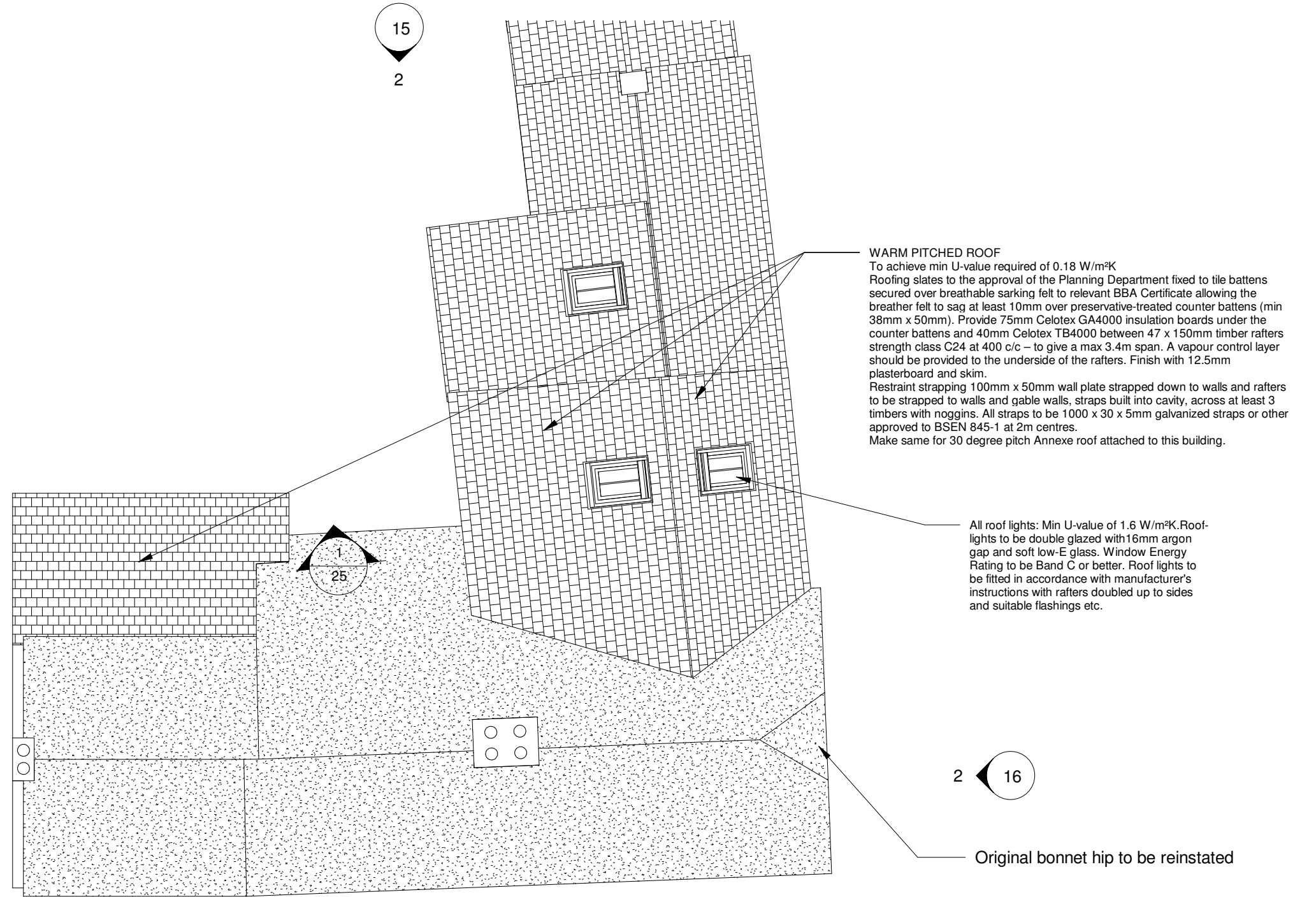


PROPOSED ROOF

Remove entire roof covering and replace as follows:

- Main roof with tin currently to be thatched with water reed.
- Lower roof with tin currently to be tiled with pan tiles suitable for the pitch.
- Existing slate roofs to be re tiled with matching slates as required.
- New roof over new stairs to be tiled with slate to match.

All roofs to be suitably insulated and ventilated to building control requirements.

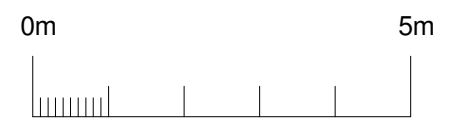


WARM PITCHED ROOF
 To achieve min U-value required of 0.18 W/m²K
 Roofing slates to the approval of the Planning Department fixed to tile battens secured over breathable sarking felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 75mm Celotex GA4000 insulation boards under the counter battens and 40mm Celotex TB4000 between 47 x 150mm timber rafters strength class C24 at 400 c/c – to give a max 3.4m span. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5mm plasterboard and skim.
 Restraint strapping 100mm x 50mm wall plate strapped down to walls and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.
 Make same for 30 degree pitch Annexe roof attached to this building.


All roof lights: Min U-value of 1.6 W/m²K. Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

Original bonnet hip to be reinstated

1 Proposed Roof
 1 : 100



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 Swavesey
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No.	Description	Date
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Mr & Mrs S Bonnett
 Building Regulation Drawings
 Rear Extension and Alterations
 Main house and Outbuildings 13 - 15
 West Street, Over, Cambs CB24 5PL

Proposed Roof House		11
Project number	CM1572	
Date	23-11-22	
Drawn by	CRB	
Checked by	ML	
Scale @ A3		1 : 100