

CONSTRUCTION NOTES

The existing roof is constructed as a traditional purlin and rafter roof with a covering of gray concrete tiles. The existing roof timbers are to remain undisturbed.

The new purlins will be built into the new external wall and span and be supported by the existing house wall that will be built around the purlins.

The new roof will have a covering of gray concrete tiles to a pitch of 28 degrees. The slates are to be fixed to the manufacturer's specifications and to all British Standard Code of Practices.

The roof timber will be 125mm x 50mm at 400mm centres with timber wallplates of 100mm x 75mm. The wallplates are to be secured by galvanised steel wallplate straps at 1800mm centres and extend down and be secured 900mm to the inner block walls.

FRENCH DOOR WITH JULIET BALCONY

The existing bedroom window will be converted into a pair of french doors, the window width will not be increased and no structural alteration will accrue.

The masonry wall below the window will be removed and a vertical d.p.c. will be inserted in the window reveals, the walls will be re-plastered with two coats of Carlie plaster. The existing roof spars within the roof alteration will be removed and the opening trimmed with two new trimming joists bolted together on each edge of the opening and with the existing 225mm x 100mm timber purlin.

New 150mm x 50mm timber rafters will cantilever and be fixed to the existing house wall and extend to the timber purlin. 25mm exterior plywood will form the formation level of the new floor, this in turn will form the base for a continuous flat roof covering. A waterproof building paper is to be laid on the plywood with a slight fall away from the wall allowing to discharge on the the roof, the sheet lead will form a continuous layer with abutment upstands on three edges and worked to preformed corners and upstands under the door set.

The diminishing side cheeks are formed by 100mm x 50mm timber studs between the trimming rafters at 100mm centres lined with building paper to free movement of the lead. The code 5 lead will be continuous and flash over the vertical upstands. Any cosmetic finishes including floor finishes will not be fixed directly to the lead base or side cheeks. All work is to comply with the updated version of BS Code of practice CP 142 Part : 1970: Lead roof and wall coverings.

Insulation will be placed in the cheeks and floor and run continuously with the roof insulation.

HEATING

The existing system is to be extended into the new office, with the installation of a new radiator, the radiator will have automatic thermostatic controls.

LIGHTING

All new light fittings shall be capable of using low energy high efficiency light bulbs. High efficiency lighting points are located on the first floor landing and in the new office.

PROPOSED PLAN OF ROOF TIMBERS
AND ALTERATIONS TO FORM BALCONY

