

wash hand basins and fixed baths/showers.

Construction to comply in full with Approved Document G.

manufacturers instructions

gas to vent to air

between barrier lengths to be well lapped and sealed using radon barrier sealing tape) as shown on drawings.

Exposed cavities below barrier level to be ventilated via proprietary air bricks /

leaf immediately beneath cavity barrier at appropriate horizontal centres

ventilation grilles (Cavity Tray Cavibrick or similar approved) installed within external

At cavity walls the barrier must link with or form a stepped cavity tray across the cavity

In section, cavity trays should preferably be installed vertically and horizontally rather

than diagonally across the cavity, and brought out of the wall around ground level, but

no more than 225mm below provided the external ground and surface will allow radon

EXTENSION ROOF STRUCTURE/FINISH TO BS:5534

Structural engineer to confirm all structural arrangement Timber sizes, steel sizes, connections and pad stones.

Roof to be reclaimed clay double roman tiles on

Fit 25 x 50mm pre-treated softwood battens to be fixed at suitable gauge. Ensure joints are staggered. Relay clay roman tiles previously set aside.

Proctor Roofshield breathable roofing membrane with minimum 150mm horizontal overlap Allow min 20mm air space to allow for drape of breathable felt.

Insulation to be 140mm Celotex GA4000 friction fitted between rafters and 40mm Celotex PL4000 under rafters. Tape all joints with aluminium tape as VCL. Provide 12.5mm Gypsum based plasterboard with skim finish for

Doubled up joists bolted together with M10Ø bolts and toothed connectors at 450mm staggered centres.

PADSTONE-

PADSTONE

- RESTRAINT STRAP.

BLOCKING UNDER.

ALL LATERAL RESTRAINT STRAPS (JOISTS AND ROOF)

TO SPAN AN MINIMUM OF 3

RAFTERS AND HAVE SOLID

- RESTRAINT STRAP

ROOF STRUCTURE

DEMOLISHED BUILDING).

set aside for replacing later.

the rafters to be de-nailed.

Apply Proctor Roofshield breathable roofing membrane with minimum 150mm horizontal overlap. Allow min 20mm air space to allow for drape of breathable felt. Insulation to be 70mm Celotex GA4000 between

rafters and 90mm Celotex PL4000

Fit 25 x 50mm pre-treated softwood

battens to be fixed at suitable gauge.

Relay clay roman tiles previously set

Ensure joints are staggered.

Provide 12.5mm Gypsum based plasterboard with skim finish for

infestation.

under rafters.

decoration.

PROPOSED ROOF PLAN

These accessible controls will include light switches, power sockets and telephone points as well as

The client is to ensure that the approach road is capable of allowing access for the fire appliances to be

Scale 1:50

Tape all joints as VCL.

NOTES: READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS REPORT, DESIGN DETAILS AND CALCULATIONS. REFER TO ALL PLANNING DOCUMENTS AND DESIGN AND ACCESS STATEMENT BEFORE WORK COMMENCES. THE EXISTING ROOFS STRUCTURE TO REMAIN IN SITU. (OTHER THAN Structural engineer to inspect the roof structure and provide calculations and details of any remedial work required Roof tiles to be carefully removed and Existing battens to be removed and All timber at that point to be inspected (and treated if required) for rot or

REPRODUCING THESE DRAWINGS BY PRINTING OR COPYING MAY LEAD TO ERRORS. PLEASE REFER TO SCALE BAR. DO NOT SCALE OFF THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT TIM COLE DOWNES LIMITED

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BUILDING EXCELLENCE

Local Authority
Building Control

REGIONAL FINALIST



LABC

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PROPOSED CONVERSION OF BARN TO RESIDENTIAL ANCILLARY ACCOMMODATION.

PROPOSED PLANS.

SCALE: 1:50

TCD 17th JAN 2020

regardless of where they are located within the building. These accessible controls will include light switches, power sockets and telephone points as well as doorbells and entry phones. Items such as fused switches and To link to and be continous with the DPM to ensure satisfactory continuity (all junctions G4 Sanitary Conveniences and Washing Facilities with heated water consumer units need not be considered. The general approach should be to provide controls, switches, locks etc that are used on a regular basis within

G5 Bathrooms. Please see floor plans for Bathroom layouts indicating

APPROVED DOCUMENT P - Electrical Work All electrical work is to be designed, installed, inspected and tested in G6 Kitchens and Food Preparation Areas - Please see floor plan for accordance with BS 7671 (IEE wiring regulations 17th edition). The works to location of sinks (with hot water supply) in Kitchen and Utility Room. be carried out by either an installer registered under the scheme, or by a suitably qualified person with a certificate of compliance produced by that person to the building control surveyor on completion of the works.

All new plumbing work must be carried out, tested and commissioned in accordance with all relevant codes of practice and by fully qualified personnel.

Pipework Insulation -Pipe work shall be insulated with a material which has a thermal conductivity of not more than 0.45W/mk and a thickness equal to the outside diameter of the pipe or 40 mm whichever is the lesser in accordance with BS 5422.

As required by Approved Document Q - Security in Dwellings all doors and windows that are easily accessible must be of a design that has been certified to PAS 24 or equivalent security standard and shall be installed in accordance with manufacturer's instructions and details

brought near to the building as required under ADOC B

Smoke alarm

Heat detector

Security / Unauthorised Access -

Carbon Monoxide alarm

Existing To New Wall

Structure

manufacturer.

checked for adequacy prior to commencement of work and as required by the Building Control Officer.

As a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with

Supply and install new structural elements such as new foundations, slab, steels padstones and roof structure in

accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc

FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2

vertical DPC. All mechanically tied into existing construction with suitable proprietary stainless steel profiles.

hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist