TONY ROWLAND ARCHITECTURAL SERVICES

The roof structure over the staircase extension is to be constructed using 50 x 150mm C16 grade treated softwood rafters set at 450mm centres with a 50 x 100mm ceiling joist fixed to the rafters 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.

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

Suitable lead flashing to be used in the valley between the new extension and the old roof. Lead flashing to be laid in accordance with LSA guidelines.

The level of this ceiling should match that within the existing parts of the first floor which adjoin these rooms.

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

The existing rafter ends are to be cut back and the existing external wall is to be raised, to enable the construction of the new roof structure above the staircase extension. The width of the cavity in this area will depend upon the thickness of the exiting masonry. It will probably be necessary to fix a plate to the new masonry to support the rafter ends.

100mm glass fibre quilt is to be laid between the joists with a further 170mm glass fibre quilt laid above.

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.

The staircase extension is to have a two course projecting eaves detail.

Where there is a small area where the ceiling follows the line of the rafters, then 90mm rigid foam insulation should be fitted between the rafters with a further 45mm rigid foam insulation fixed below the rafters.

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.

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.

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

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.

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

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

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.

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

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

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.

18mm hardwood cills to be fitted to new windows.

The existing windows WG6 within RG6 and WF7 within RF4 are to be removed and replaced with new windows within the existing openings. Any damage to the reveals or finishes caused by the works to the windows is to be made good.

SCALE 1:20

PROPOSED SECTION C

CROSSWAYS, No.11 FRODESLEY, SHROPSHIRE.

CDX1+14