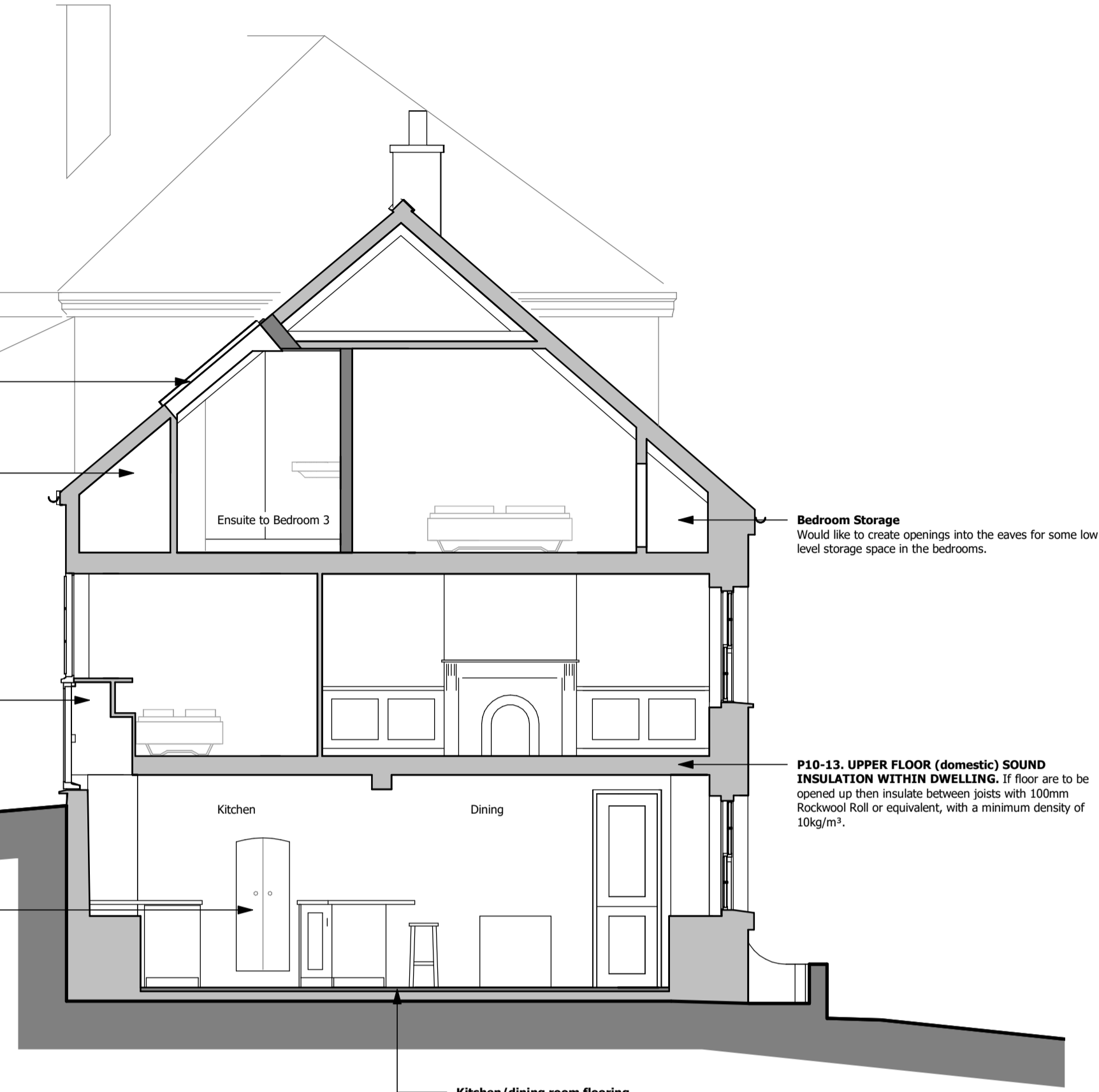


L10-09-01. ROOF LIGHTS: Conservation flush fitting roof lights are to be fitted with correct flashing for slate as appropriate to the roof finish. Installation in strict accordance with the manufacturer's instructions. Rooflights supplied glazed with -59 pane variant, giving whole window u-value of 1.4 W/m²K.

Plumbing storage space in eaves with inline room ventilation

Lightwell and cupboard
Remove existing painted plywood construction and re-build with better quality timber to incorporate bedside table.
Line internally with reflective sheet to act like sunpipe from window bringing more light into kitchen space.

Kitchen cupboard
Increase height of opening (600mm) to create kitchen cupboard.



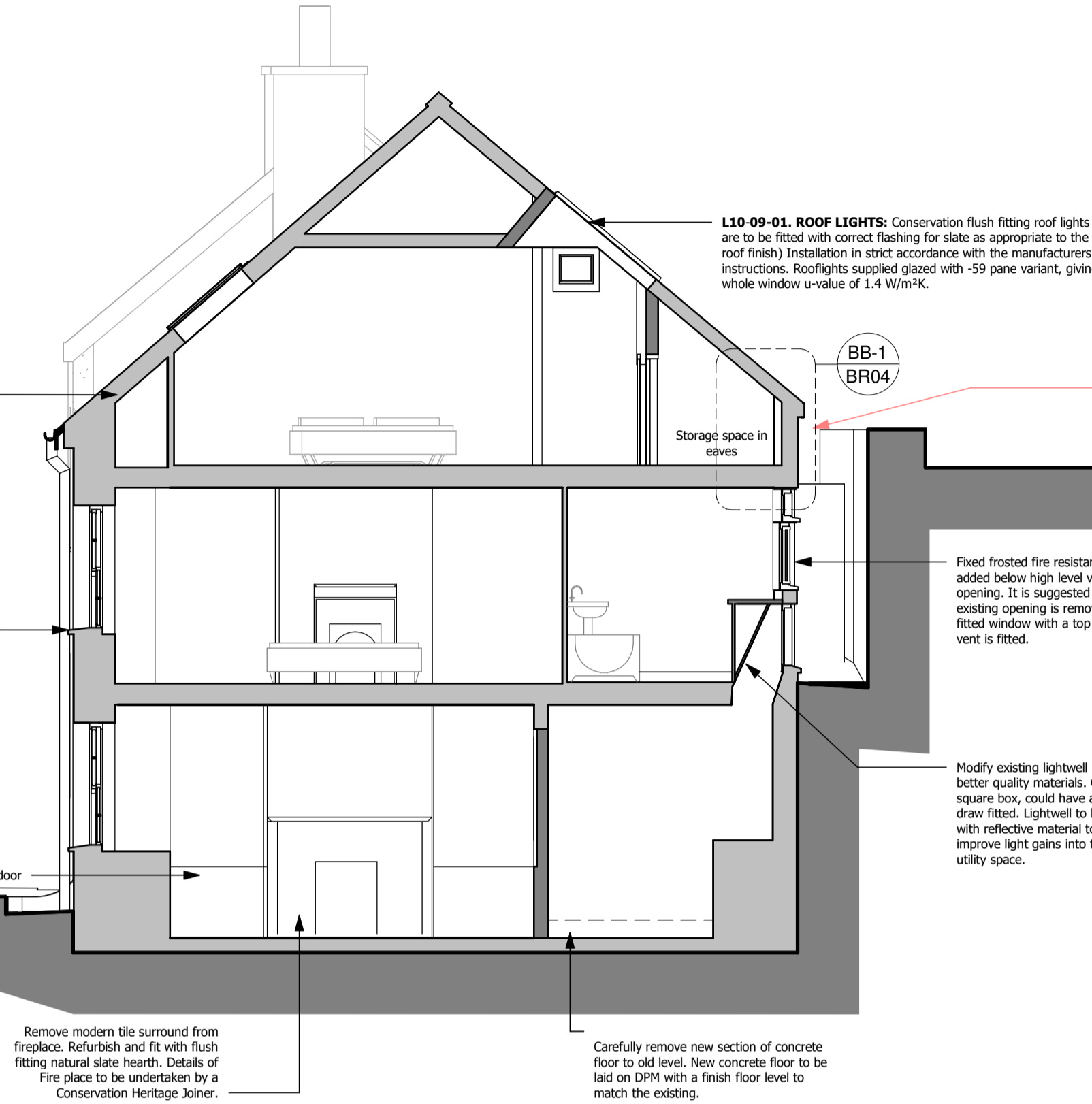
Kitchen/dining room flooring
Existing floor is a combination solid floor (Screened) and modified areas of chipboard. It is proposed to put a stone/tiled floor in this space. style tbc. this material will be a lighter colour to the new hallway floor. There will also be a flush slate hearth fitted for the dining room fireplace.

Bedroom Storage
Would like to create openings into the eaves for some low level storage space in the bedrooms.

P10-13. UPPER FLOOR (domestic) SOUND INSULATION WITHIN DWELLING. If floor are to be opened up then insulate between joists with 100mm Rockwool Roll or equivalent, with a minimum density of 10kg/m³.

G23-04. ROOF STRUCTURE: The existing roof has suffered from significant movement in the past and the remedial works that were carried out at the time do not appear to have addressed the issues. The roof structure retains much historic integrity with pegged trusses and historic purlins which have been linewashed. Any new trusses should be installed alongside the original trusses, retaining as much of the historic roof structure as possible. Repairs to the structural timbers should be made by splicing, or bolting sound replacement timbers of similar materials were possible.
***NOTE: Structural Details are to be provided for these works and should be agreed with the HEP.**

Replace Sills:
As noted on P05 windows will have slate sills replaced with natural slate. Existing sills are substantially damaged.



L10-09-01. ROOF LIGHTS: Conservation flush fitting roof lights are to be fitted with correct flashing for slate as appropriate to the roof finish. Installation in strict accordance with the manufacturer's instructions. Rooflights supplied glazed with -59 pane variant, giving whole window u-value of 1.4 W/m²K.

Storage space in eaves

Fixed frosted fire resistant window added below high level vent style opening. It is suggested that the existing opening is removed then a fitted window with a top opening vent is fitted.

Modify existing lightwell - Use better quality materials. Create square box, could have a top draw fitted. Lightwell to be lined with reflective material to improve light gains into the utility space.

C20-03. EXISTING EXTERNAL STUD WALLS REMAINING: Remove existing metal cladding to the rear wall. Provide adequate temporary support to the Structural Engineer's approval. Repair over replacement where possible, to the design and details of the Structural Engineer.

To be investigated further - **Rear Timber Frame Wall** - The rear timber frame wall was opened up and inspected by Kerstin Hartmann from Silverlake Design on Friday 14th October. Kerstin's initial thoughts are that she doesn't think that the studwork will need to be replaced and if so not on those two areas at the first-floor junction that were inspected. Kerstin suggested that there may be some areas where there could be some decay or damage, but his needs to be assessed when work is underway and the wall is fully exposed. She would not like to remove the upper metal sheets at present as this is likely to open the timber frame up for water damage and ingress over the winter months. Photos of the findings have been supplied as part of the Application.
***Note that these details require approval from the Historic Environment Officer.**

H62-03. SLATE HANGING: The existing metal cladding is to be replaced with a natural slate hanging. Armada slate is proposed.
***Note that because the slate hanging is on the boundary then a fire retarded board such as Supalux, Walf or equivalent is to be used.**

Carefully remove new section of concrete floor to old level. New concrete floor to be laid on DPM with a finish floor level to match the existing.

P10-00-04. INSULATED FLOATING FLOOR TO GROUND FLOOR: 110mm thick Recticel Eurothane insulation covered by 500g polythene vapour barrier and 10mm flooring grade, (bg chipboard). Polythene vapour control layer lapped back over edge of flooring and sealed below slating. Floor insulation must tightly about the inner face of the timber frame soleplate, seal between the wall and floor air barrier OR seal the gap between the skirting board and the floor using a flexible sealant.
To achieve 'U' value = 0.18 W/m²K or better.

Proposed Section B-B 1:50

C15-01. EXISTING SLATES/H62-02. ROOF SLATES: Existing asbestos slates to be carefully removed and disposed of appropriately.

To be replaced with Spanish Armada Slate. Slates should be sized as small as possible. Spanish Armada slate smallest size is 200mm x 400mm. Slates are to be laid in accordance with BS 5534:2014 Code of Practice for Slating and Tiling and BS 8000-6:2013 Code of Practice for Workmanship on Building Sites - Slating and Tiling.

P10-08. ROOF INSULATION - COLD, UNVENTILATED PITCHED ROOFS - FOR SLOWING CEILING: Designer assumes 195mm rafters to be verified on site. 150mm Eurothane GP between the rafters, plus 25mm under the rafters.
To achieve 'U' value = 0.17 W/m²K or better.

ACTIS BOOST'R HYBRID Insulated Breather Membrane.
Fire board such as Promat Masterboard 12mm for fire protection
6mm Sheathing Board

H62-03. SLATE HANGING: The existing metal cladding is to be replaced with a natural slate hanging. Spanish Armada slate is proposed. Spanish Armada slate smallest size is 200mm x 400mm. Fix vertical 38 x 25mm preservative treated counter-battens at existing timber studs; Breather felt membrane (see above); horizontal 38 x 25mm preservative treated battens fixed to verticals with 65 x 3.35mm nails; slates to match the roof and fixed in accordance with the manufacturer's instructions/specifications.

C20-03. EXISTING EXTERNAL STUD WALLS REMAINING: Remove existing metal cladding to the rear wall. Provide adequate temporary support to the Structural Engineer's approval. Repair over replacement where possible, to the design and details of the Structural Engineer.

To be investigated further - **Rear Timber Frame Wall** - The rear timber frame wall was opened up and inspected by Kerstin Hartmann from Silverlake Design on Friday 14th October. Kerstin's initial thoughts are that she doesn't think that the studwork will need to be replaced and if so not on those two areas at the first-floor junction that were inspected. Kerstin suggested that there may be some areas where there could be some decay or damage, but his needs to be assessed when work is underway and the wall is fully exposed. She would not like to remove the upper metal sheets at present as this is likely to open the timber frame up for water damage and ingress over the winter months. Photos of the findings have been supplied as part of the Application.
***Note that these details require approval from the Historic Environment Officer.**

Detail B-B 1 - Roof and Timber Frame Rear Wall Detail 1:20

1:20

GENERAL NOTES:

A11-03-01. STRUCTURAL DETAILS: Refer to the Structural Engineer's design drawings and calculations for details of structural beams, structural steelwork, roof trusses, etc. and connections/fixings of structural members.

A33-00. PLANNING CONDITIONS: The contractor shall ensure that all work is in accordance with the conditions set by the Local Planning Authority (LPA).

C20-02/L10-01/L20-02. EXISTING WINDOWS, DOORS & FINISHES; RENOVATION AND REPLACEMENT: All new windows, doors and finishes are to match existing in accordance with the planning permission. Refurbish and repair windows and doors if generally sound to working order and finish to match existing colour. Ensure suitable and adequate temporary access arrangements.
***NOTE: If replacements are required then a joiners report will be required and permission sought from HEP and Planning.**

G22-00-02. FIRE PROTECTION TO EXPOSED TIMBER JOISTS: Envirograf Intumescent paint applied: 2 coats of HW2 (clear) + one coat HW3 (clear topcoat) to exposed timber joists strictly in accordance with manufacturer's instructions (new timber sanded and apply with grain).

T10-01-01. CENTRAL HEATING & HOT WATER (ELECTRIC): An all-electrical system is to be installed, exact details and best type for the property will be decided by a plumber/heating engineer. It is suggested that electrical panel heaters are to be installed as they are slim and lightweight such as an Ecostrad Eco+ panel heater has a modern, stylish design. These should not be placed on timber panels, the heating in the snug room needs to be gentle without extreme temperature fluctuations. This could be supported but infrared panels on the upper sections of the walls and or under counter heating plinths in the kitchen/utility area or electrical drop-in-the-floor heaters may be an option to provide. It may be a case that in the snug space the existing fireplaces could be utilised with the installation of an electric fire inset.

U10-01-1. MECHANICAL VENTILATION: Is required to the bathroom at minimum 15 litres per second (l/s) controlled by humidistat. Utility to be 30 l/s with humidistat control. Kitchen at a minimum rate of 30 l/s to the cooker hood or 60 l/s elsewhere.

V90-02-01. ELECTRIC SOCKETS AND LIGHTING: Existing lighting is to be utilised where possible. New cables will be pulled through existing routes and run within voids already in place to minimise the damage to the historic fabric. Where necessary, the exposed surface-mounted conduit will be applied with minimal foing to avoid chasing/cutting into historic fabric.

It is noted that the room levels are low and there is a possibility that any pendant could be walked into forming a health and safety risk. Given the historic value of this room, it is proposed that floor boxes made up of steel/stainless steel and plastic are to be designed into the existing floor construction to accommodate plug switches so lamps can be installed. The utility and kitchen built-in units will incorporate under-counter lighting. Uplighters or recessed LED lighting around the bed/ furniture may be required to provide additional lighting.

All existing electrical fittings in this room are to be replaced with flush fittings, particularly within the timber panels. Where new electrical fixtures and fittings are required then these should be located outside and away from any timber paneling and ideally within the floor. Existing wiring to be checked/retained/replaced as needed. All in accordance with Section A23-07. The electrical contractor is responsible for the design of the electrical systems to comply with legislation and standards.

To achieve 'U' value = 0.39 W/m²K or better.

P10-13. UPPER FLOOR (domestic) SOUND INSULATION WITHIN DWELLING. If floor are to be opened up then insulate between joists with 100mm Rockwool Roll or equivalent, with a minimum density of 10kg/m³.

Notes

- This drawing has been prepared solely for the purpose of the stage indicated on the drawing. As such this drawing may not include sufficient detail for any stage beyond that indicated.
- This drawing is to be read in conjunction with all other drawings, reports, specifications and schedules including those from other Consultants.
- Only figured dimensions to be used for construction.
- Contractors are to check all dimensions and configurations on site prior to fabrication or ordering of materials or components. Existing buildings are often not square or plumb and walls, roof elements etc may not align as per drawings.
- The Contractor should familiarise themselves with the site/buildings and the project requirements, and inform the architectural office of any discrepancies in the drawings and specifications or additional information they will require to complete the work.
- All materials and workmanship shall comply with the current British Standards, Codes of Practice and the relevant Building Regulations.
- The contractor is responsible for the correct setting out of the work on site.
- Contractors are to comply with all health and safety legislation applicable. Particularly the Construction (Design and Management) Regulations 2015 (CDM), which applies to all projects, including domestic ones. Contractors, designers and clients all have duties under these regulations. The HSE produce free information leaflets and an Approved Code of Practice which states what to do and ensure. Please ask if you have any queries regarding your duties as we may be able to assist you.

Contractors should ensure that provision is made for safe working procedures for the building work. Avoid hazards where possible - if unavoidable take suitable precautions to minimise risk.

Key

- Heat Detector
- Smoke Detector
- Carbon Monoxide Detector
- Passive Infrared Sensor
- Mechanical Ventilation

Revision Notes

Revision	Date	Change

0mm 200 400 600 800 1000 1200

Scale Bar 1:20

0m 1.0 2.0 3.0

Scale Bar 1:50

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Project Details

Refurbishment and alterations to
29, Polkirt Hill, Megavigsey,
PL26 6UR

Client

Mr & Mrs D. & K. Ghale

Date

28.10.2022

Scale

As indicated

Drawn by

SH

Checked by

RR

Drawing Title

Sections as Proposed

Project Number

210102

Drawing No

BR04

Revision

Drawing Status

For Information -

Planning Drawing Submitted

Building Regulations Submitted

Tender Document -

As Built -

Preliminary | Submitted | Approved

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