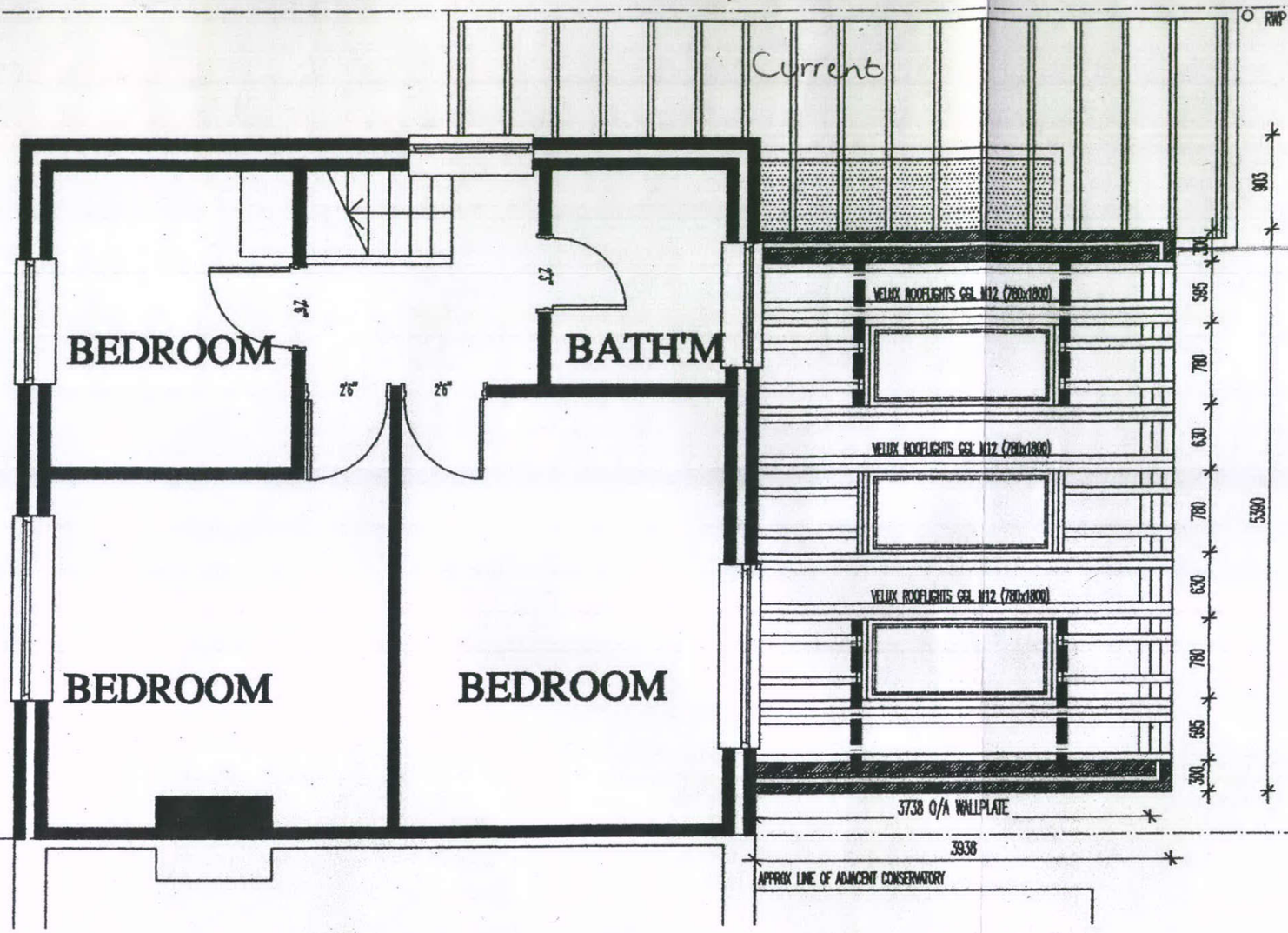
Proposed floor Plan

HPK/2013/0460

HIGH PEAK
3 SEP 2013
COUNCIL

Proposed Extension
23ft (7.0104m)



C24 GRADE 150x75 RAFTERS AT 400ctrs SAT ON 100x75 TIMBER WALLPLATE, BEDDED IN MORTAR. ALL TIES, RUNNERS AND DIAGONAL BRACING TO BE 100x25mm TWICE NAILED TO EACH RAFTER WITH 3.35x75nn LONG GALV WIRE.

LONGITUDINAL TIES OCCURING THROUGHOUT THE ROOF LENGTH OVER 3 No. MIN RAFTERS.

1450x150x30x5mm GALV MS RESTRAINT STRAPS AT MAX 2000mm CTRS. FIXED TO 3NO. TRUSSES AT RAFTER LEVEL.

1:50

ROOF TO BE RAFTERS AT 12.5° PITCH AT MAX 400 ctrs WITH 100mm CELOTEX BETWEEN RAFTERS & 40mm CELOTEX BELOW TO SLOPING SOFFIT AREA. ROOF COVERING TO BE INTERLOCKING TILE TO MATCH EXISTING WITH BACKGROUND VENTILATION TO BE MIN OF 8000mm2. ONDUTILE TO BE USED AS MEMBRANE BELOW TILE AS PITCH IS SO LOW.
NB: ONDUTILE CAN BE USED AT 12.5° WITH THIS TILE AS CONFIRMED BY MANUFACTURERS LITERATURE.

RAFTERS TO FINISH IN LINE WITH OUTSIDE WALL AND FINISHED WITH 200x20 UPVC FASCIA BOARD – FULL VENTILATION TRAY OVER. ABUTMENT VENT TRAY AT JUNCTION WITH WALL, CODE 5 LEAD FLASHING DRESSED UP 150mm

3No. GGL M12 VELUX SKYLIGHTS TO ROOF OVER (780x1800) WITH TRIMMERS TOP AND BOTTOM AND DOUBLE RAFTERS TO SIDE. FLASHING KIT FITTED IN ACCORDANCE WITH MANUFACTURERS FITTING INSTRUCTIONS.

NB: FLAT ROOF AREA OVER ANNEX BUILDING IS TO BE EXTENDED SLIGHTLY (WITHIN DASHED LINE AREA) TO LINE WITH NEW EXTENSION. NEW FLAT ROOF JOISTS TO THIS AREA ARE TO MATCH EXISTING AT 400mm ctrs. EXISTING ROOF COVERINGS ARE TO BE REMOVED AND REPLACED WITH A NEW INSULATED MAKE-UP
(NOTE THIS IS AN NON HEATED EXTERNAL STRUCTURE AND NOT WITHIN THE AREA OF THE DWELLING AND THEREFORE IS NOT BUILDING CONTROL REGULATED)
A SUGGESTED MAKE UP ALLOWS FOR INCREASING THE DEPTH OF THE EXISTING JOISTS TO 170mm DEEP, INSULATING WITH KINGSPAN THERMAPITCH TP10 BETWEEN AND 20mm BELOW. FINISH TO DECK WITH 2000g DPM, 22mm EXTERNAL GRADE TREATED PLYBOARD AND FINISHING WITH 3LAYER BUILT UP ROOFING FELT. DECK TO BE LAID TO FALL FROM PARTY WALL. ALLOW FOR MIN 225mm UPSTAND AT JUNCTION WITH PITCHED GABLE TO EXTENSION.
THIS SPEC WOULD ALLOW COMPLIANCE WITH NEW 'U' VALUE STANDARDS. (IF THIS IS NOT REQUIRED BY THE CLIENT, INSULATION COULD JUST BE ALLOWED FOR TO THE DEPTH OF THE EXISTING JOISTS)

The proposed extension will be a non heated external structure and not within the area of the dwelling and therefore is not subject to building control.
Roof covering to match existing.
Insulated with kingspan.
Footings 600 x 300mm thick to suit ground conditions. Mass fill concrete footings. Mass fill concrete slab incorporating steel rebar webbing and visqueen + floor insulation.
New structure to be tied into existing property.
The extension is effectively an external space from the dwelling separated by external spec doors, therefore the structure does not need to show compliance with building reg.

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