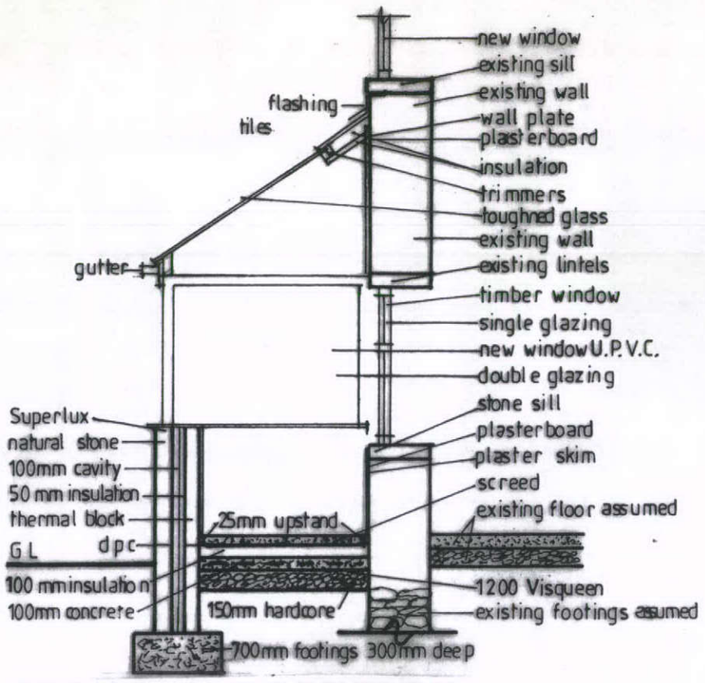
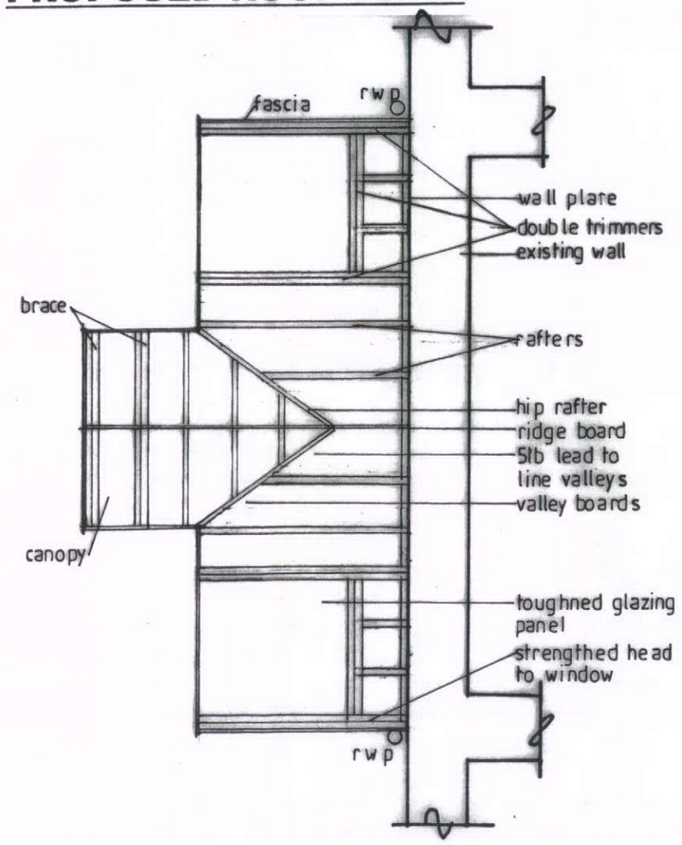
HIGH PEAK
25 NOV 2013
BOROUGH COUNCIL

SECTION THROUGH PROPOSED.



PROPOSED ROOF PLAN.



NOTES: - 165, GREEN LANE, BURBAGE, BUXTON, DERBYSHIRE. SK17 9DG.

1. New footings 700mm wide are to be dug to a depth of around 900mm below the existing ground level, the exact depth being determined by the ground conditions.
2. Footings to be formed with 1: 2: 4 concrete having a minimum depth of around 300mm.
3. The 2No new rainwater downspouts are to discharge to the existing 2No rainwater downspouts. Note that the downspouts are omitted on the 2No Proposed Gable elevations for the sake of clarity.
4. The footings are to be constructed to just below ground level using 450 x 225 x 150mm solid concrete blocks and common concrete bricks as appropriate with a clear 50mm cavity.
5. The 50mm cavity is to be filled to ground level with a weak mix of concrete.
6. The minimum distance between the undersides of the p.v.c. d.p.c. to the top of the concrete cavity fill is to be 225mm.
7. All the new walls are to be bonded to the existing with multi-starters.
8. The new floor is to be formed with a 65mm layer of screed containing the possible under floor heating pipes on a 100mm layer of Kingspan insulation having a 25mm up stand around its perimeter, on a 100mm layer of 1: 2: 4 concrete reinforced with A142 mesh on 1200 gauge Visqueen on 150mm well rolled dust blinded clean hard core.
9. All rainwater goods are to be black round section p.v.c. to match the existing.
10. The external walls are to be constructed with a 100mm cavity insulated with 50mm Kooltherm cavity wall insulation fixed in accordance with the manufacturer's specification having an outer skin of 125mm on the bed natural grit stone with an inner one of 450 x 225 x 100mm thermal blocks. Note that a p.v.c. damp proof course is to be provided, a minimum of 150mm above the external ground level in the external leaf, in both masonry skins of the exterior cavity wall to form a cavity tray.
11. The cavity tie irons are to be DD140-2 Type 4 made from austenitic stainless steel and provided at 450mm and 750mm centers.
12. The existing condensating gas fired boiler positioned in the kitchen is considered to be capable of heating the proposed addition if it is decided to provide heating in the addition.
13. The proposed addition is possibly to be heated by a wet system under floor heating installation installed in accordance with the manufacturer's specification.
14. All the plumbing is to be to BS5572 1978 and is to be carried out by a Corgi registered engineer.
15. The cavities below the window sills are to be closed with 12.5mm Superlux or a similar product.
16. Where appropriate part of the external door reveal in the addition is to be insulated to 1.2w/m20C and to have a vertical p.v.c. d.p.c.
17. The roof to the proposed addition is to have a pitch of around 35 degrees with a 50 x 170mm ridge board, 2No 25 x 125mm hip rafters, a 50 x 125mm wall plate, 50 x 125mm rafters and possible ceiling joists both at around 400mm centers. The 50 x 125mm rafters that form the pitched apex roof are to be strapped to the existing external front wall with 30 x 5mm bat traps at appropriate centers, spanning at least 3No rafters.
18. 2No double glazed panels are to be formed out of toughened glass supported double 50 x 125mm trimming rafters and cross braces as necessary.
19. A Code 4 lead flashing having a minimum up stand of 150mm is to be provided where the tiled roof abuts the existing front house wall as well as for the glazed roof panels as appropriate.
20. All 50 x 125mm ceiling joists are to have a layer of 75mm Kooltherm K17 Pitched Roof Board between them having a 50mm air gap over the Board and the underside of the breathable felt and are to be under drawn with a layer of 67.5mm K18 insulated dry lining board having a 5mm smooth plaster skim finish or possibly a decorative timber boarding one which is to be treated with an approved flame retardant paint.
21. All new fascia boards are to be formed using 17 x 175mm black U.P.V.C. boarding.
22. The roof to the proposed addition is to be covered with Staffordshire blue tiles to match those on the main roof as closely as possible nailed to tanalised tile laths with galvanized or copper nails on breathable felt fitted in accordance with the manufacturers specification.
23. A patent 25mm continuous eaves ventilation strip is to be provided on top of the reinforced window heads.
24. Any glazing less than 900mm above floor level and any in the door is to be toughened or laminated glass complying with BS6206.
25. The addition is to have natural lighting with an area equal to $1/10^{th}$ of the floor area and an open able area equal to $1/20^{th}$.
26. The new brown U.P.V.C. windows and door frame are to have reinforced heads along steel corner posts designed by the U.P.V.C. window and door manufacturers that are capable of taking the loading from the tiled timber roof structure. All windows and doors are to be doubled glazed having a U value of 1.8w/m20C using Pilkington Optitherm low-e-coated glass or its equivalent having a 16mm gap between the panes.
27. All new windows will satisfy the trickle ventilation regulations by having controllable trickle ventilators (8000mm^2) fitted into the frames of the actual windows.
28. The pikes to the 2No gables along with that on the front elevation is to be formed with brown U.P.V.C. vertical boarding insulated with a layer of 100mm Kooltherm K17 pitched roofing board faced with a layer of 37.5mm K18 insulated dry lining board having a 5mm plaster skim brought to a smooth finish.
29. The former external natural stone wall that is to become an internal one along with all the new internal thermal block walls are to be covered with12.5mm plasterboard spot fixed to the wall surfaces with an approved adhesive and skimmed over with a 5mm layer of plaster brought to a smooth finish. (9mm wallboard may possibly be used instead of 12.5mm plasterboard)
30. Proprietary roof ventilators, probably Glidevale ones, are to be provided to give abutment roof ventilation where the roof abuts the existing front house wall.
31. Energy efficient light bulbs are to be used where ever possible.
32. Any new power points will be positioned no lower than 450mm from the floor and any new light switches no higher than 1200mm from the floor.
33. All the electrical works are to be completed by a NICEIC accredited and registered contractor. All of the timber that is used will be SC 3 Grade.
34. All the internal and external finishes and visible materials are to match the existing as closely as possible.
35. The site is to be left in a clean and tidy condition on completion with all surplus materials and rubbish removed from the site.
36. All work is to be done to the satisfaction of the Local Authority Building Control Officer, to comply with current Building Regulations and other relevant Codes of Practice etc: - and be carried out by competent trades people and their associates in a workman like and professional manner.