



Removals
Specialist contractor to remove existing corrugated asbestos type roof cladding taking all necessary precautions and disposing of all materials in the appropriate manner and to conform with all statutory requirements. Remove all remaining roofing materials and 2no. existing timber trusses (and save for re-use). Remove existing rotten wall plates and timber lintels over garage door and windows. Remove all existing garage walls and concrete floor and clear all debris away from site to an appropriate refuse centre. Allow for providing all necessary scaffolding. Across planing and all necessary safety equipment.

New Foundations
New foundations to be minimum depth of 1.0m below existing ground level or to a depth agreed with the Building Inspector. Foundations to be trench filled mass concrete using sulphate resisting concrete in a C20 mix.

New Walls
Build new walls from 5kn concrete blocks with piers as required to satisfy the Building Inspector. Provide at base of wall minimum 2 course blue brick splash course to appropriate levels.

New External Wall Cladding
Provide and fix new corrugated, plastisol or galvanised sheets fixed to appropriate fixing rails all as per manufacturers instructions. Profile and colour to clients choice and to be agreed with Local Planning Officer.

New Pitched Roof
Provide and fix on appropriate fixing rails securely fixed on "I-beam" or similar approved vapour permeable membrane on new pre-fabricated treated timber attic trusses set at 600mm centres and fixed to new 100mm x 75mm treated timber wall plate securely fixed to top of wall with 50mm x 30mm galvanised steel straps. In between trusses fix minimum 120mm thick "Celotex" or similar approved rigid sheet insulation slabs ensuring that a 50mm clear air circulation space is left between the insulation and the vapour barrier. Under trusses provide and fix new 20mm thick "Celotex" sheets to stop cold bridging and finish with 12.5mm thick foil backed plasterboard with skim coat finish. Provide ridge ventilation via a dry vent system with a continuous gap full length. Provide and fix new 15mm "Gyproc" fire line boards with skim coat finish to form new ceiling.

New Wall Linings
New block walls to be lined internally with foil backed vapour permeable sheathing from wall plate and to overlap floor dpm 50mm clear cavity and 100mm x 50mm treated timber studing set at 400mm centres both vertically and horizontally all voids between studing to be filled with 70mm "Kingspan Thermawool" TWS5 rigid sheet insulation slabs and faced internally with 20mm rigid insulation to face of studing and finished internally with 12.5mm plasterboard with skim coat finish. Fix new painted 100mm high timber skirting to all walls.

New Lintels
Provide new galvanised steel or reinforced concrete lintels over each new door and window openings to suit opening sizes.

New Windows and Doors
All new windows and doors to be Heritage style with ultra slim aluminium profiles to clients choice of colour and glazing.

New Raised Patio
Allow for new 600mm wide x 450mm deep mass concrete foundation and build new retaining wall in position shown. excavate for and lay minimum 150mm well consolidated quarry waste 25mm sand blinding new 1200 gauge polythene dpm and new 100mm thick concrete slab to appropriate levels complete with one mid depth layer of A12 anti-crack reinforcement. Finish to patio to be agreed with client prior to works commencing. Allow for forming new access steps as required. Provide and fix new 100mm x 100mm treated timber posts, cross rails and 150mm x 75mm treated timber rafters with new corrugated opaque roofing sheets.

New Rainwater Goods
Provide and fix to new building and canopy roof new upvc gutters and downpipes as required to clients choice of colour. New down pipes to discharge into new water butts.

Existing Greenhouse and Log Store
Carefully dismantle the existing greenhouse and log store and rebuild both in new location. Allow for new 100mm thick concrete base under both on adequate quarry waste sub base.

General
All works to conform to local authority requirements and to the Building Regulations and to all external materials to be approved by the Local Planning Officer prior to commencement of works. All materials, fittings and workmanship to be carried out or installed in accordance with the manufacturers recommendations, relevant British Standards, Codes of Practice, Electricity Board, Gas etc. All dimensions to be checked on site prior to commencement of works on site and any discrepancies are to be reported prior to start of works or manufacture. Drawings can be sealed for Planning purposes only. Do not scale for construction. This drawing to be read in conjunction with Structural Engineers drawing and calculations. All notes, specifications and details to be reported to the client and/or the designer.

Client
Mr & Mrs MESIAS
Job Title/Address
Proposed New Gym Building with first floor storage area
At: The Thatched Cottage
Brook Street
Huncote
Leicestershire LE9 3AB

Scale
1:100 & 1:50

Date
February 2022

Drawn
G.M.

Checked
G.M.

Job No.
2022/1

Contractors must check all dimensions on site. Any figured dimensions are to be worked from before proceeding. Reported immediately to the designer before proceeding.

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