

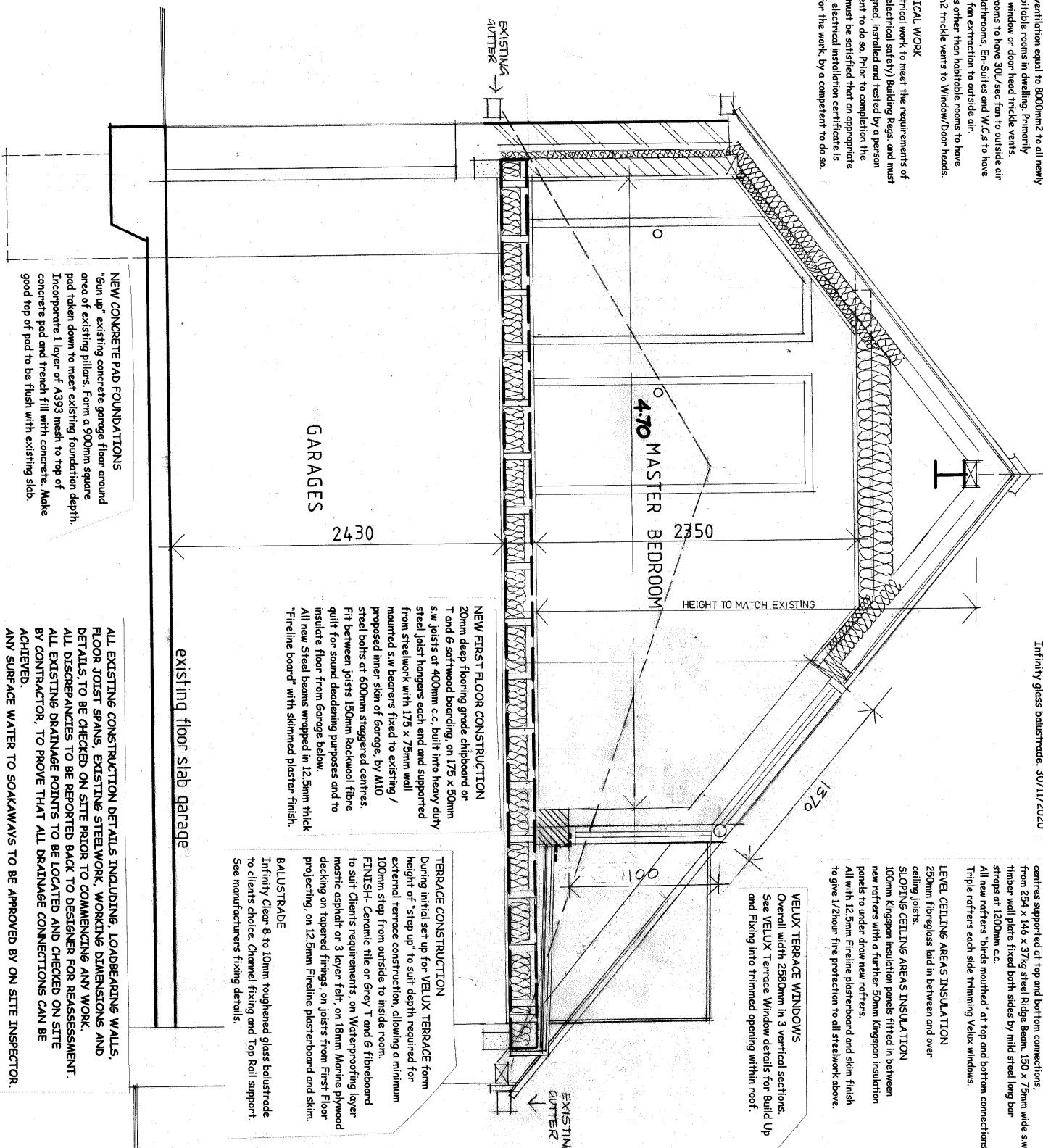
VENTILATION

Trickle ventilation equal to 8000mm² to all newly built habitable rooms in dwelling. Primarily through window or door head trickle vents. Utility rooms to have 30L/sec fan to outside air and all Bathrooms, En-Suites and W.C.s to have 15L/sec fan extraction to outside air. All rooms other than habitable rooms to have 4000mm² trickle vents to Window/Door heads.

ELECTRICAL WORK

All Electrical work to meet the requirements of Part P (Electrical safety) Building Regs, and must be designed, installed and tested by a person competent to do so. Prior to completion the Council must be satisfied that an appropriate BS7671 electrical installation certificate is issued for the work, by a competent to do so.

Revision B - Velux Terrace Windows added and Infinity glass balustrade. 30/11/2020



NEW RAISED PITCHED ROOF pitch to match adjacent roof.

Concrete tiles to match existing roof, on seasoned 45x 25mm tongued s.w. battens, on 1 layer breathable roofing membrane, on 200 x 50mm s.w. rafters at 400mm centres supported at top and bottom connections, from 254 x 146 x 37mm steel Ridge Beam, 150 x 75mm wide s.w. timber wall plate fixed both sides by mild steel long bar straps at 1200mm c.c. All new rafters 'birds mouthed' at top and bottom connections. Triple rafters each side trimming Velux windows.

LEVEL CEILING AREAS INSULATION

250mm Fibreglass laid in between and over ceiling joists.

SLOPING CEILING AREAS INSULATION

100mm Kingspan insulation panels fitted in between new rafters with a further 50mm Kingspan insulation panels to under draw new rafters. All with 12.5mm Fireline Plasterboard and skim finish to give 1/2hour fire protection to all steelwork above.

VELUX TERRACE WINDOWS

Overall width 2580mm in 3 vertical sections. See VELUX Terrace Window details for Build Up and Fixing into trimmed opening within roof.

TERRACE CONSTRUCTION

During initial set up for VELUX TERRACE form height of "step up" to suit depth required for external terrace construction, allowing a minimum 100mm step from outside to inside room. FINISH - Ceramic tile or Grey T and G fibreboard to suit Clients requirements, on Waterproofing layer mastic asphalt or 3 layer felt, on 18mm Marine plywood decking on tapered frings, on joists from First Floor projecting, on 12.5mm Fireline plasterboard and skim.

BALUSTRADE

Infinity Clear 8 to 10mm toughened glass balustrade to clients choice. Channel fixing and Top Rail support. See manufacturers fixing details.

WINDOWS AND DOORS

PVC windows to match existing style and size format. All double glazing to have Pilkington soft coat low energy glass to outer skin of double glazed units, these to be 90% gas filled with 16mm min. cavity with warm edge spacer bar. All to achieve U Value of 1.6W/m²K. All glazing below 800mm to doors and windows to be in toughened glass.

ALL STEELWORK TO BE SIZE DESIGNED BY STRUCTURAL ENGINEERS CALCULATIONS.

SMOKE ALARMS

To all Hallways, and First Floor Landing areas, where applicable, alarms to be mains wired with battery back up system.

RAINWATER GOODS

PVC black OBE section deep flow gutters supported on galvanised 'rise and fall' brackets built into stone coursing. All via black RWP's to new drain connections. All new connections to be proddable.

GENERAL

All work to be carried out in accordance with the requirements of the current Building Regulations documents and with relevant British Standards Codes of Practice. Materials used are to be the best of their respective kind and more importantly...to be fit for purpose!

NEW EXTERNAL CAVITY WALLS (EXPOSED AREAS)

New cavity walls to be 380mm in width, as below. 150mm Natural Stone (backed off) outer skin with 100mm wide cavity partially filled with 50mm Kingspan ThermaWall TW50 insulation. Inner skin 100mm wide 4.2N Blockwork, internal finish 50mm Thermal Laminate Plus wallboard and skim plaster finish to suit. All giving a total U Value of 0.28W/m²K. NOTE-where not exposed 100mm full filled rock wool insulated cavity can be used. Stainless steel cavity wall ties at 5b6, per M2. All external openings fitted with Insulated PVC cavity doors, DPCs and weatherchecks. 150 X 90 X 8mm steel angles fitted back to back, and with 150mm end bearing to all openings less than 1500mm, where greater use 200 X 90 X 10mm steel angles. Troy DPC at all junctions in roof and walls. DPC in external wall to be 200G5 Inseque. Anchor ties to be provided at new 1st floor level and ceiling level where joists or Roof Timbers run parallel to walls, these to be at 18M c/c starting 900mm from corners of build. Verge strags also at 18M c/c starting 450mm down from Ridge or Wall junction.

JAMES M FIELDING PROPERTY PLANNING AND DESIGN

48 RUSHLEY DRIVE
SHEFFIELD S17 3EN

CLIENT HOWCROFT FARM

PROTECT PROPOSED RAISING OF ROOF OVER GARAGE TO FORM NEW BEDROOM AND BATHROOM
A.T. - - Handbrook Farm, Handbrook Lane, Wortley, S35 7EH

TITLE SECTION A - A THROUGH MASTER BEDROOM
DWG NO SCALE DATE
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GARAGES

4.70 MASTER BEDROOM

2430

existing floor slab garage

NEW CONCRETE PAD FOUNDATIONS

"Gan up" existing concrete garage floor around area of existing pillars. Form a 9000mm square pad taken down to meet existing foundation depth. Incorporate 1 layer of A393 mesh to top of concrete pad and trench fill with concrete. Make good top of pad to be flush with existing slab.

ALL EXISTING CONSTRUCTION DETAILS INCLUDING, LOADBearing WALLS, FLOOR JOIST SPANS, EXISTING STEELWORK, WORKING DIMENSIONS AND DETAILS TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES TO BE REPORTED BACK TO DESIGNER FOR REASSESSMENT. ALL EXISTING DRAINAGE POINTS TO BE LOCATED AND CHECKED ON SITE BY CONTRACTOR. TO PROVE THAT ALL DRAINAGE CONNECTIONS CAN BE ACHIEVED. ANY SURFACE WATER TO SOAKAWAYS TO BE APPROVED BY ON SITE INSPECTOR.