

# **Schedule of works inclusive of justification method of fixing roof ventilation and insulation**

***Consideration should be taken regarding our already submitted Statement ,filed under design and access statement file name PPHDAS Wayside Dec 2023 final.PDF. in conjunction with below.***

## **Description**

The lean to in question has a single pitched roof in poor condition with old stone walls on three sides and a more modern brick wall on the fourth, the roof is of corrugated sheet, plastic/steel .The lean to at present has been used continuously as a office/utility room in conjunction with the existing Cottage.

## **The Roof**

The roof is of corrugated sheet, “plastic/metal” ,which is not in keeping in any way and in poor repair ,we propose this roof to be of the same size and pitch as the existing ,but now in natural slate. As per the proposed and approved extension .This will be a warm roof therefore the insulation will be on the underside with no ventilation to the roof itself.

Fixing of the new roof will be of a similar manner to the existing using raw-bolts at 600 centres connecting to the existing Cottage on one side and the barn the other.

## **The East wall**

The walls of the lean to are of mainly stone on three sides of approximately 450 mm thick with a reasonable insulation value similar to the existing cottage.

The wall which we propose to install glass in to on the east side is of modern brick single skin with a poor insulation and damp value.

Fixing of these frames will be through small raw-bolts ,either side .It will not require a lintel being on the gable.

## **justification**

Although the in question existing single story building to the side of the existing house has been used continually in conjunction with the house for the use of the office and utility, it is in now a poor state . The proposed change to glass and using natural slate for the roof would in our opinion be more aesthetically pleasing ,using a minimalistic slimline frame on the east side ,making the clear division between new and old .It would be to a better insulation value and eradicate the damp ,this would not change the buildings overall size significantly. The access would be using the existing internal doors also through the glass elevation we propose.