves or ridge if breather membrane is used.

During construction, prior to the roof covering being fitted, it is necessary to wrap a minimum of 100mm glassfibre insulation from the cavity (made continuous with the cavity wall insulation) over the wallplate and adequately into the roof void, where at the stage of the roof insulation being fitted, both can be abutted.

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

Guttering and Downpipes

Lead Box Gutters to be formed using Code 5 lead sheet. Box gutter is to be supported on min 19mm thick and 225mm wide marine ply valley boards.

New 110mm half round PVC guttering connected to existing and supported off brackets at 1000 centres. New 68mm diameter down pipe off brackets fixed to wall at max 2000 centres.

Key:

Permitted Development

Mr Andrew Hodgkinson

4 Hill View, Whaley Bridge,
High Peak, SK23 7BG

Proposed elevations

January 2013

Scale 1:100