

Demolitions

Existing garage wall and structures to be carefully taken down and disposed of from site, all shown dotted

New Foundations

New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used.

Structural Items

All structural openings and supports to removed items, including works to the roof structure, to the design and spec of the S. Eng

Lintels

New lintels over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

New External Walls

To achieve a u-value of 0.18W/m²K External walls to be brickwork/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork k value 0.15 inner leaf, 100mm Kingspan kooltherm K08 cavity wall insulation, 50mm cavity and 100mm external leaf brickwork all to match the existing building. To the existing ground floor side extension, allow for retaining the existing outer leaf of wall and construct new additional wall items within as shown

Pitched Roof

New roof to be natural slate to match the existing roofs on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to the size and spec of the S. Eng. and with 140mm Kingspan Thermapitch rigid roof board insulation laid between rafters and 62.5mm Kingspan Kooltherm K18 Insulated Dry-Lining fixed to the underside all to achieve a U-Value of 0.15W/m²K

New Solid Ground Floor

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Kingspan Kooltherm insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all to achieve a u-value of 0.18W/m²K. Where existing air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

New Rainwater Goods

New gutters and downpipes to match existing and to connect into the existing drainage

Windows

Windows to be painted timber, slim double glazed horizontal sliding 'Yorkshire' sash windows to match existing. Insulated plasterboard to be used in reveals to abut jambs. Fully insulated and continuous cavity closers to be used around reveals. Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms with an openable area that is at least 0.33m² and have no dimension less than 450mm high or 450mm wide.

New Staircase

Install new sw timber staircase to consist of 13 No risers as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to be confirmed by the client

Draught Sealing - mastic seals & tapes to be provided to all doors, windows, sealing around service entries and around light fittings etc

Upper Floor

New floor construction to be finish (to be confirmed by the client) laid on 22mm plywood deck on sw timber floor joists to size and spec by the S. Eng and Lay 100mm Rockwool mineral fibre quilt or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish.

Internal Partitions

Form new 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs as shown

Internal Doors

Internal doors to be 763 x 1981mm doors, style to be confirmed by the client,

Smoke Detection

Mains operated linked smoke alarm detection system to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens

Background Ventilation

Background ventilation via trickle vents within the window frame to new habitable rooms at a rate of min 8000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm²

Wall and Ceiling Finishes - finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Sanitaryware

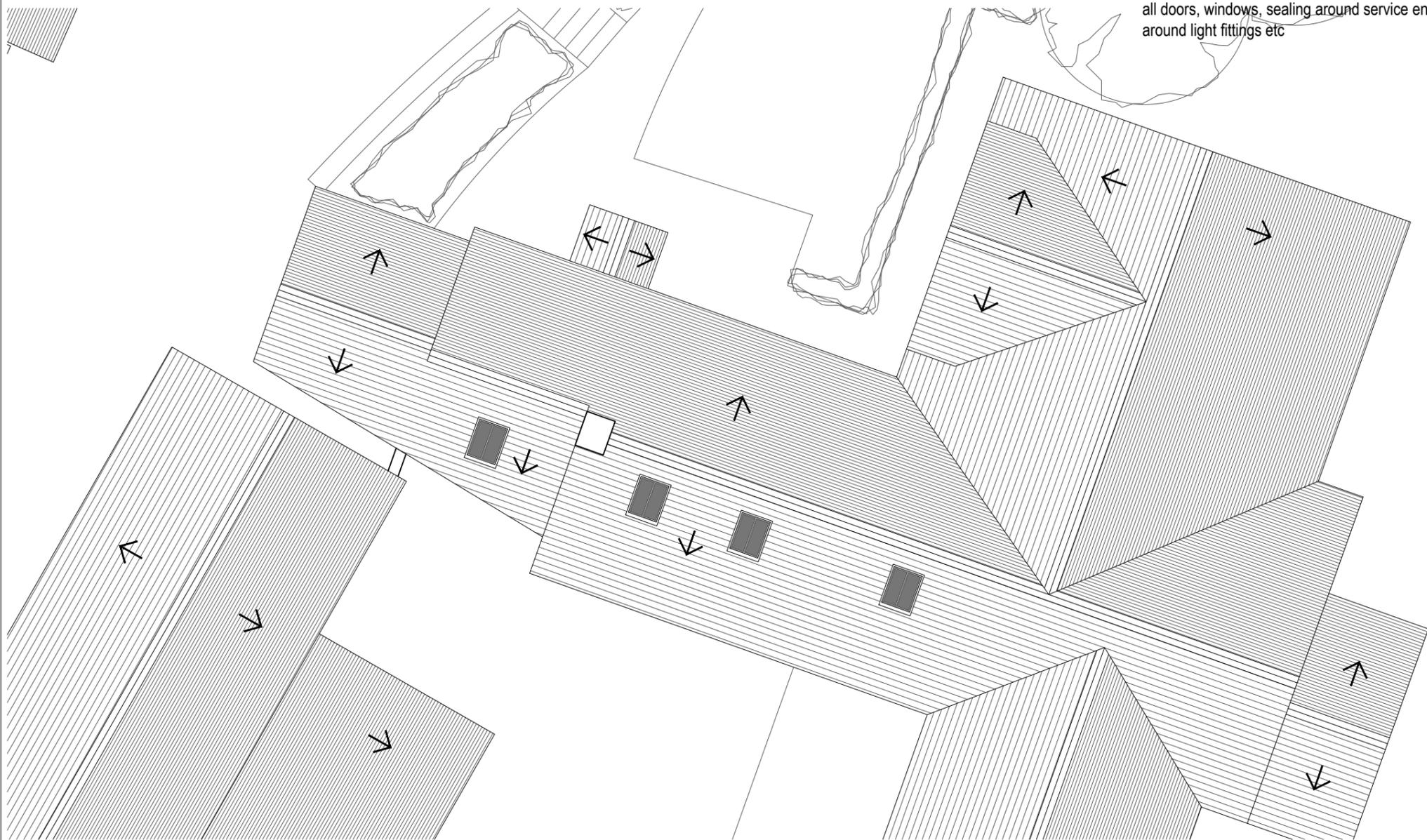
New bathroom suite to be supplied by the client and to include shower, wc and basin to the en-suite. NOTE allow for installation. Contractor to allow for new domestic style 15l/s Bathroom mechanical extract vent through the external wall with 15min overrun and connected to the light switch to all bathroom and wc areas.

Electrics

All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

Heating

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.



Roof Plan As Proposed

Scale 1:100@A3

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT	MR & MRS MELLER				1:100@A3	DEC 2024
PROJECT	LOWER STAINBOROUGH FOLD COTTAGE				ML	CHECKED
DRAWING TITLE	ROOF PLAN AS PROPOSED	JOB NUMBER	DRAWING NO.	REVISION		
		241204	204			

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