

The contractor is to over haul existing roof remove existing roof tiles and set aside for re-use and prepare and treat existing rafters to receive new one layer of Andersons H.T. roofing felt type IF to BS7477 grade below 25x38mm s.w tanalised roofing battens and replace existing roof tiles and replace all damaged tiles with new and make good to all disturbance.

over all new windows and door openings in new external wall construction the contractor is to provide and fix adequate sized galvanised steel lintel with cavity tray over & lintels are to have min 150mm end bearing to both sides of opening.

fire barrier: the contractor is to provide and place rockwool or similar 1 hour fire resistant fire barrier between the existing neighbouring property at abutment of compartment wall and roof or build up in masonry and make good to all disturbance.

NOTE:- PARTY WALL ACT 1996 its the clients obligation to inform all adjoining owners in writing of any works to be carried out on the property & notice should be given with in 14 days of intended works on site.

new conservation velux rooflight ref GVT 154 0091 or similar approved.

new hardwood stained timber window in new gable with style as shown.

Artificial stone window head cill & jambs to new window.

new hardwood stained half glazed timber windows/ screens with style as shown.

new cavity wall construction to comprise of 150mm thick natural coursed stone work to match that of existing with 80mm cavity partially filled with celotex double 'R' or similar fix back to 100mm thick dense solid concrete block work with wall tie retaining clips

natural stone work cill below new window.

new foundations to cavity walls are to be 600x225 mm concrete strip footings placed at min depth of 100mm below ground level on adequate load bearing strata.

* to existing roof provide and fix 75x50mm s.w sc3 grade diagonal bracing which are to be bolted to existing timber rafters & new floor joists at every rafter spacing. And existing ceiling joists are to be removed when new diagonal bracing have been fixed & make good to disturbance

* existing timber lintel as shown is to remain and below box out with 50x50mm s.w framing and line interior side with 12.5mm full backed plaster board and skim finish, to exterior side provide and fix 30x350mm deep s.w stained fascia boards as indicated and provide & fix 12mm thick exterior quality plywood soffit, and fill void between framing with fibre glass insulation quilt & make good disturbance.

PROPOSED SIDE ELEVATION 1:50

specialist contractor is to install new ceramic d.p.c. to all existing ground floor walls and contractor is to provide written guarantee for works carried out & make good to all disturbance.

all sanitary waste pipes are to connect in new 100mm d.p.v.c. strip/ stub stack fitted with air admittance valve & connect to ext. M.H.V. via 100mm & top vitrified clay pipes laid to correct falls with flexible joints & encase in min 150mm conc. surround under floor slab & where with in 900mm of ground surface & provide E.J. at 5m c.t.s. using compressible fibre board & make good disturbance.

new weather vane to new roof.
new roof tiles to match that of existing.

The contractor is to provide new water proof cement render (tanking) 1:3 mix full height to all existing external walls where required and make good disturbance & prepare finish to receive dry lining as before described.

SECTION A-A 1:50

The contractor is to provide and fix new weather vane to new roof with design to be agreed with the client.
weak mix concrete cavity fill upto 225mm below d.p.c.

new natural stone walling to new gable end to match that of existing.

existing timber lintel is to remain as shown a.b.d.

dormer roof window
Note: over existing timber lintel the contractor is to provide and place cavity tray over as shown on section A-A.

new roof construction to comprise of roof tiles to match that of existing on 25 x 38mm s.w tanalised battens on one layer of Andersons H.T. roofing felt type IF to BS 7477 grade on 150x50mm sc3 grade s.w timber rafters spaced at 450mm c.t.s. and are to be fixed to new 225x50mm sc3 grade valley rafter a.b.d.

200x38mm sc3 grade s.w timber ridge board.

ceilings to comprise of 100x50mm ceiling joists sc3 grade spaced at 450mm c.t.s. fixed to rafters and to under side provide and fix 12.5mm thick full backed plaster board with all joints filled taped and skim finish.

between new ceiling joists provide and lay 200mm thick fibre glass insulation quilt to give max u-value of 0.25w/m²k.
to raking ceilings provide and place/fix celotex double 'R' insulation boards ref GA 2059 to give max u-value of 0.35w/m²k and maintain min 50mm air gap between insulation and felt roof lining.

first floor construction to comprise of 22mm thick T&G floor boards on 220x50mm sc3 grade floor joists spaced at 450mm c.t.s. and to u/s provide and fix 12.5mm plaster board with all joints to be filled taped and skim finish.

The contractor is to grub up the existing floors throughout and cart away all debris and allow for required reduced level dig and form new floor comprising of 100mm thick concrete floor slab on min 1200 gauge visqueen d.p.m. on 50mm thick KAY-CEL board insulation on 50mm bed of sand blinding well rolled on 150mm well compacted subgrade free hardcore & make good to all disturbance.

provide and fix from gliderole with u.p.v.c. roof ventilators to eaves level to give min 25,000 mm²/m ventilation gap for full length of eaves + rafter vents with type of ventilators to suit roof construction.

provide and fix to rear side of roof gliderole with roof tile ventilators ref G1 to give min 5000mm²/m ventilation at ridge level to provide cross flow ventilation. and make good to all disturbance.

* all heating requirements are to be provided from new combi boiler & radiators are to be fitted with thermostatic radiator valves.

RLM ASSOCIATES

JOB FORMER COACH HOUSE, 6, BURLINGTON RD.			
CLIENT MR & MRS. EVANS			
DRAWING PROPOSED ELEVATIONS			
SHROPSHIRE BOROUGH COUNCIL. GLOSSOP SITE BY ENVIT			
DATE OCT. 1999	SCALE 1:50	13 OCT 2006	
DRWG N° RLM119/3	REV	FILE REF	REPLY REQUIRED

PROPOSED FRONT ELEVATION 1:50

new hardwood stained timber panel door & glazed side window with style as shown.

provide pitch free polymeric d.p.c. to all new cavity walls to BS 7473 grade at a min height of 150mm above ground level.

APPROVE D

ELEVATIONS
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ALL ELEVATIONS
ARE AS SHOWN ON
THIS APPROVED PLAN.
NO CHANGES
PROPOSED.