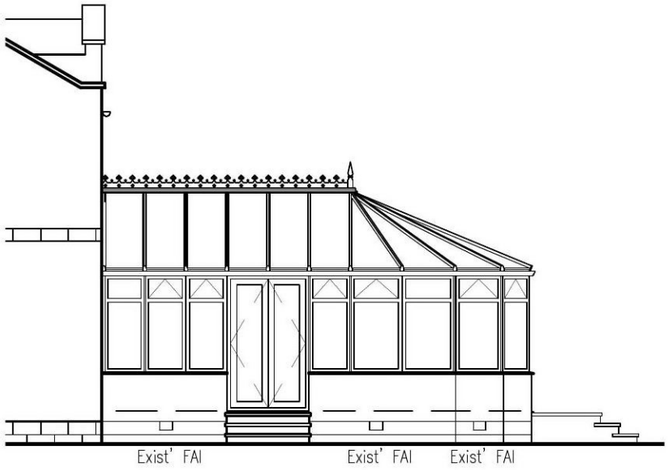
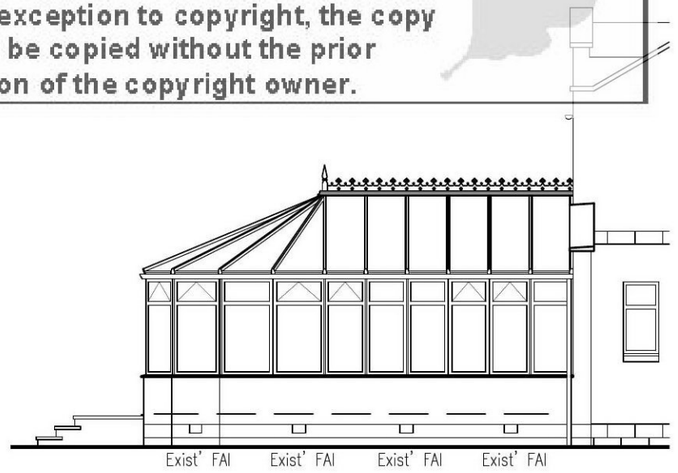


Existing Part Side Elevation 1: 100

Existing Rear Elevation 1: 100



Existing Part Side Elevation 1: 100

General Notes:
All works to be carried out in accordance with the Building (Scotland) Regulations 2004 (2020 amended).

All new works, products & processes are to be in accordance with the relevant British Standards and manufacturers guidance.

Note there is no below ground drainage work within this application.

Demolition Method Statement:
Existing external rafter caps to conservatory roof removed allowing all exist' roof glass panels to be lifted of. Once glass panels removed all rafters unbolted from ringbeam & ridge with ringbeam unscrewed from wall/windows removing from structure the existing structure is ready to accept new solid warm roof. Note all demolition works to comply with Building Operations Regulations 1975.

Drainage:
120mm dia. deepflow gutter system discharging into existing 68mm dia' uPVC RWP at high level.

Please note that all timber will be preservative treated.

uPVC Windows/Door:
Existing Light Oak/ White uPVC D/G Windows/Door to remain unaltered.

Sunroom:
Roof to be new Prefix warm roof system with roof covering (Envirotile) giving a non-combustible A-A fire rating.
U-value of roof - 0.18W/m2k. Note sunroom roof is designed to take into account local snow & wind load averages derived from postcode, this is done by roof manufacturer/supplier when processing roof.

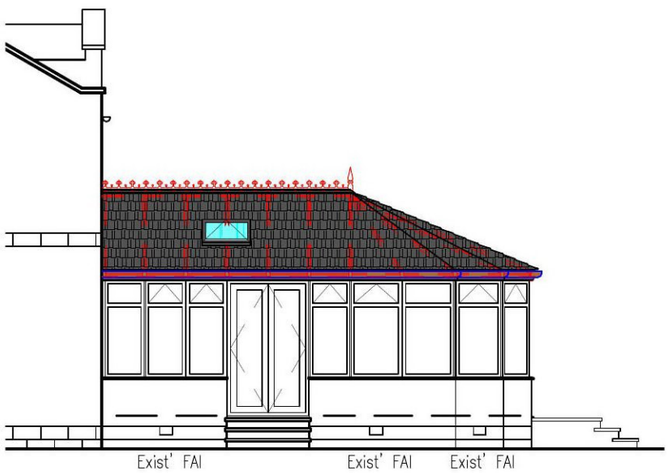
Electrical Installations:
Electrical installation to comply with BS 7671: 2018 as amended & Section 4.5 of the Building (Scotland) Regulations 2004. Note all existing sockets to be retained. New ceiling light fittings to comply with Building Standard 4.8.5. Note a min' 75% of all light fittings serving new sunroom to be of LOW ENERGY TYPE in compliance with 6.5.1.

Limiting air Infiltration:
Air infiltration to the building fabric must be minimised in accordance with BRE report 'BRE 262'. Foam sealants to be used at wall to floor junctions, wall to window or doors and between window and cill. Appropriate sealant also to be used at service penetrations in plasterb'd & panels where vapour control layers & membranes intersect.

New Solid Roof Construction: (0.18W/m2k)
LABSS Certificate No - EWS481.
Envirotile roofing system, with A-A surface spread of flame classification, layed straight onto breathable membrane roofing felt (supplied by roof manufacturer) on 9mm OSB with 50mm Polyurethane insulation bonded to OSB layed onto aluminium rafters and 18mm OSB with 100mm Graphite Expended Polystyrene (GEPS) insulation bonded to OSB layed inbetween aluminium rafters. All OSB/insulation boards to be fixed down onto rafters as per manufacturers instructions. Roof to be finished internally with 32.5mm thk Kingspan K118 insulated back plasterboard with built-in vapour control membrane (20mm Phenolic insulation bonded onto 12.5mm foil backed plasterb'd). Wet skim plaster finish to be applied to plasterb'd. For full sectional details refer to drg C5589/04 & 05.

Fixings:
Solid roof fixed to existing windows with 125x4.8mm Self drilling zinc screws @ 300mm c/c's. Roof rafters (next to house wall) and backplate bolted to house walls with 10mm dia. expanding bolts @ 450mm c/c's.

Scale Bar for 1: 100



Proposed Part Side Elevation 1: 100

Proposed Rear Elevation 1: 100

Bryant and Cairns WINDOWS & CONSERVATORIES
2/3 Borthwick View
Pentland Industrial Estate,
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Scotland EH20 9QH.
Tel: 0131 440 2855
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Web: BryantandCairns.co.uk

Proposed Roof Alteration

at: 1B Broomieknowe, Lasswade

for: Mr & Mrs C. Fraser

Work: Home:

drawing title:
Elevations

drawing no.	revision:	drawn by:	date:	scale:
C5589/01		TO	27.07.21	see drg