TONY ROWLAND ARCHITECTURAL SERVICES

SCALE 1:20

Three conservation style roof lights are to be installed within the new roof structure, two of which will be in the master bedroom whilst the third will be over the ensuite. There is a condition attached to the planning approval which requests that the builder provides details of the roof lights to the council prior to installation. The council seem to have a preference at the moment for conservation style roof lights made by the conservation roof light company. The rafters should be trimmed according to the manufacturers guidelines.

The roof structure over the extension is to be constructed using 50 x 150mm C16 grade treated softwood rafters set at 450mm centres with treated softwood battens above one layer of tyvek permeable roofing felt. The roof is to be finished using clay tiles to match those on the existing roof. Suitable ridge tiles to be used, to match those on the existing house.

Refer to structural engineers drawings if required for confirmation of all lintels and for information about bearings.

All new work is to be carried out in accordance with the 'Robust Construction details'.

Ridge height of the new roof is to run into the level of the existing ridge on the main house.

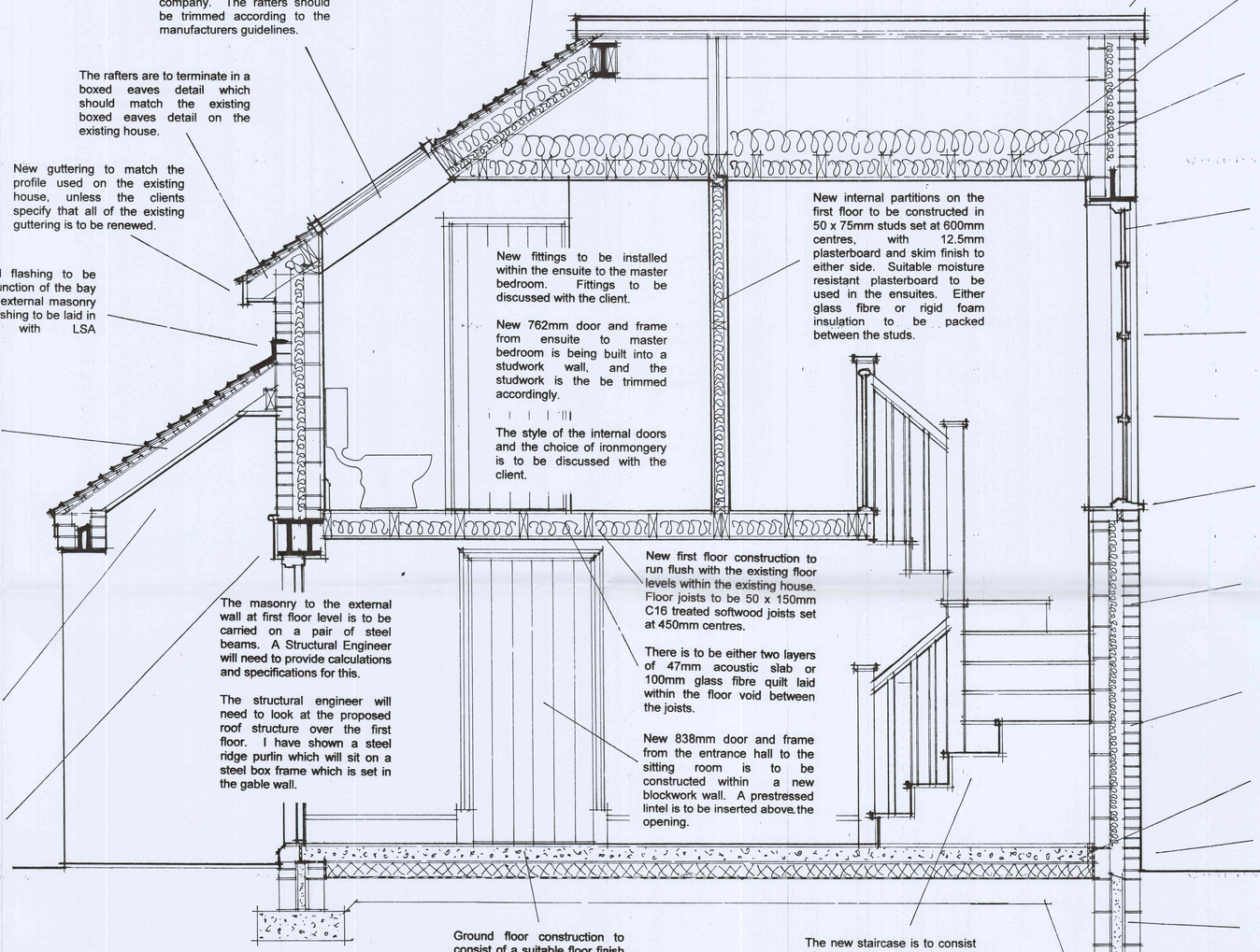
A new ceiling is to be inserted to rooms RF2 and RF3 on the first floor. The level of this ceiling should match that within the existing parts of the first floor which adjoin these rooms.

The ceiling joists are to consist of 50 x 100 mm C16 grade treated softwood joists set at 450mm centres with 100mm glass fibre quilt is to be laid between the joists with a further 170mm glass fibre quilt laid above.

The rafters are to terminate in a boxed eaves detail which should match the existing boxed eaves detail on the existing house.

New guttering to match the profile used on the existing house, unless the clients specify that all of the existing guttering is to be renewed.

Suitable lead flashing to be used at the junction of the bay roof with the external masonry wall. Lead flashing to be laid in accordance with LSA guidelines.



New fittings to be installed within the ensuite to the master bedroom. Fittings to be discussed with the client.

New 762mm door and frame from ensuite to master bedroom is being built into a studwork wall, and the studwork is the be trimmed accordingly.

The style of the internal doors and the choice of ironmongery is to be discussed with the client.

New internal partitions on the first floor to be constructed in 50 x 75mm studs set at 600mm centres, with 12.5mm plasterboard and skim finish to either side. Suitable moisture resistant plasterboard to be used in the ensuites. Either glass fibre or rigid foam insulation to be packed between the studs.

WF8 - create semi circular headed feature window within the new staircase enclosure. A suitable special lintel will need to be sourced. The exact width of the opening may be determined by the lintels available.

New windows are to have a U value of 1.6. These are to consist of 2 layers of 4mm glass with a 16mm argon filled gap between, with a soft low E coating.

New windows to be set back 40mm from the outer face of the wall and the windows are to have projecting cills.

18mm hardwood cills to be fitted to new windows.

The lean to roof over the bay in RG1 is to be constructed using 50 x 100mm C16 grade treated softwood rafters set at 450mm centres. The rafters should be fixed to a plate which is securely fixed to the new masonry wall. The roof finish should consist of treated softwood battens above one layer of tyvek permeable roofing felt. The roof is to be finished using clay tiles to match those on the existing roof. A brick dentilled eaves detail is proposed at the eaves of the bay.

I have suggested that the area which forms the open porch would not have a ceiling but would be open to the underside of the rafters. To prevent nesting birds, there would need to be a finish to the underside of the rafters, which could either be t&g boards or a render finish. This should be discussed with the client.

All steel beams to be encased in two layers of 12.5mm plasterboard to provide half an hours fire resistance. An Oak cover plate is to be fitted above the new front door the lintel which runs above.

I have suggested the use of a water bar rather than a cill detail for the bottom of DG1. This should be discussed with the client.

Sockets and switches are to be located between 450 and 1200mm above finished floor level.

The masonry to the external wall at first floor level is to be carried on a pair of steel beams. A Structural Engineer will need to provide calculations and specifications for this.

The structural engineer will need to look at the proposed roof structure over the first floor. I have shown a steel ridge purlin which will sit on a steel box frame which is set in the gable wall.

New first floor construction to run flush with the existing floor levels within the existing house. Floor joists to be 50 x 150mm C16 treated softwood joists set at 450mm centres.

There is to be either two layers of 47mm acoustic slab or 100mm glass fibre quilt laid within the floor void between the joists.

New 838mm door and frame from the entrance hall to the sitting room is to be constructed within a new blockwork wall. A prestressed lintel is to be inserted above the opening.

The external walls of the new work is to have an inner skin of suitable 100mm blockwork, with an outer skin of suitable brickwork, with 50mm cellotex rigid foam insulation set within the 100mm cavity between.

Catnic BW4/225 or similar cavity ties to be spaced at 450mm vertical and 750mm horizontal spacings to give a density of 2.47 ties per square metre.

Allow for the use of a 25mm rigid foam edging strip to the perimeter of the floor slab.

Dpm to be set at minimum 150mm above external ground level.

The wall is to be built up to just below ground level in two skins of 100mm blockwork. The cavity is to be filled up to 225mm below the level of the dpc.

The new work is to be constructed above a 600 x 200mm mass concrete strip footing which is to be set at a minimum depth of 1000mm (to building control approval).

The builder is to confirm with Building Control whether a basic radon barrier is required prior to commencement.

Ground floor construction to consist of a suitable floor finish which is to be agreed with the client, above 100mm concrete slab above 90mm rigid foam insulation above a 'Visqueen Super' dpm, above 150mm sand blinded hardcore.

A skirting board is to be fitted throughout the new work and the material and profile of this should be confirmed with the client.

The new staircase is to consist of goings of 250mm and risers of approximately 210mm.

Suitable handrail and balustrade to be fitted around the opening for the new staircase. Handrail to be set at a minimum height of 900mm above finished floor level.

The finish of the treads and risers and the balustrade and handrail to the new staircase to be discussed with the client.

PROPOSED SECTION B

# CROSSWAYS, No.11 FRODESLEY, SHROPSHIRE.

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