

06 February 2010

Dear Miss Bibby

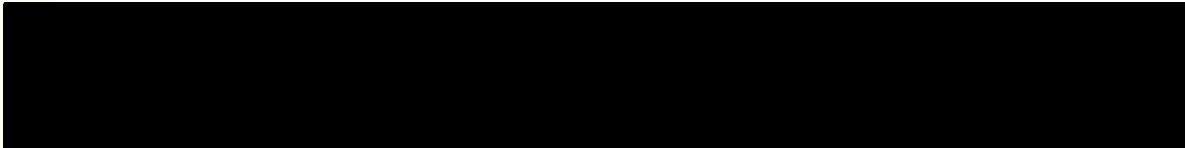
Around 1989 we had a games room built on to our property and over the last 5 or 6 years we have experienced varying degrees of rain water leaking through into the ceiling void causing damage to sections of the plasterboard ceiling which has had to be replaced numerous times.

Despite attempts to resolve this problem including replacing roof tiles and the valley it has never been totally rectified mainly due to the shallow roof pitch of 17.5 degrees.

I would be grateful for your guidance and comments as to whether planning permission would be required to carry out the following works. I am aware building regulations would be necessary.

Our proposals are as follows.

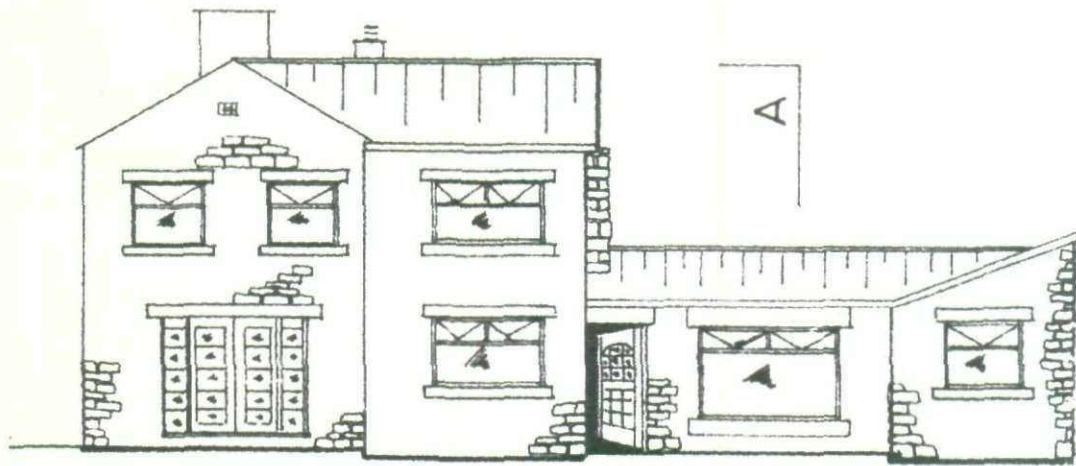
- 1: The raising of the roof level by approximately 1 metre in order to increase the roof pitch to around 22.5 degrees.
- 2: The installation of Kingspan insulation to improve the overall u value of the room which is poorly insulated by today's standards.
- 3: The installation of 3 no velux windows to improve the light levels within the room. The roof area where we propose installing the windows is North facing so even on a bright day it is always relatively dark. The velux windows would also face away from our neighbours property.
- 4: The replacement of the existing windows and door with new double glazed units again to improve the u value of the room. The proposed reconfiguration to the layout of the windows and door are purely for aesthetic and practical reasons and would not be an issue for us if there were any objections to these alterations.



I have attached drawings of the existing building and the proposed alterations as well as a site location map.

Yours Sincerely

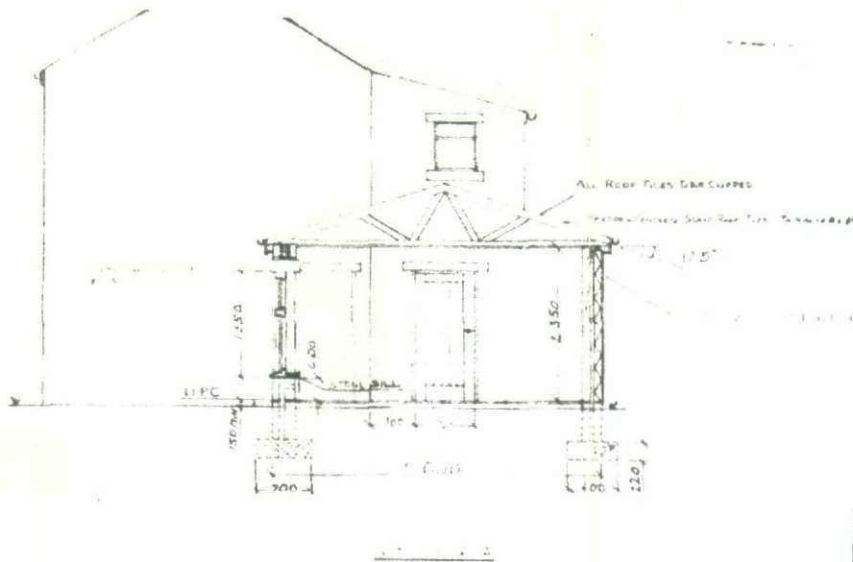
Roger Davies



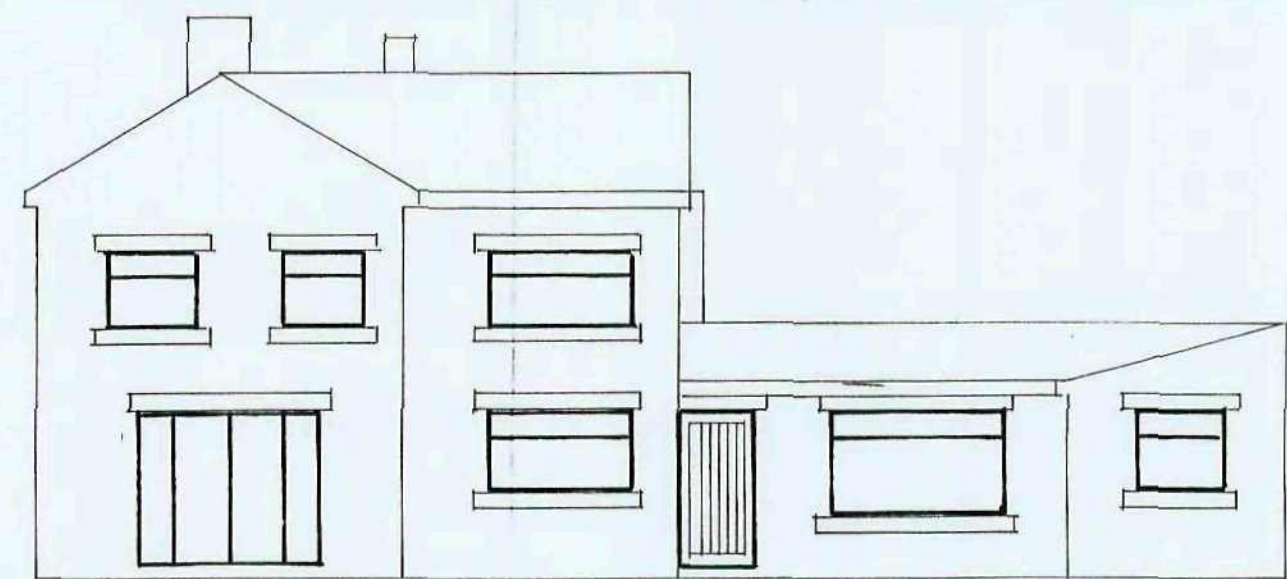
Front Elevation of Existing Building – Part of Approved Drawing



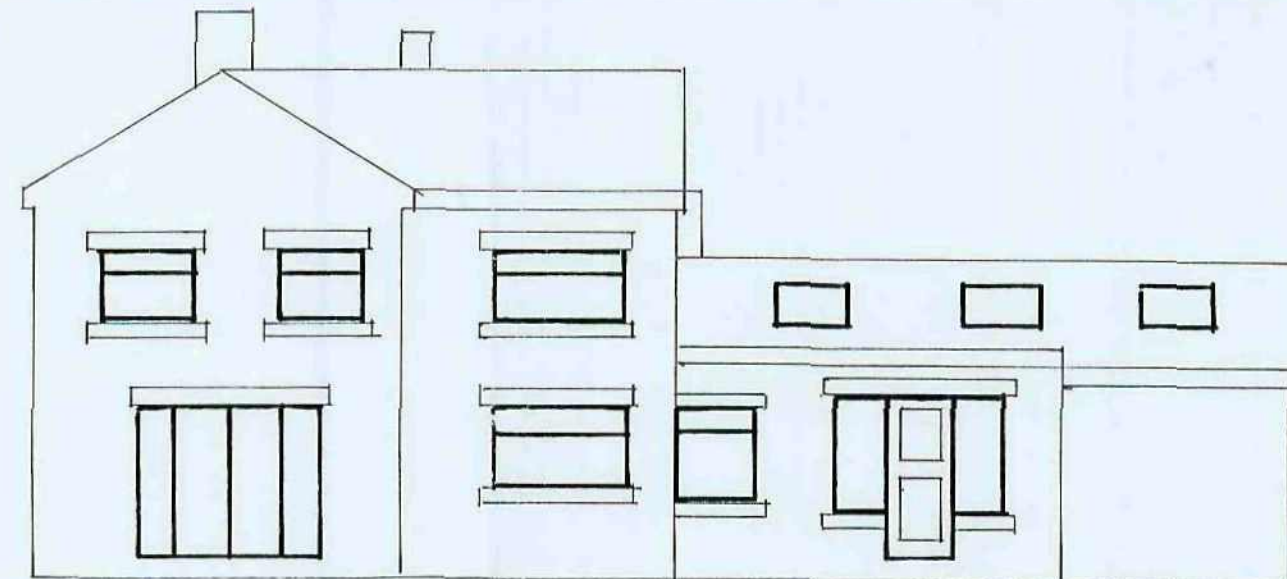
Photo of Front Elevation of Existing Building:



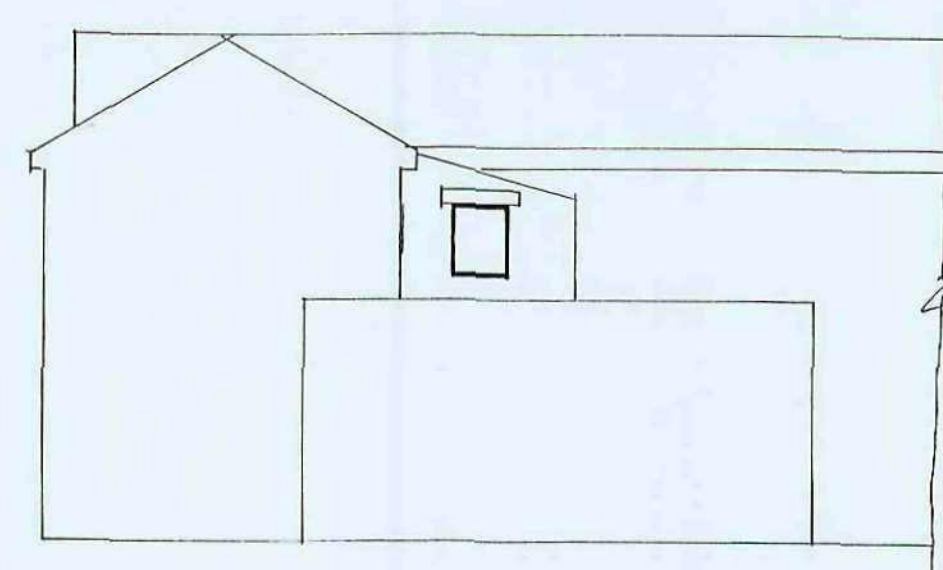
Section A – A Existing Building



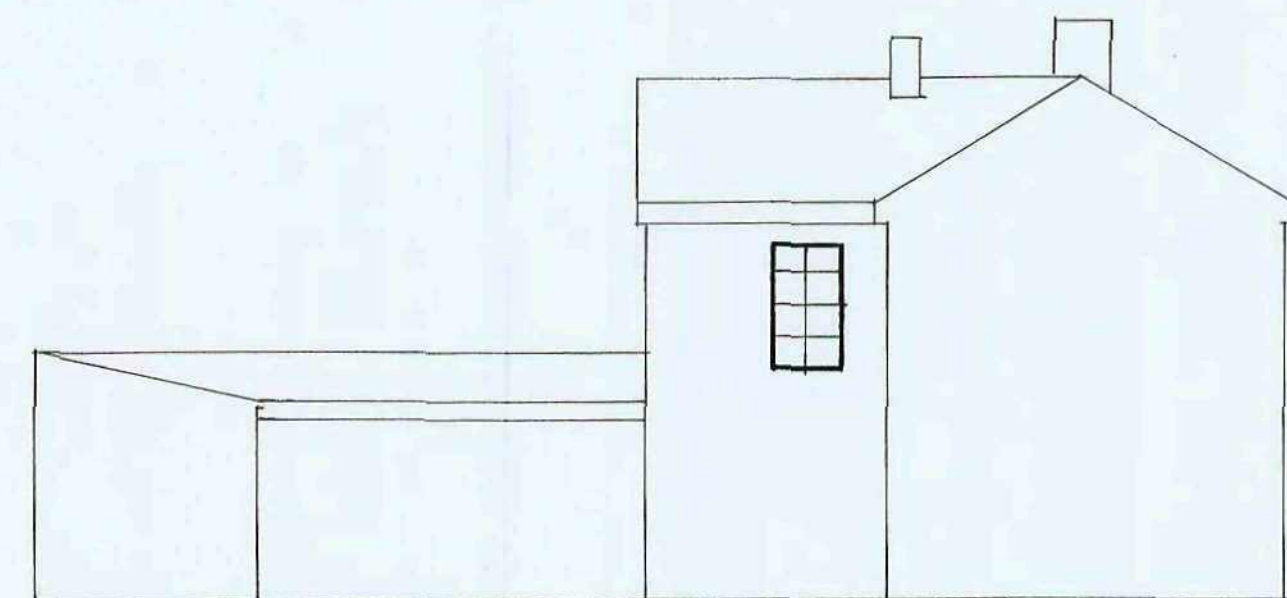
EXISTING FRONT ELEVATION



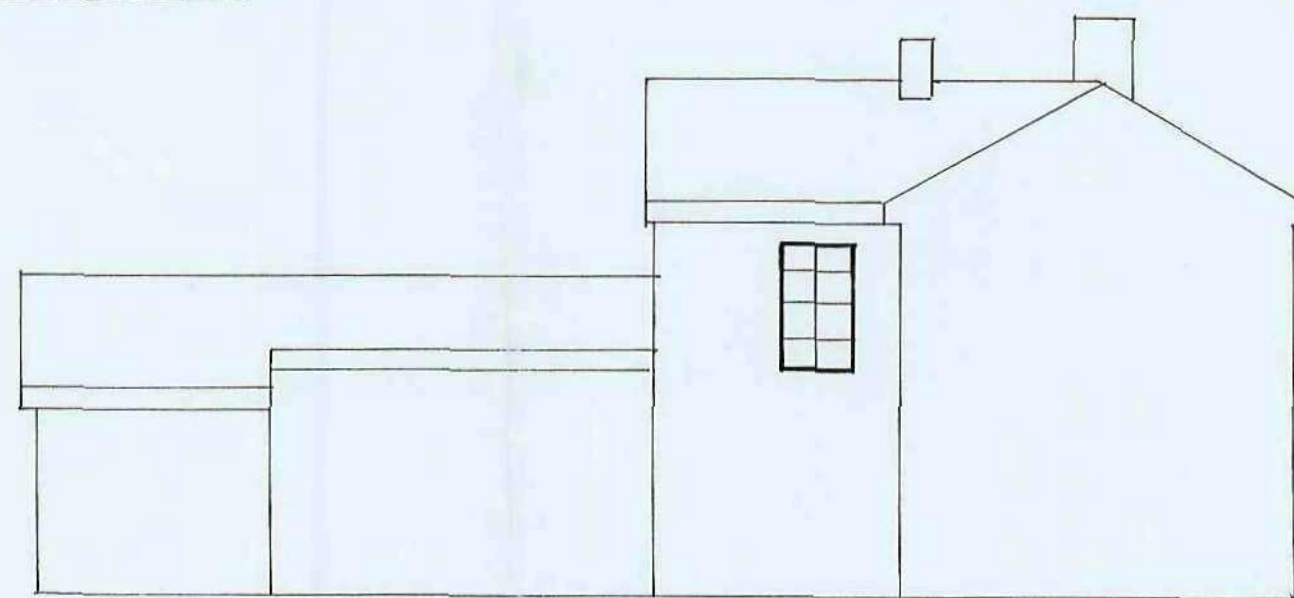
PROPOSED FRONT ELEVATION



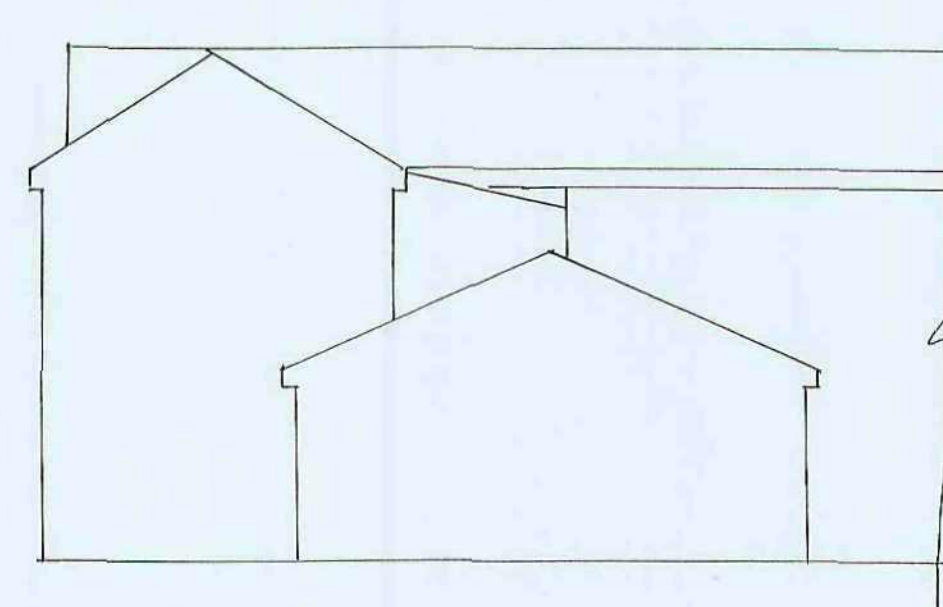
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

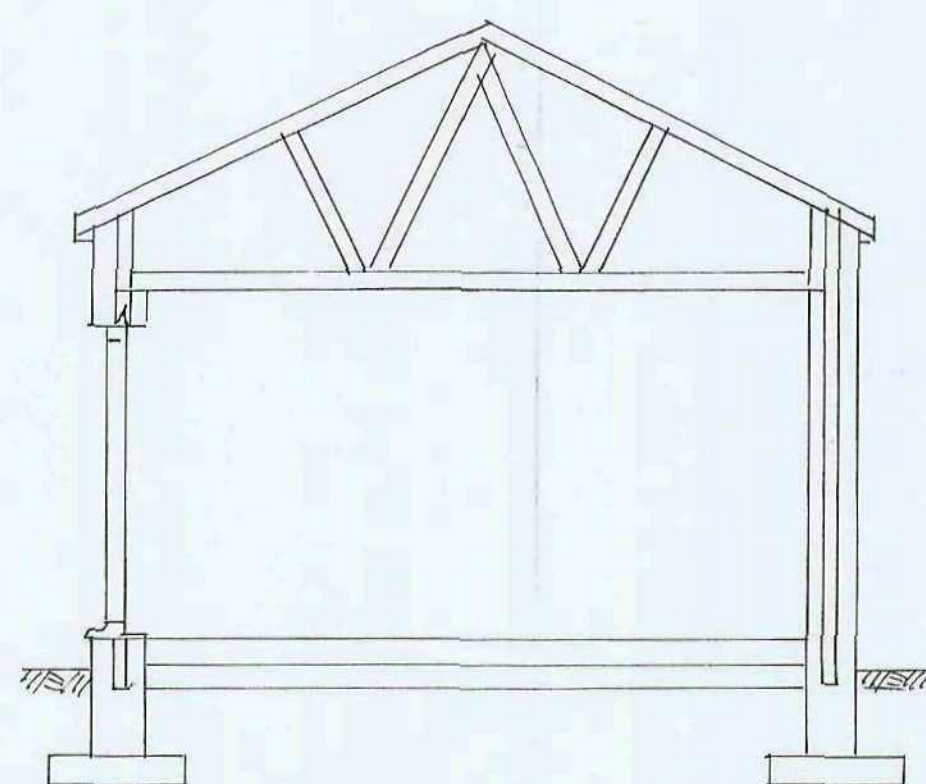


PROPOSED REAR ELEVATION

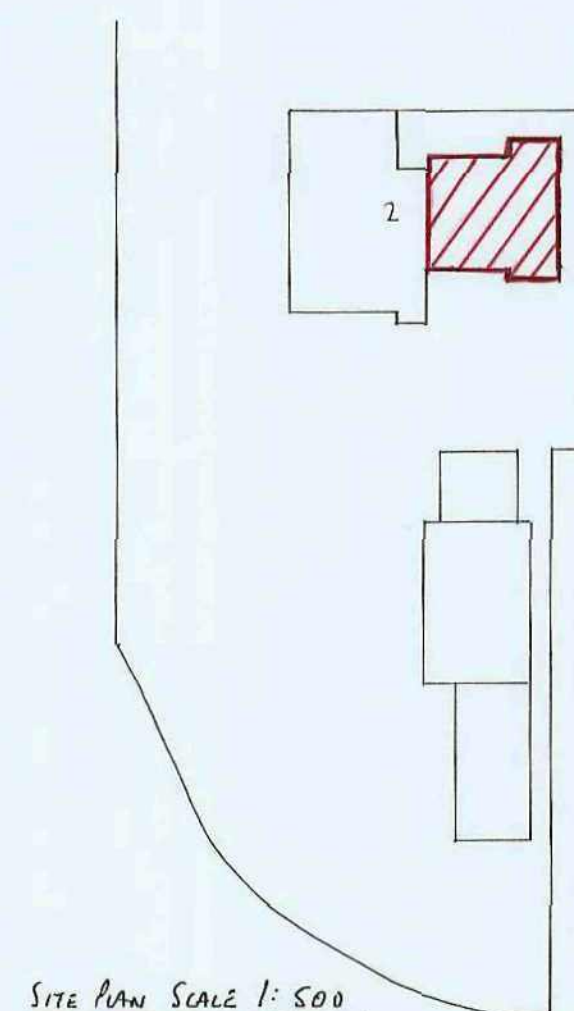


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100



SECTION THRO' NEW ROOF DETAIL SCALE 1:50



SITE PLAN SCALE 1:500

Roof (Cont.)

- REINFORCED BITUMEN ROOFING FELT • 38x25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- GOLF S LEAD FLASHING
- INSULATION TO VAULTED CEILING TO HAVE KINGSPAN 75mm THICK BETWEEN TRUSSES WITH 62.5mm ACROSS FACE WITH 50mm TIMBER BATTENS

GENERAL

- WINDOWS & DOOR TO HAVE TOUGHENED GLASS & TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON GLASS WITH ALUMINUM AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.8 5% OF FLOOR AREA TO HAVE NATURAL VENTILATION

WALLS

- 150mm RANDOM STONE TO MATCH EXISTING
- 100mm LIGHTWEIGHT CONCRETE BLOCKS
- 100mm CAVITY FILLED WITH DRI THERM INSULATION BATES
- STAINLESS STEEL TIE WIRES PLACED 750mm HORIZONTALLY & 450mm VERTICALLY
- LN 41 OR LN 42 LINTELS TO SUPPORT NEW RAISED OPENING WITH DPL APRON OVER & WEETHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN
- NEW WALLS TIED TO EXISTING WITH DOOTHINGS & SCREW IN TIES EVERY 225mm & MAINTAINING A CONTINUOUS CAVITY

Roof

- 100 x 50mm WALLPLATE
- TOA ROOF TRUSSES SUPPLIED BY SPECIALISTS LEAVING A VAULTED CEILING & TO COMPLY TO BS 5768 PART 3. CALLS TO BE PROVIDED FOR LA 28 DAYS BEFORE COMMENCEMENT
- 1m HOLDING DOWN STRAPS TO TRUSSES
- 1m STAINLESS STEEL LATERAL RESTRAINT STRAPS TO HORIZONTAL & UP EVERY 1.5m WITH NOUGINS TO SUPPORT
- 200 x 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT WITH 25mm CONTINUOUS FLY PROOF MESH

PROPOSED PITCH ROOF ALTERATION FOR:-

MR DAVIES

2 FRYER ROYD COTTAGES

COACHGATE LANE

CAWTHORNE BARNESLEY