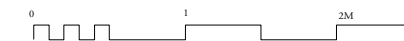


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Scale

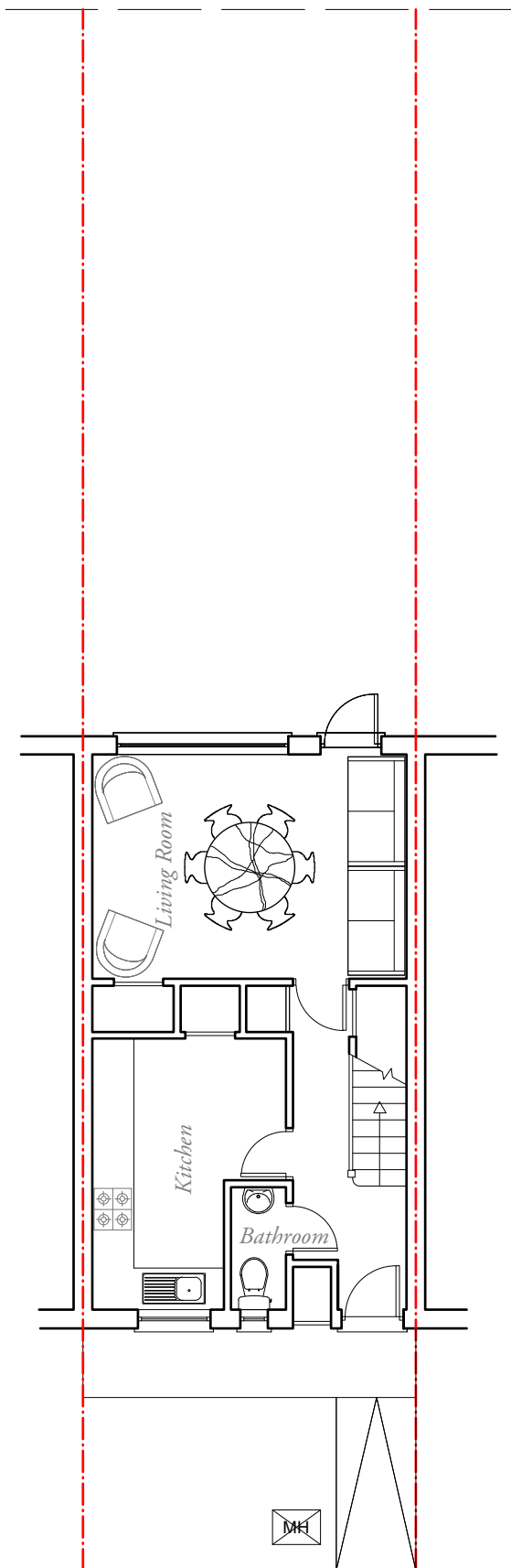


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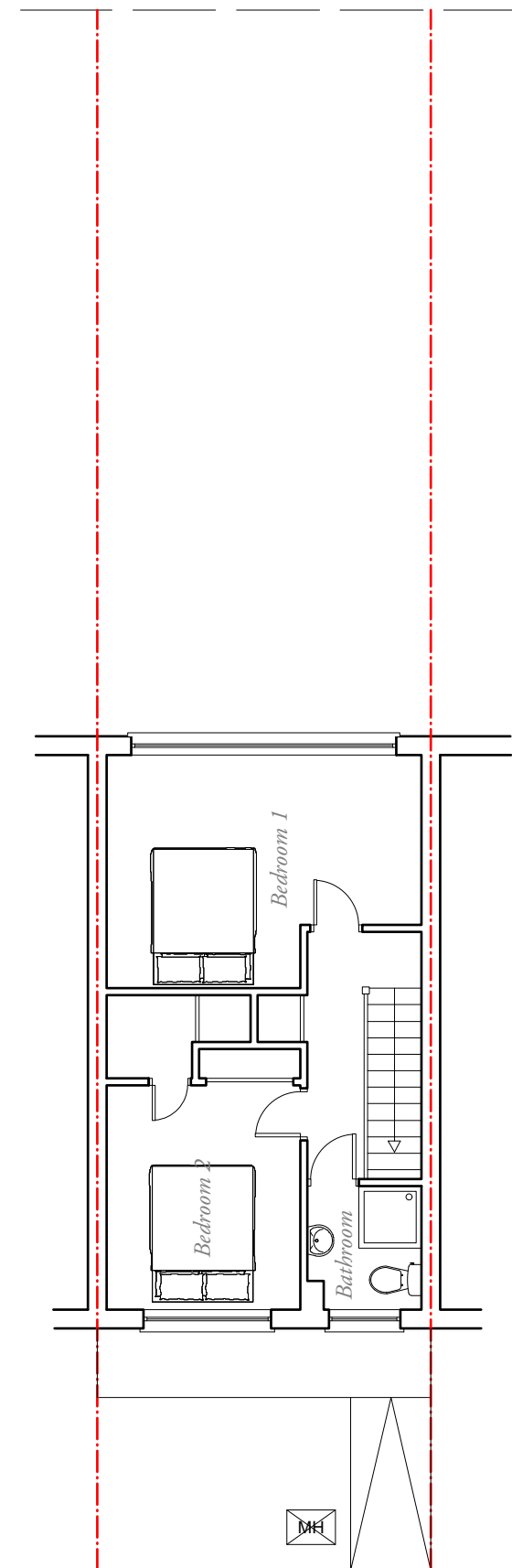


HEALTH & SAFETY

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Existing Ground Floor



Existing First Floor

Revision

Project

59 bittacy hill mill hill london nw7 1bw

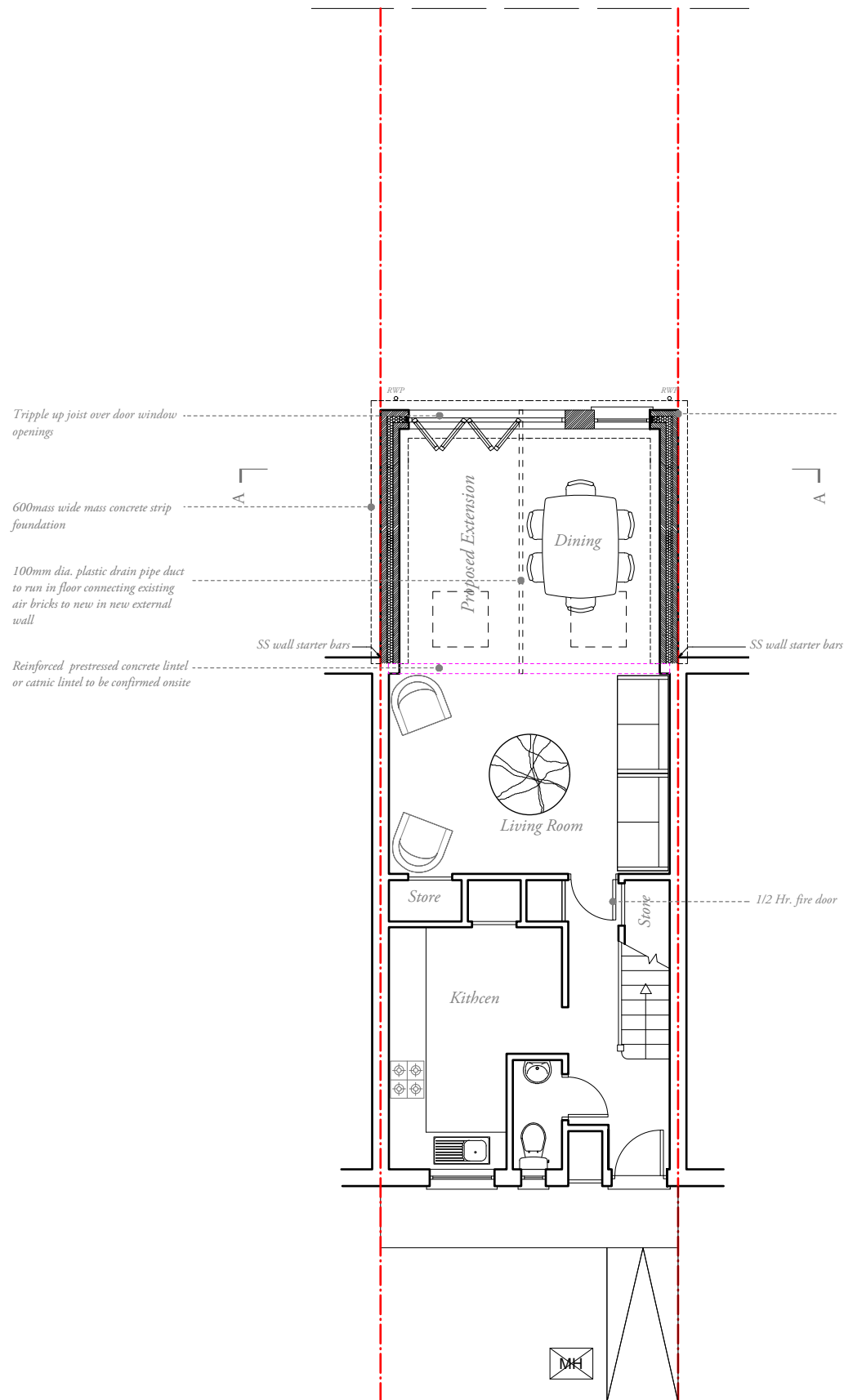
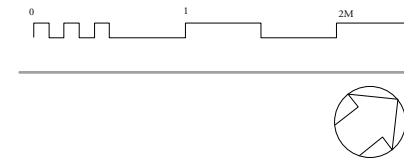
Drawing

Existing Plans

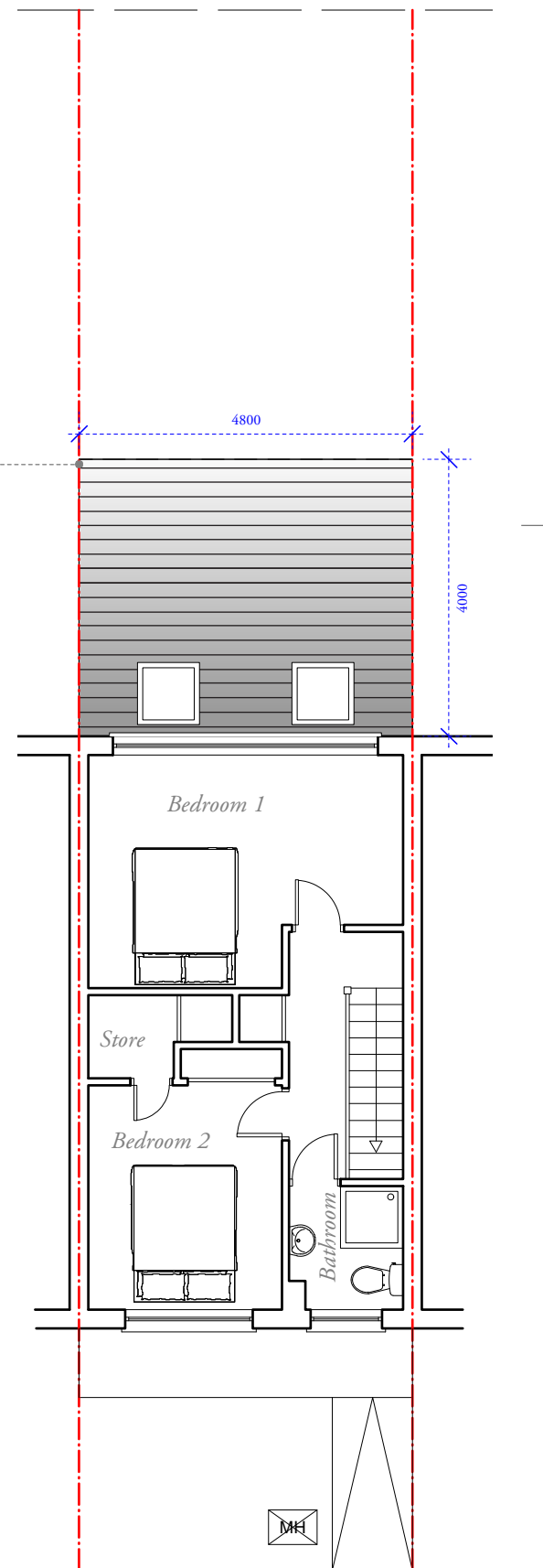
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| Job No | Drawing No | Revision |
| 0029 | 1.0 | - |

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Scale



Proposed Ground Floor



Proposed First Floor

Revision

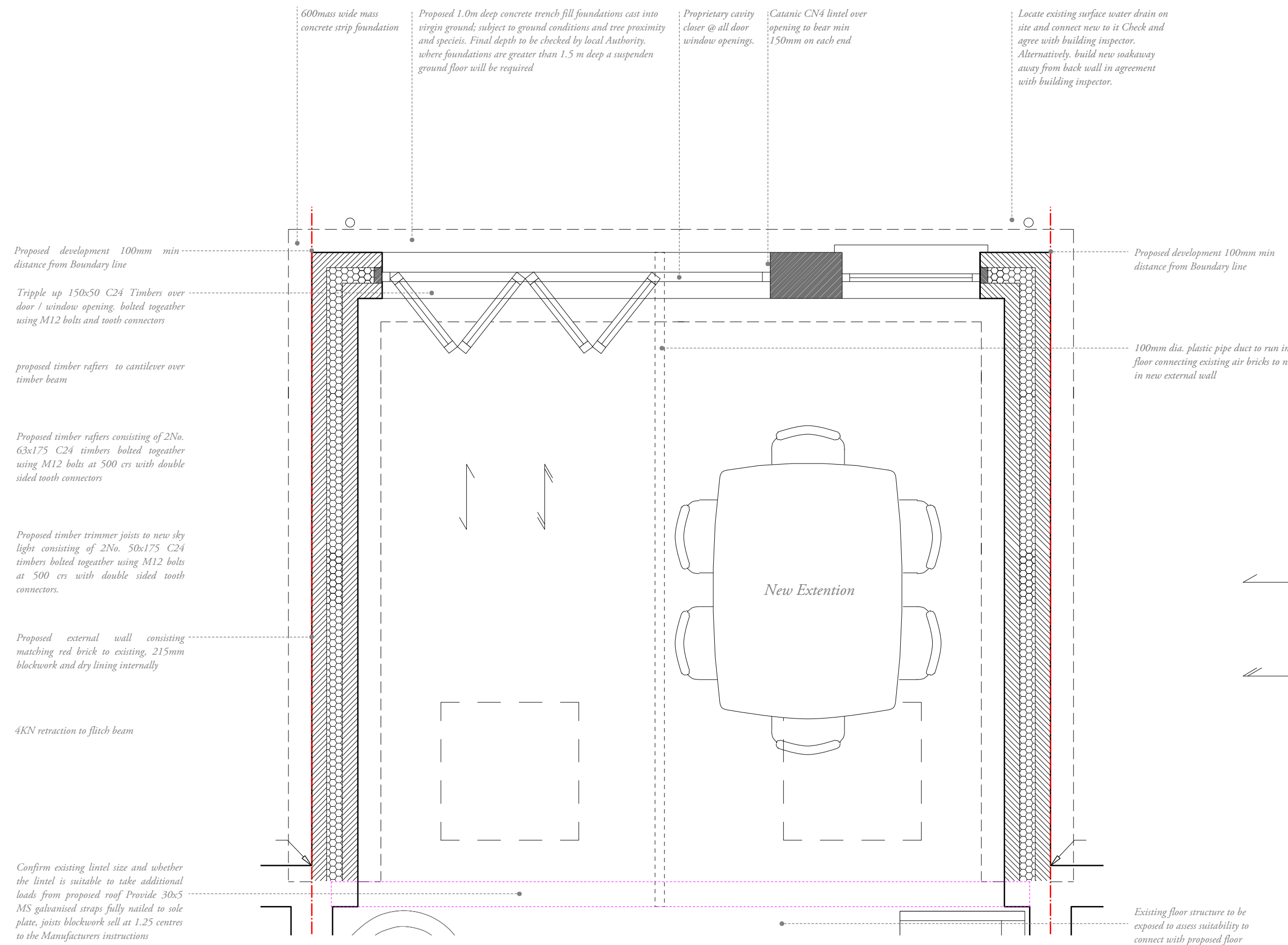
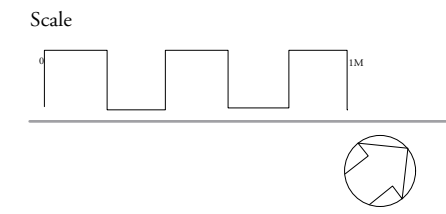
Project
 59 Bittacy Hill mill hill london nw7 1bw

Drawing
 Proposed Plans

| Drawn | Date | Scale |
|-------|----------|----------|
| DRV | 12-11-20 | 1:100@A3 |

| Job No | Drawing No | Revision |
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| 0029 | 1.1 | |

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600mm wide mass concrete strip foundation
 Proposed 1.0m deep concrete trench fill foundations cast into virgin ground; subject to ground conditions and tree proximity and species. Final depth to be checked by local Authority. where foundations are greater than 1.5 m deep a suspended ground floor will be required
 Proprietary cavity closer @ all door window openings.
 Catanic CN4 lintel over opening to bear min 150mm on each end
 Locate existing surface water drain on site and connect new to it Check and agree with building inspector. Alternatively, build new soakaway away from back wall in agreement with building inspector.

Proposed development 100mm min distance from Boundary line

Proposed development 100mm min distance from Boundary line

Tripple up 150x50 C24 Timbers over door / window opening, bolted together using M12 bolts and tooth connectors

100mm dia. plastic pipe duct to run in floor connecting existing air bricks to new in new external wall

proposed timber rafters to cantilever over timber beam

Proposed timber rafters consisting of 2No. 63x175 C24 timbers bolted together using M12 bolts at 500 crs with double sided tooth connectors

Proposed timber trimmer joists to new sky light consisting of 2No. 50x175 C24 timbers bolted together using M12 bolts at 500 crs with double sided tooth connectors.

Proposed external wall consisting matching red brick to existing, 215mm blockwork and dry lining internally

Denotes direction of Beam and Block Floor Span

Denotes direction of span of proposed 175x63 C24 timber rafters at 400 crs with noggings at midpoint. Double up joists at sky lights, bolted together using M12 bolts at 500 crs with tooth connectors

4kN retraction to flitch beam

Confirm existing lintel size and whether the lintel is suitable to take additional loads from proposed roof Provide 30x5 MS galvanised straps fully nailed to sole plate, joists blockwork sell at 1.25 centres to the Manufacturers instructions

Existing floor structure to be exposed to assess suitability to connect with proposed floor

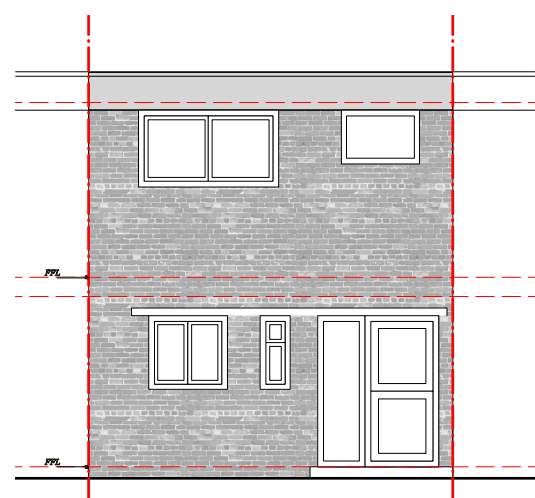
Revision

Project
59 Bittacy Hill mill hill london nw7 1bw

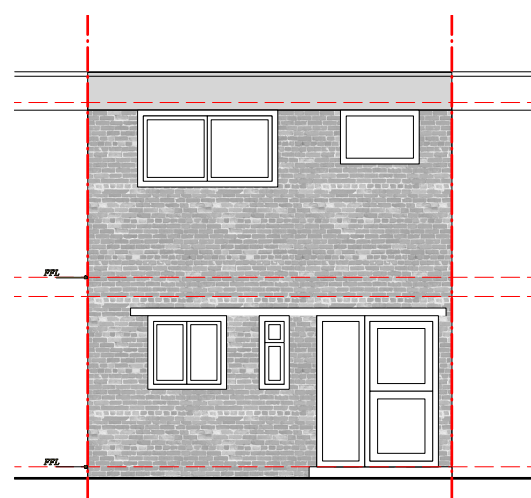
Drawing
Proposed Rear Single Story Extension Plan

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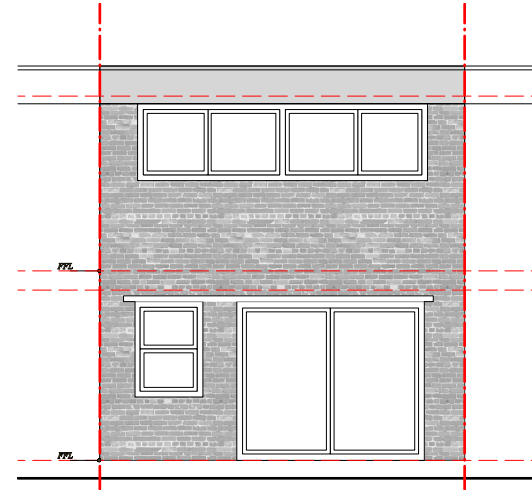
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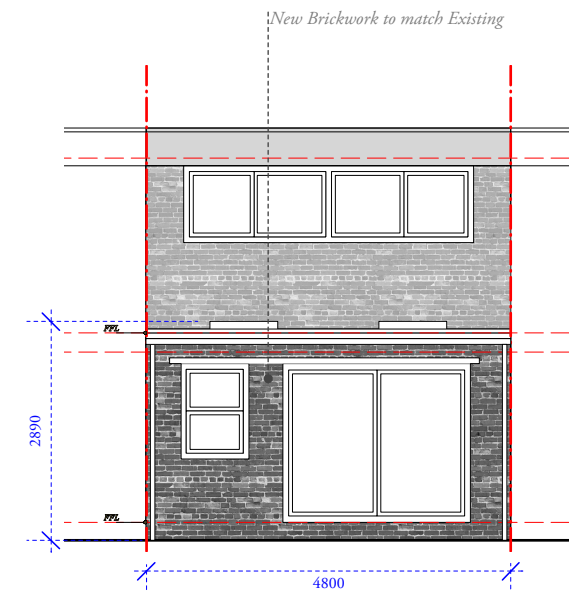
Existing Front Elevation



Proposed Front Elevation



Existing Back Elevation



Proposed Back Elevation

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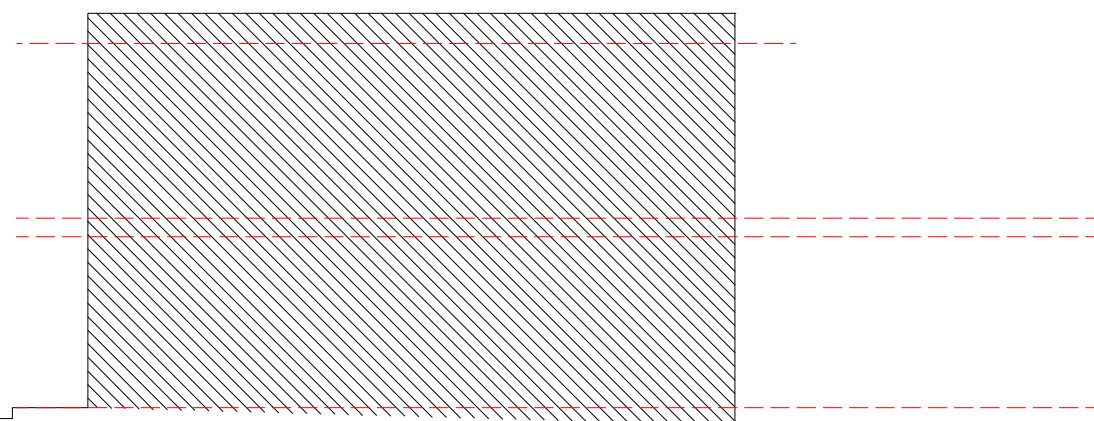
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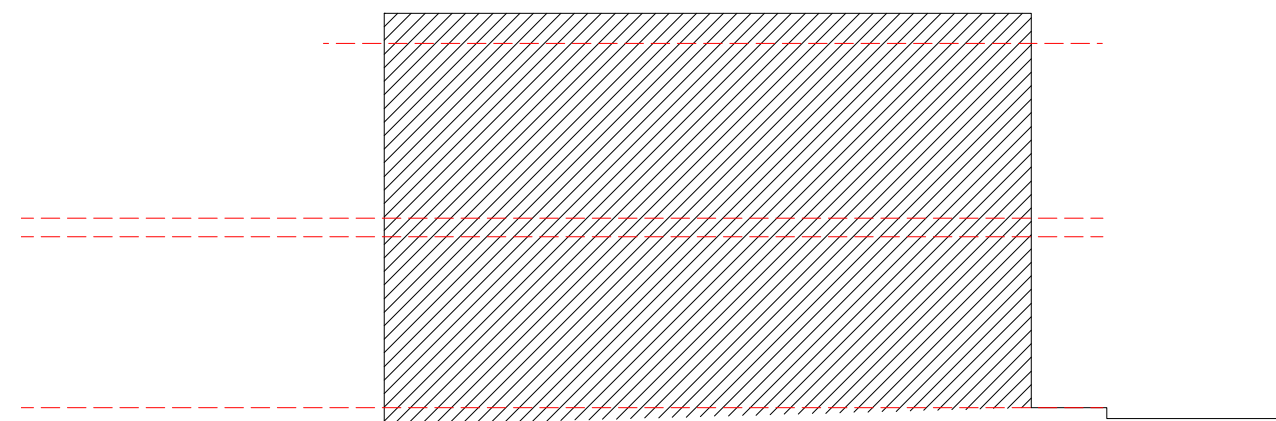
Notes:

HEALTH & SAFETY

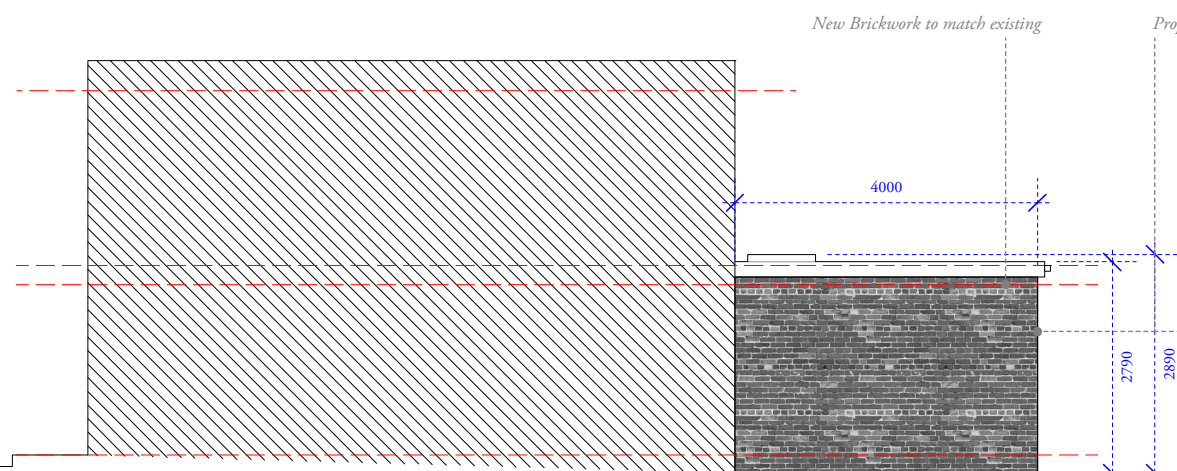
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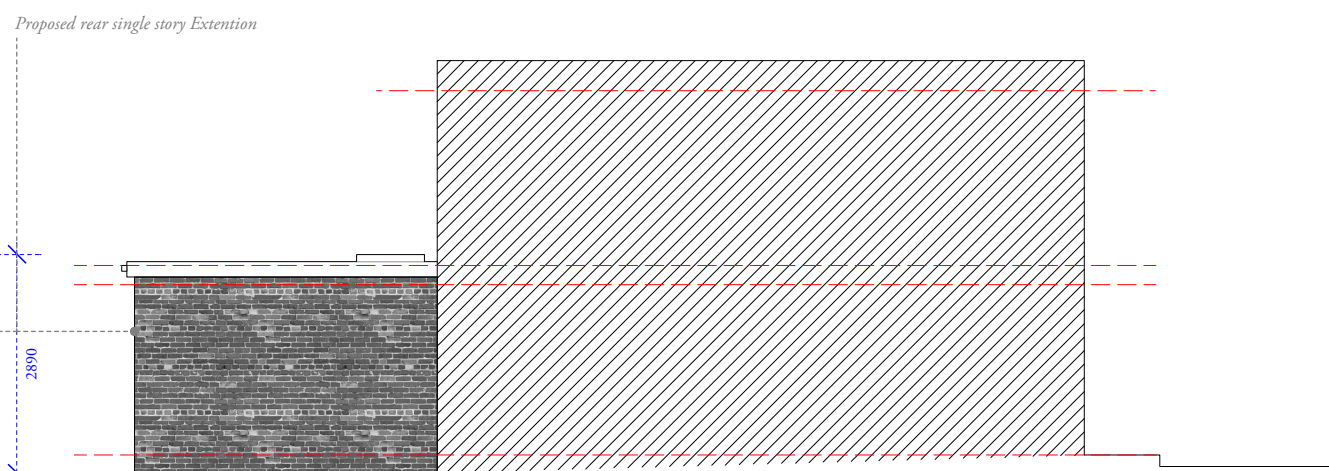
Existing Right Elevation



Existing Left Elevation



Proposed Right Elevation



Proposed Left Elevation

Revision

2021.02.24 - Rev A- Dimention annotation addition

Project

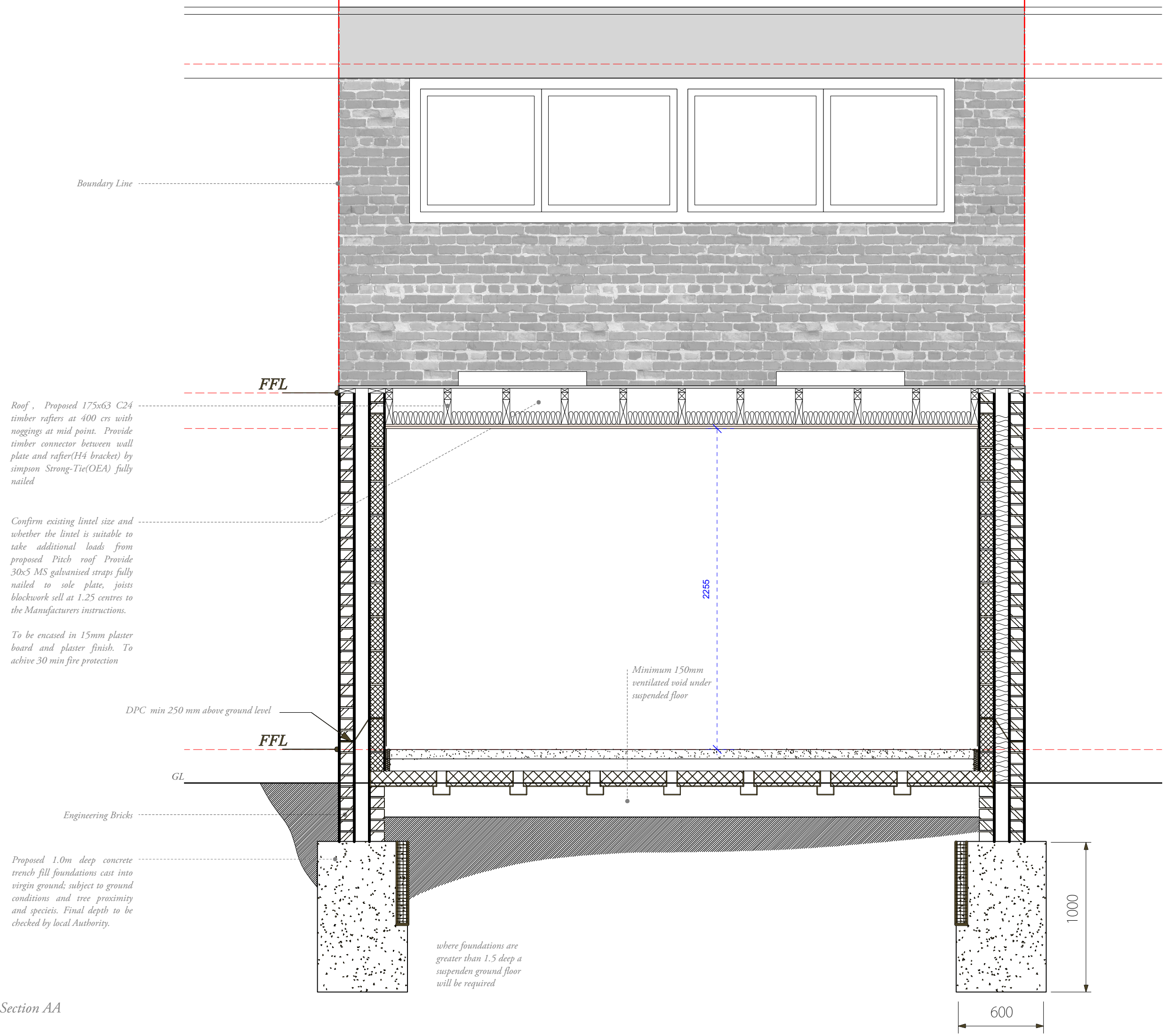
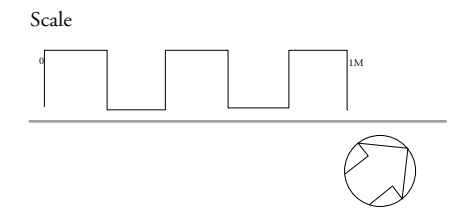
59 Bittacy Hill mill hill london nw7 1bw

Drawing

Existing & Proposed Elevations

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| DRV | 12-11-20 | 1:100@A3 |
| Job No | Drawing No | Revision |
| 0029 | 1.3 | - |

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Proposed, Section AA

| Revision | | |
|--|------------|----------|
| | | |
| Project | | |
| 59 Bittacy Hill mill hill london nw7 1bw | | |
| Drawing | | |
| Proposed Section AA | | |
| Drawn | Date | Scale |
| DRV | 12-11-20 | 1:25@A3 |
| Job No | Drawing No | Revision |
| 0029 | 1.5 | - |

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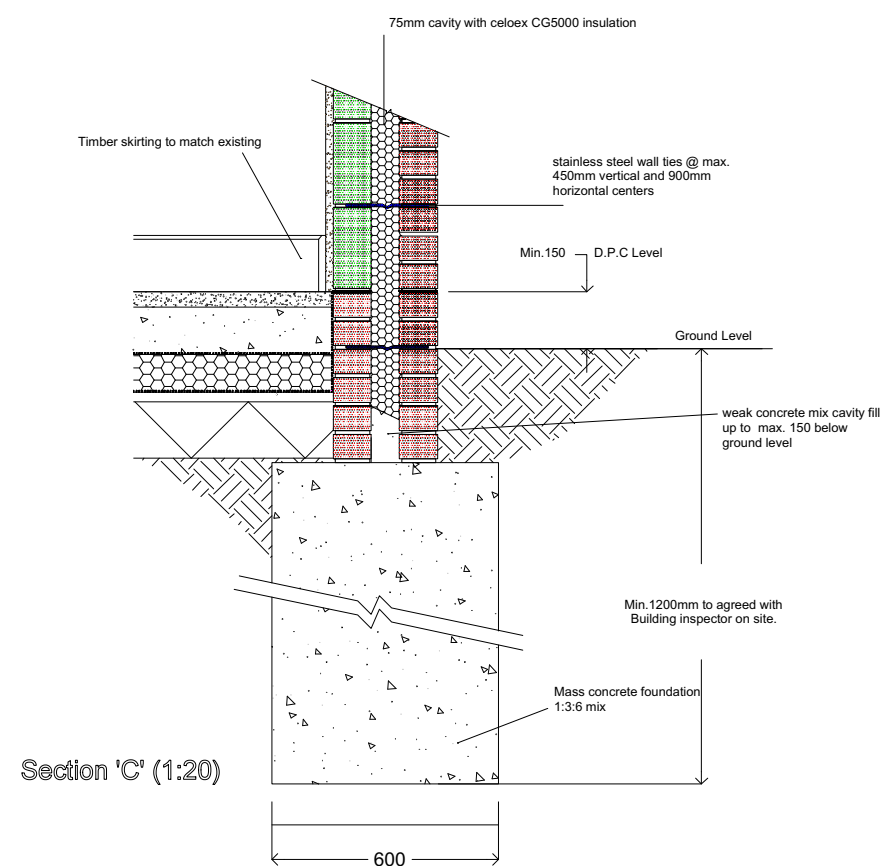
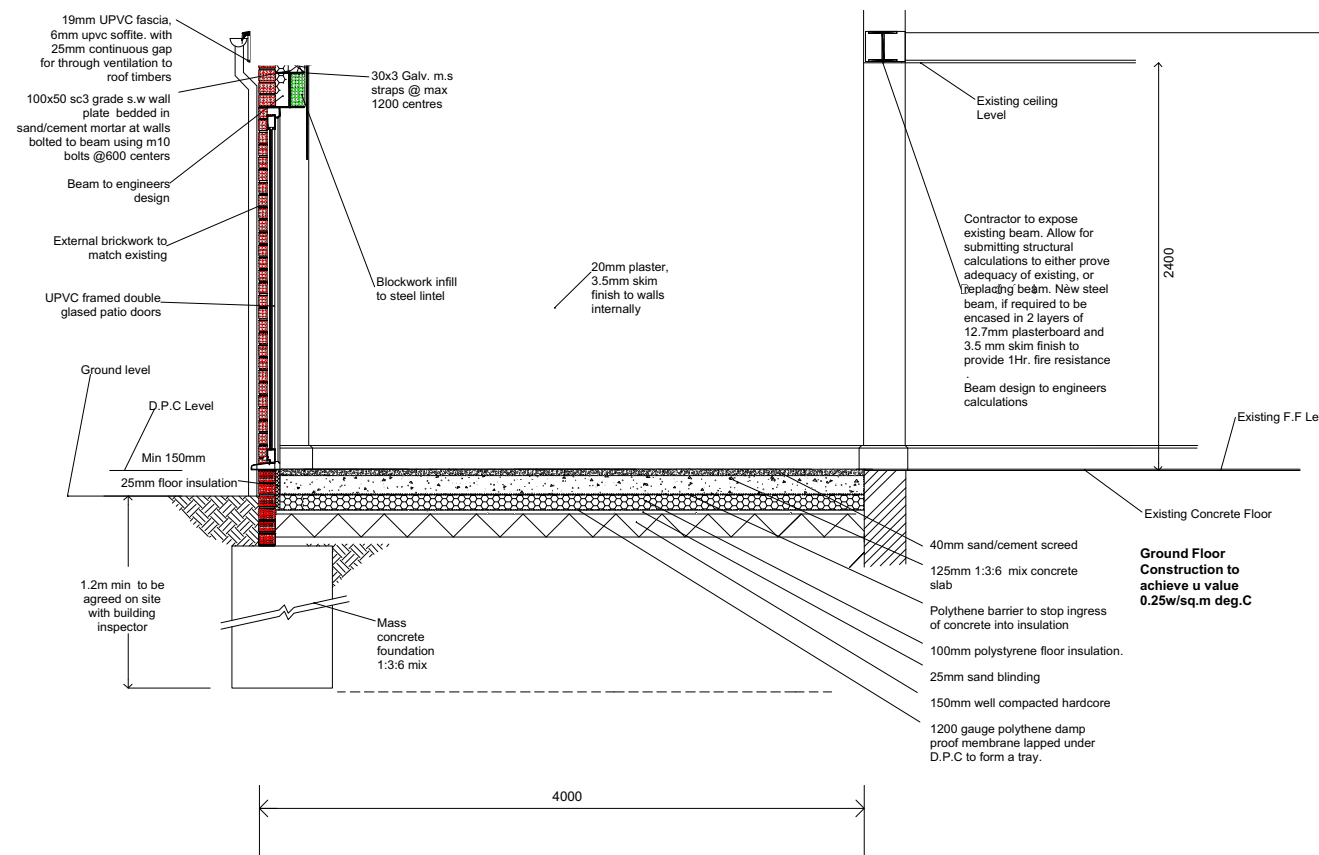
Scale



Notes:

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external wall U value not to exceed 0.28w/sq.m



Revision

Project

59 Bittacy Hill mill hill london nw7 1bw

Drawing

Extension Section + Detail

| Drawn | Date | Scale |
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| DRV | 12-11-20 | 1:50 & 1:20@A3 |

| Job No | Drawing No | Revision |
|--------|------------|----------|
| 0029 | 10 | - |

Notes:

All timber to be preservative treated against fungal and Insect attack. Softwood graded as indicated in the specification or plans to C16 (European redwood / whitewood to BS 4978 GS grade) or C24 (ditto SS grade) of BS EN 338 according to BS 5268 part 2. Average moisture content at time of grading and delivery to be 18% with no piece greater than 24%. Finger jointed members are not permitted (other than in proprietary manufactured gluelam members) unless specifically approved by the engineer. Unless otherwise noted all timber sizes specified are the desired final target size to tolerance class T1 (sawn).

Where T2 (machined / regularised) tolerances are required they will be to indicated.

Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example "National House Building Council", "British Standards Institution", "Department of the Environment - (Building Regulations 1991)" etc.

Ground Condition - TBC when work starts

Ground Condition - TBC when work starts

Traditional Foundations

foundations to be concrete trenchfill type of min. size as shown final design and depth subject to soil conditions, roots growth and drains encountered. to be min, depth shown but also a minimum of 500mm below lowest root growth. Time between excavation and placing of concrete to be kept as short as possible, but no longer than 24 hours unless by prior agreement. the excavations are to be protected from both weather and collapse, are to be kept clean and dry, and must be inspected by the authority. the concrete is to be places immediately after this inspection. any collapse of the trench, standing water or softened trench base is to be removed and cleaned out prior to the placement of the concrete. Day joints where required are to be formed in accordance with the guidance in NHBC Standards section 4.4, however a Minimum of 3R12 x 800mm long at top and bottom of the concrete for trench fill, or 3R12 for strip are to be used if dowling is proposed. Where anti heave compressive fill (e.g. Claymaster) is to be installed against the inside face of trenchfill foundations, the bottom 500mm is first to be placed (no Claymaster) before installing the Claymaster against the inside face of the excavation. the foot of the Claymaster should then be restrained by placing a subsequent 100-200mm layer of concrete. the clay master is then is to be adequately propped into place as to prevent any movement or floating whilst the remainder of the concrete is placed. any alternative proposals for installation are subject to approval.

Concrete mix to be min. grade C25/30 with min BS12 cement content of 260kg/m3 , 0.65 FWC ratio (Class 1 sulphate attack) or RC30

Subsoil/Foundations - Foundation design based on subsoil type Earth/clay, table 12 (building regulations, Approved Document A): trench fill type constructed with 1;3:6 mix mass concrete; 50mm Polystyrene to be provided on outer faces of foundation trenches to avoid damage from tree roots; RC lintels to be-provided to foundations where drains pass though; depth of foundations to be agreed on site with Local Authority Building Control)officer, but not less than 2.2m or, the depth of the drains, whichever is greater; 600mm width eccentrically loaded foundation to be provided adjacent to boundary.

Cavity wall construction - (0.30 W/m sq K) - brick outer leaf to match existing; 100mn cavity, fully filled with crown Dritherm Slab 32 mineral wool; 1 00mm lightweight block work inner as Cemex 1400 Ready block or equivalent; finish to be 13mm lightweight plaster; both leaves Class B brickwork below DPC stainless steel butterfly cavity wall ties at 750mm horizontal and 450mm vertical centres; new watts to be built out from existing using Firfix' stainless steel extension profiles; cavities taken down at least 225mm below lowest DPC

Solid Ground Floor Construction

75mm sand/cement (3:1 mix river washed sand) screed incorporating D49 mesh reinforcement, on 500g polythene seperating layer on insulation as specified by the architect on 1000g polythene DPM dressed into DPC, in min 150mm Concrete mix to be min, grade C25/30 with min BS12 Cement content of 260kg/m3 , 0.65 FWC ratio (Class 1 sulphate attack) or RC30 with A393 mesh reinforcement on 150m consolidated blinded hardcore. where non-loadbearing masonry partitions are to be constructed, slab to be locally thickened to 250mm over a 300m wide strip. Any existing subfloor ventillation obstructed by new works is to be ducted to similar sized air brick in new wall via. 100mm dia. pipe passing through new floor construction.

Suspended Ground Floor Construction (ONLY IF FOUNDATIONS ARE DEEPER THAN 1.5M) Beam and Block Floor, laid at 413mm cts infilled with 400 x 215 x 100mm solid blocks with a minimum compressive strength of 3.6 N/mm² and an approx. density of 1400kN/m³, manufactured in accordance with BS 6073 parts 1 and 2 (3.5N/mm² only if tranverse strength test results from block manufacturer, are provided, other wise use 7.0 N/mm²). Joints must be gouted (clean floor then 'wetted' then 4.1 sharp sand : cement @ 50mm slump) prior laying 1000 guage polythene damp-proof membrain. 80mm PIR insulation boards as Celotex GA3000 and T83020 perimeter upstand then 65mn cement and sand (1:3 mix) anti crack mesh; (maximum floor U' value of 0.22 w/m 2K). Provide a minimum 225mm ventillated void under beams. Void under floor to be ventilated by openings providing not less than 600mm² of open area per m run of external wall (i.e 225x150mm airbricks @ 2.0 cts.

Ground Condition - TBC when work starts

DPC's / cavity closers / Lintels - DPC's as Premium Cavioll' positioned at least 150nm above ground level and laid on Type J DPC support / closer below parapet copings; cavity closers as Type 02 Cavi-closer'; Type E Cavitray cut into existing wall above flat roof tine with weep vents at 450mm centres; all available from Cavity Trays Ltd (freephone 0800 7311 779); all lintels as Catnic open back type CG 70/100 or equivalent with minimum 150mm bearing both ends.
Windows and glazing (1.8 Wm sq K) - all new windows to be double glazed and fitted by FENSA registered company or Building Control approval; appropriate certification to be provided on completion; all glazing to critical locations to be in safely glass lo BS 6206 C/ass C; door and window styles to be confirmed with Employer
Partitions 75 x 440mm solid Breese block work with waterproof render both sides; with fine skim water resistant plaster.

New underground Drainage - all works to be fully compliant with the requirements of Thames Water Utilities and current Building Regulations part H1 Section 2; 110mn diameter PVCU drainage pipes and fittings to BS 4460 and BS EN 1401; new pipes laid with 1 in 40 fall to new manhole; pipe bedding and surround installation in accordance with BS E / 1610 Bedding Type 1 - 100mm bed and side fill in suitable granular material to 8S 5955: Pt 6: 1980 Appendix A, new inspection chambers in high impact polypropylene, 450mm diameter on 100mm bed and surround of suitable granular material as described; cast iron Grade II cover to BS 497 : Pt I ; new manholes to have minimum 1200 x 750mm internal dimensions, Constructed with 150mm concrete base and 225mn engineering brickwork walls, and to be provided with cast iron cover and frame as described, step irons at 300mm spacing, cement benching to be formed to channels

Ground Condition - TBC when work starts

Finishes and Fittings - all to be agreed with Employer prior to order.

Ground Condition - TBC when work starts

Electrical - all works carried out by a competent person and designed, installed, inspected and tested in accordance with the requirements of 857671 , the IEE current edition Wiring Guidance and Building Regulation Part P (electrical safety); the Employer to be provided with a copy of the certificate and a BS7671 Electrical installation Test Certificate; new light fittings to be of type suitable only for lamps with luminous efficiency greater than 40 lumens per circuit-watt.

Ground Condition - TBC when work starts

Heating - all new radiators to be fitted with TRV's and sized for output capable of maintaining internal temperature of 21 degrees C for external temperature of -1 degrees C.

Ground Condition - TBC when work starts

Ventilation - habitable rooms to have open able window area equivalent to 1/20 of floor area of room and background ventilation equivalent to 5,000mn sq; shower rooms to be fitted with 15 litre/second extractor fan and have background ventilation equivalent to 4000mm sq; kitchens to be fitted with 60 litre/second extractor fan and have background ventilation equivalent to 4000mm sq; extractor fans to have 15 minute overrun when fitted to rooms not containing open able windows.

Ground Condition - TBC when work starts

Rainwater Drainage - all works to be fully compliant with current Building Regulations Pt. H3 - 112mm half PVCu gutters securely fixed with correct falls to 68mm downpipe discharging to surface water drain via gully hopper or gully trap where foul and surface water drainage is combined; where ground conditions permit new surface water drains to connect to suitable size / construed soak away.

Sanitary Pipework - all works to be fully compliant with current Building Regulations Pt H1 Section I or BS EN 12056:2000, Pats 1 - 5; polypropylene traps with minimum 75mm depth of seal to all baths wash basin and sinks as applicable; MUPVC wastepipes correctly sized / upsized / vented depending on length of run, laid to correct falls and securely clipped with rodding eyes at all changes in direction; where wastepipes discharge to gully traps connection to be below plate/ grating and above top of the water seal; all new gully traps to be fully roddable: all soil and vent pipes / stub-stacks in PVCu to connect to underground drains via large radius bends, air admittance valves fitted as required.

STEELWORK

SITE FABRICATION IS NOT PERMITTED UNLESS BY AGREEMENT WITH THE ENGINEER. STEEL FABRICATOR IS TO SUBMIT DETAIL DRAWINGS FOR THE ENGINEERS COMMENTS PRIOR TO FABRICATION The Contractor is to allow five working days from the Engineers receipt of drawings to the issue of approval/comments.

Contractor to submit details of all connections unless details have been supplied. All connections must be detailed so that the secondary beam provides full lateral torsional restraint to the top flange of the primary beam unless otherwise directed. Where flexible end plate connections are appropriate they will be so indicated. Connection forces will be supplied by engineer. All specified dry film thicknesses should be considered as 'nominal' measured in accordance with manufacturer's recommendations. All protective coatings to be in accordance with BS5493:1977 Protective coating of iron and steel structures against corrosion.

Care must be taken during shipping, handling and erection to ensure that paint finishes are not damaged. Should any damage occur the finishes, the paint manufacturers advise is to be sought and repairs to be carried out in accordance with their directions Repairs must be carried out immediately.

All steel work to BS EN 10025, grade 5275 JR internally, S275JO externally (below 0°C), shot blasted to remove all millscale, rust, grease etc. and then painted with zinc phosphate alkyd or epoxy primer (75dfd). A further coat of MIO (50dfd) (alkyd must be used if using alkyd primer) after fabrication Steelwork and workmanship to conform to BS5950 :Part 2. All connections must be 'tight bearing' contact as defined in BS5950 Part2 clause 7.2.9 unless stated otherwise.

High corrosion use epoxy All steelwork to be well wire brushed to remove all millscale, rust, grease etc. and then painted with 2 coats "Kemira Tematar' bituminous paint to achieve a DFT of 100 microns / coat Remove grease, oil and other contaminants. Blast clean to minimum BS 7079, SA 2 ¹/₂. Surface profile not to exceed 100 microns. Chip off and grind flush any laminations on surface defects and grind all welds and remove any flux/splatter (do not burnish). Brush and vacuum clean all surfaces. Galvanised steel to be primed with Dulux 2 pack etching primer then Dulux quick drying acrylic metal primer before applying Dulux Weathershield undercoat and Gloss. All in accordance with manufacturers instructions. All bolts to be plated M16 (grade 8.8) unless otherwise noted

All welds to be 6mm fillet welds, unless otherwise noted, Half hour fire protection to be provided to all steelwork. For beams or columns use two layers of 12.5mm plaster board nailed to timber cradles not less than 44 x 44 mm at 600cts, with all joints staggered. Alternatively for columns only use one layer 9.5mm plasterboard with 16mm wire binding at 100mm pitch with an outer layer of 9.5mm plasterboard bonded to the first layer with multi purpose adhesive. Alternately a proprietary system may be acceptable e.g. 15mm Gyproc Glasroc S board fixed in accordance with manufacturers instructions.

Gap between underside of existing structure and top of steel beam to be packed tight using steel shims. Any gaps to be filled with 12 cement/sharp sand, mixed as dry as possible with "Conbex 100" cement additive, consolidated by ramming with a suitable blunt instrument until the space is completely filled. Proprietary materials to be used in accordance with the manufacturer's instructions..

FLAT ROOF

EPDM roof covering on 18mm WPB plywood, on 50 x 50mm cross battens, on firings at 1:40 on joists as shown. 80mm Celotex laid between joists, Roof to be vented at facia (25mm air gap) Joists to be 50(T 11x175(T2)mm C16 at 400cts. Provide 12mm foil backed plasterboard with skim coat to u/s joists fixed with dry wall screws.

All flashings to be code 4 lead 150mm high, chased 25mm into walls and fixed with lead wedges, and stepped where necessary

Ground Condition - TBC when work starts

Ground Condition - TBC when work starts

STRAPS Joists laid onto 50 x 100mm softwood wall plates with every third fiat roof joist lie.max. 1200mm cts) to be strapped down to wall with 30 x 5.0mm galvanised ms. straps at least 900mm long below u/s flat roof joist e.g. "Bat M305 100x900" and fixed to masonry with min 6 No. 8SWG x 75mm hardened nails or No. 12 x 50mm wood screws into plugs.

Ground Condition - TBC when work starts

Ground Condition - TBC when work starts

PITCHED ROOF TO REAR EXTENSION Tiled Pitched roof. Rafters to be 63(T1)x175(T2)mm (24 at 400cts. Double up joists at sky light bolted together using M13 bolts at 500mm crs and double sided tooth connectors Provide 12mm foil backed plasterboard with skim coat to u/s joists fixed with dry wall Screws.

Where any portion of roof is to be supported by a steel beam/Lintel, the beam must have a timber plate fixed to the top flange with M12 bolts at 500 mm cts.

All flashings to be code 4 lead 150mm high, chased 25mm into walls and fixed with leadwedges, and stepped where necessary.

50 x 100mm softwood wall plates to be strapped down to walls with 30 x 5mm galvanized m.s. straps 900mm long eg. "Bat M305 100x900" at max, 1200mm cts. Fixings to be 6 No.12 x 50mm wood screws per strap plugged and screwed into wall,


Ground Condition - TBC when work starts

GENERAL TIMBER NOTES

Limited notching and drilling of joists is permitted but no closer than 100mm apart. Notches must be to top edge located between 1/10th and 1/5th of the span from the support face and be a maximum depth of 3/20th the joist depth. Drilling must be on the centre line of the depth of the joist and be located between 1/4th and 275th of the span from the support face and be a maximum diameter of 1/4th the joist depth. Engineer is to be consulted before carrying out any notching at bearings, but generally no more than 1/6th of the total joist depth may be notched at the bearings.

Solid blocking is to be provided at the ends of all joists adjacent to the bearing to provide support for floorboard edges. Blocking or herringbone strutting must also be provided at mid span for spans of 2.5-4.5m and at third points for spans over 4.5m. Joist's supported onto trimmers to be fixed with fully nailed "Simpson Strong Tie - LUP" joist hangers. All trimmers to openings to be supported on doubled/tripled Joist by using fully nailed with 9swg x 32mm square twisted sheradised nails in "Bat Maxi Speedy" type hangers

Ground Condition - TBC when work starts

 *DRV Architectural Design*
102 fairlop road, London, E11 1BW
call +44 (0) 7947101623
Email: rago.verdi@gmail.com

General Notes:
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Loft Conversion Specifications

1. All work to be carried out in accordance with building regulations and british codes of practice.

any lintels over window and door openings may have to be exposed on site in order to confirm suitability to support the additional loads. inadequate lintols will require renewal as necessary. the building owner is responsible for serving any party wall notices on neighbours prior to building works commencing.

Any lintels over window and door openings may have to be exposed on site in order to confirm suitability to support the additional loads. inadequate lintols will require renewal as necessary.

The builder will have to refer to calculation sheets for structural details in addition to the drawing for items such as connections.

2.ventilation

any bathroom or w.c. to the loft area to have mechanical ventilation to extract at 15 litres per second with 20 minute overrun. the extractor to discharge to external air. windows to have open able areas to all rooms in order to provide natural ventilation requirement of 1/20th floor area.

habitable rooms to have background or trickle ventilation equivalent to 8,000 sq. mm.

eaves ventilation should be provided or maintained with minimum 25mm wide air gap with fly mesh cover. where eaves are not ventilated or overhanging, then provide low level vent tiles at 1.3m centres to sloping roof and similar at high level in order to maintain the through ventilation.

3.Glazing

New glazing to be double glazing with 16mm air gap 'argon filled' and lowecoating (k- glass). Glazed areas to be 1/10th floor area in order to provide for natural light requirements.

4.wastes

Bath waste to be 43mm diameter pvc Basin waste to be 37mm diameter pvc W.c. waste to be 100mm diameter pvc shower waste to be 50mm diameter pvc Traps to be 75mm diameter deep seal.

Access and rodding points to all changes in direction.

Gutter to dormer roof to be 100mm half round pvc, and rainwater downpipe discharging onto rear sloping roof or running down to the rainwater gulley is 63mm diameter pvc.

Air admittance valve to the stub stack in bathroom to loft in order to provide for a vented system. connect to existing soil and vent pipe.

Soil pipe to be extended up to 900mm above window opening where found to be within 3m of the window.

5. dormer construction

where dormer is constructed then this is formed of 125mm x 50mm studwork at 400mm c/c on a 125mm x 50mm base plate. the exterior of the frame to have 12.5mm thick exterior grade ply with additional 6mm supalux or fireline board to the dormer cheeks within 1m of adjoining property. Fix redland plain vertical hanging tiles on felt and battens to the exterior of the dormer frame (or other approved lead sheet or cladding/shiplap pvc .

Infill the dormer stud frame with thick 115mm kings pan or celotex . inner face of dormer and rafter slopes and partition forming room to have 12.5mm foil backed plasterboard and skim coat.

Dormer to have code 4 lead flashing at dormer and roof abutment.

6.dormer roof

warm deck roof to dormer to have 13mm hot bitumen-bonded solar reflective chippings on 3 layers of high performance built up roofing felt to BS747 class 2 or 3 hot laid by specialist. Felt laid on perforated underlay of single ply felt type 3G having 25mm holes and partially bonded to 120mm thick kings pan insulation board laid to manufacturers requirements on one layer bituminous felt type 1B , hot laid with fully bonded overlaps to roof decking with all points of penetration effectively sealed on 19mm exterior grade plywood decking on firring pieces(1:60 fall) on minimum 150mm x 50mm grade C24 softwood treated joists at 400mm c/c.

7. Means of escape and fire resistance

The habitable loft rooms are to have 1/2 hour fire resisting doors along with self closing devices and 25mm door stoppers. existing doors off the hallway stairwell to all habitable rooms including kitchen to have doors fitted with self closing devices and 25mm door stoppers . no glazing in the stairwell, but where fitted then should be georgian wired glass. The loft lobby, first floor and ground floor (plus basement, where found) are to have a smoke detector at each of the levels. they should be mains operated with battery back up and be inter connected.

The new joists in the loft floor are to have 100mm rockwool insulation laid on wire netting tacked to the sides of the joists.

flooring boards are to be 18mm tongued and grooved or have 3mm thick hardboard over straight edged boards.

fire resistance to steel beams to be 1 hour minimum and be achieved by 2 coats of intumescent paint or 2 layers of 12.5mm plasterboard wire bound at 100mm centres and then 10mm thick gypsum plaster finish.

8. Heating / Hot water

heating/hot water to be provided by wall hung boiler, where renewed, and having fan assistance with sedbuc rating of not more than 78. there should be a programmer and room stat along with thermostatic radiator valves. heating to be fitted by a corgi registered contractor.

9.partitions

Partitions to loft and around stairwell are to be constructed with 100mm x 50mm stud work at 400mm c/c and having 12.5mm thick plasterboard/skim either side. infill with 100mm rock wool insulation.

Double up floor joists under paritions.

Front partition below original furlin to be formed with 100mm x 50mm at 400mm c/c studwork with 100mm kingspan infill and 12.5mm foil backed plasterboard which is also fixed to the front slopes.

10. Electrical

Prior to completion the local authority should be satisfied that any such work (other than that defined as minor work) complies with PART P .

This will require an appropriate BS7671 electrical installation certificate to be issued by a person authorised to do so (i.e. a person who is registered under a recognised competent persons scheme for self-certification.)

11. Thermal insulation to roof slope

The front rafters should be increased in depth to 150mm by the introduction of 150mm x 50mm rafters between the ridge and front dwarf partition. Fix 50mm celotex between rafters to front room and a further 75mm celotex across the inner face of the rafters in order that a total of 125mm thick celotex insulation board is achieved.

Junction of the cold roof to the front slopes and the rear dormer warm deck flat roof to be sealed at ridge level with rock wool.

A 50mm air gap is to be maintained to the front roof slope between the insulation and tiles to allow air flow.

The front roof slope is to have low level roof tile vents at 1.5m c/c where there is no ea yes ventilation. and high level vents at 1.5m c/c are to be provided near ridge or ventilated ridge tiles.

A total of 270mm thick rock wool is required to front (and/or rear) roof void laid in two layers.

12. General

chimney stacks to roof are to be confirmed whether in use. the chimney stack, if in use should be raised above the roof of the dormer. otherwise seal off the stack by removing pots and bedding slate/tiles in mortar. make sure that you have the neighbour's permission for shared stacks before work commences.

The chimney flues internally must be made unusable by removing or sealing off in brickwork.

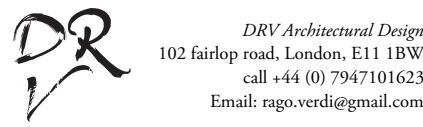
No steel beam or spreader plate is to be in chimney flue brickwork.

any residue of chimney flue brickwork in the loft area is to be supported upon 3 nos. 18 inch gallows brackets with 75mm angle iron welded to the ends and a 6mm metal sheet across the frame created.

The height of brickwork below the ridge level should not be less than the height of the stack above the roof ridge.

dormer cheeks to be built up off of 3 nos. 170mm x 50mm rafters bolted together.

flooring joists to be nogged at 1.5m c/c.



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