



proposed section

ROOF CONSTRUCTION TO KITCHEN and SITTING ROOM

Concrete interlocking tiles to match existing on 38 x 19 mm tanalised swd battens on Tyvek or similar breather felt on 200 x 50 mm C 16 swd rafters at 400 mm cts nailed to 100 x 75 mm swd wall plate strapped to walls with 30 x 5 mm galvanised ms straps at approx 1000 mm cts. End 3 no rafters to be strapped into rear gable wall with 30 x 5 mm galvanised ms straps at approx 1000 mm cts. Make up roof over existing with 100 x 50 mm rafters at 400 mm cts with 100 x 50 mm swd tie beam. Redland or similar eaves vents and ventilated ridge or tile vents at top of roof slope. 100 mm Kingspan or similar rigid urethane insulation board between rafters with 50 mm air gap to underside of breather felt. 50 mm Kingspan insulation and 10 mm vapour check plasterboard and skim to underside of rafters. Form valley in Code 5 lead supported on 19 mm exterior grade ply valley board. Provide Velux Rooflights as indicated, Type MO4 size 780 x 980 mm, complete with flashing kit. Double up rafters to sides of rooflight, and trim around opening as required. To achieve a U value of 0.18 W/m2 K.

ROOF CONSTRUCTION TO BEDROOMS

Concrete interlocking tiles as on 50 x 25 mm tanalised swd battens on Tyvek or similar breather felt on roof trusses at 600 mm cts with clips to 100 x 75 mm swd wall plates strapped to block walls with 30 x 5 mm galvanised ms straps at approx 1000 mm cts. 100 x 50 mm swd binders and bracing in accordance with truss manufacturers recommendations. Make up roof over existing with reducing trusses (truss design certificate to be sent to Local Authority). Redland or similar eaves vents and extension trays and ventilated ridge or tile vents at top of roof slope. 300 mm quilt insulation in 2 no layers of 150 mm. 12.5 mm vapour check plasterboard and skim ceiling. End 3 no trusses to be strapped into rear gable cavity with 30 x 5 mm galvanised steel straps at approx. 1200 mm cts at rafter back and ceiling tie level. Form valley in Code 5 lead supported on 19 mm exterior grade ply boards. Upvc gutters to match existing, fixed to swd fascia boards. Provide insulated access hatch. To achieve a minimum U value of 0.18 W/m2K

NEW PITCHED ROOF CONSTRUCTION TO GARAGE

Concrete interlocking roof tiles to match existing on 38 x 19 mm tanalised swd battens on breather felt on 100 x 50 mm swd rafters at 400 mm cts on 250 x 100 mm C16 purlins and ridge as indicated. End 3 no rafters to be strapped to gable wall with 30 x 5 mm galvanised ms straps at approx. 1100 mm cts. New 100 mm dia gutter to front. Provide Code 5 stepped cavity tray to existing chimney stack. Existing gable wall to be built up to support purlins.

EXTERNAL WALLS

Outer skin facing brickwork to match existing, 50 mm clear cavity, 60 mm Kingspan or similar rigid urethane insulation board fixed back to inner skin of 100 mm concrete block, plastered. Brick or dense block to be used below dpc level and cavity to be filled to within 150 mm of ground level. IG steel lintols or similar to be used over door and window openings. Insulated dpcs to reveals. Double D stainless steel cavity ties at maximum cts of 450 mm vertical and 750 mm cts horizontal and within 300 mm of openings. New walls to be bonded to existing and cavities to be continuous. To achieve a U value of 0.28 W/m2 K.

WINDOWS

Replace windows as required. New Upvc double glazed window frames to have 28 mm double glazed units and K glass. (U value 1.6 W/m2 K) Openers to be not less than 1/20th floor area of rooms. Some part of openers to be not less than 1750 mm above floor level. Provide trickle vents 4000 sq mm to kitchen and bathroom and 8000 sq mm to lounge, bedrooms and sitting room window frames. Window adjacent to new external doors to be glazed in toughened or laminated safety glass.

STUD PARTITIONS

100 x 50 mm swd studding with 100 mm Gyproc Isowool quilt insulation between studding and 12.5 mm wallboard and skim to both sides.

STEELWORK

Provide a 178 x 102 x 19 Kgs UBs as ridge beam over kitchen as indicated sat on concrete padstones 300 x 100 x 150 deep, built into walls.

WALL BETWEEN GARAGE and SITTING ROOM

Construct new 100 mm block inner skin off concrete floor with 60 mm cavity filled with 60 mm Kingspan insulation. To achieve a U value of 0.28 W/m2 K.

GROUND FLOOR CONSTRUCTION

22 mm moisture resistant chipboard on 175 x 50 mm C16 swd floor joists at 400 mm cts with strutting at approx. 1000 mm centres. 140 mm flooring grade polystyrene insulation between floor joists. 25 mm insulation around edge of floor to external walls. Double up floor joists under stud partitions. End 3 no floor joist to be strapped into cavity with 30 x 5 mm straps at centre span. Provide 225 x 150 mm FAIs to ventilate floor void. Maintain existing FAIs. 100 mm site concrete (or existing floor slab) on 1200 gauge visqueen dpm on hardcore with sand blinding. Floor to have a U value of 0.22 W/m2K

FOUNDATIONS

Excavate to expose existing foundation to sun lounge to assess suitability. Excavate down to good ground level, 600 mm wide x minimum 150 mm thick concrete strip foundations to have a minimum cover of 500 mm to finished ground levels, or to suit site conditions. Foundations to be to the satisfaction of the Local Authority Building Control Officer.

DRAINAGE

All drainage works to be to the satisfaction of the Local Authority. New drains to be in 100 mm superslave pipework, connected to existing drains. Excavate to expose existing drains and replace or re-route as required. Any drains passing under building to be surrounded in 150 mm stone and bridged over with concrete lintols where passing through footings. Provide new 100 mm dia svp and connect bathroom wastes. 76 mm wc connection, 38mm bath waste, 32 mm shower and lav basin wastes. All fittings to have Provide new 63mm dia rwps and gullys and connect to existing drain. New GRP inspection chambers as indicated,

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Note:

Any alterations to the specification or layout should be discussed with the Architect before work is carried out on site. Contractor to check dimensions before commencing work, any discrepancies notified to the Engineer/Architect as soon as possible and to ensure all work complies with the material manufacturers recommendations.

Title:

PROPOSED ALTERATIONS TO NO. 22 MOORFIELD, WHALLEY.

Scales: 1:50

REV. 'A'

Chris Astin

Building Design Services
Domestic Commercial and Industrial

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7 Newby Close

Burnley

BB11 4QU

Tel 01282 703594

Mobile 07834 162732

email chris.astin@ndiworld.com