

PROPOSED ROOF PLAN AND NOTES 1:50

30 SANDON STREET, LEEK

THE PROPOSED WORKS RELATE TO THE CONSTRUCTION OF A FIRST FLOOR EXTENSION OVER AND ABOVE THE EXISTING GROUND FLOOR LEAN-TO TO THE REAR OF THE EXISTING DWELLING. THE EXISTING STRUCTURE WAS BUILT IN THE 80'S BUT WITH THE PURPOSE OF EVENTUALLY BEING BUILT UP TO A FIRST FLOOR, WITH THIS IN MIND, TWO CORNER TRIAL PITS ARE TO BE DUG TO THE APPROVAL OF THE RELEVANT BUILDING CONTROL OFFICER TO CONFIRM THE VIABILITY OF THE EXISTING FOOTINGS - IN THE WORSE CASE ALLOW FOR UNDERPINNING WORKS ACCORDINGLY.

THE PROPOSAL ALSO ALLOWS FOR THE POTENTIAL CONSTRUCTION OF A SINGLE STOREY LEAN-TO EXTENSION OF THE KITCHEN AREA TO LINE WITH THE EXISTING GROUND FLOOR ELEMENT. THIS EXTENSION AREA BEING A THEORETICAL PERMITTED DEVELOPMENT AT UNDER 3000mm IN DEPTH A SOFFIT LINE UNDER 3000mm AND AN ABUTMENT OF LESS THAN 4000mm, THE PROPOSED EXTENSION IS INCLUDED AS PART OF THE APPLICATION RELATING TO THE RELEVANT TOTAL WORKS.

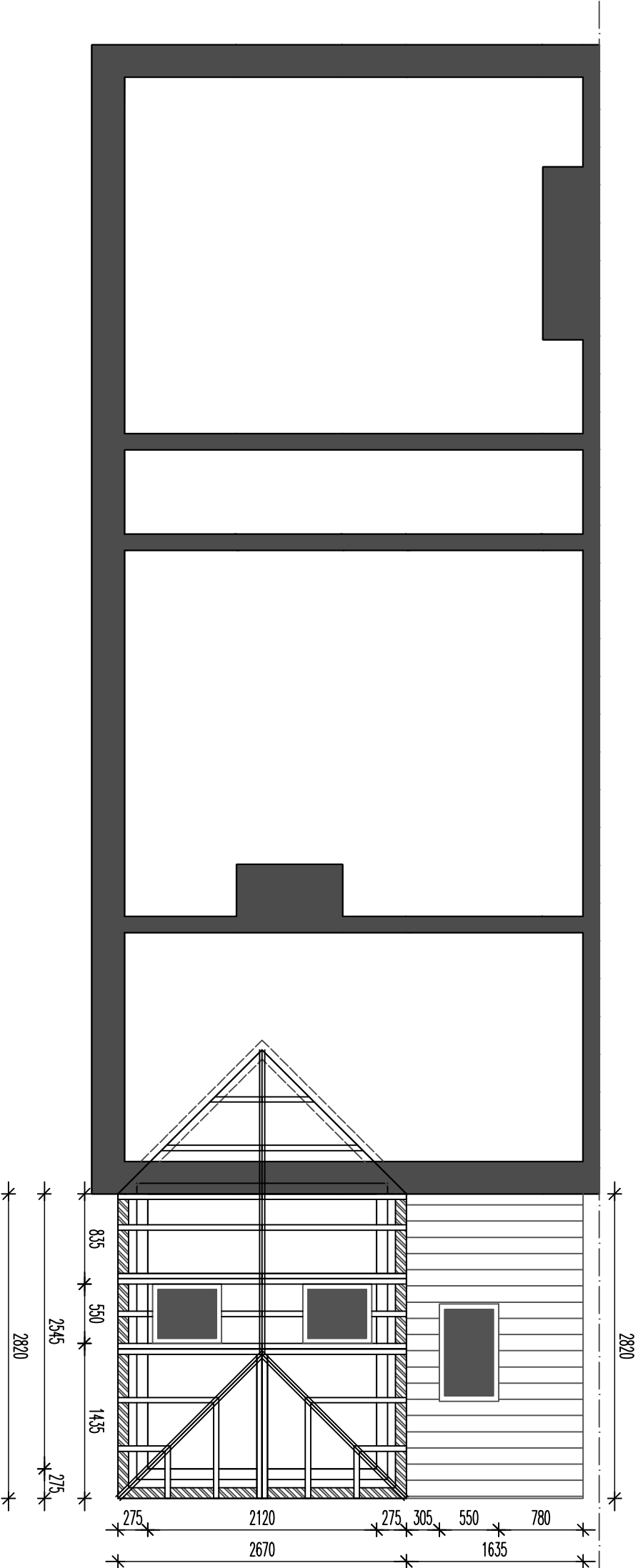
WHERE RELEVANT: ALLOW FOR NEW STRIP FOOTINGS AT A POTENTIAL MIN DEPTH OF 1500mm DUE TO DROPPED EXTERNAL GROUND LEVELS - TO BE CONFIRMED WITH THE RELEVANT BUILDING CONTROL OFFICER ON SITE. FOOTINGS TO BE 600x300 CONC. FOUNDATION WALLS TO BE 300 O/A WITH 100mm 7N OUTER AND INNER WITH 100mm WEAK MIX CAVITY UP TO 225 BELOW DPC LINE. PROPOSED GROUND FLOOR TO BE 150 DEEP BEAM AND BLOCK FLOOR WITH 7N BLOCKS (SUGGEST HEMELITE AS THESE CAN BE Laid FLAT WITHIN THE FLOOR), 1200G DPM TO BE TAPEd AND SEALED TO DPC. 100mm XTRATHERM XT/UF INSULATION OR SIMILAR APPROVED, 500G ISOLATING MEMBRANE OVER WITH 100mm CONC COVER WITH 25mm PERIMETER UPSAND TO PREVENT COLD BRIDGE, ALLOW FOR SEALING ALL OLD AND NEW DPC/DPM.

NEW GROUND FLOOR EXTERNAL CONSTRUCTION TO BE 300 O/A WITH 100mm EXTERNAL BRICK TO MATCH THE EXISTING GROUND FLOOR LEAN-TO (75 COURSE) WITH 100mm CAVITY WITH 60mm XTRATHERM CAVITY INSULATION WITH CAVITIES CLOSED AT ALL OPENINGS AND JUNCTIONS TO EXISTING, INTERNAL BLOCK TO BE 100mm 7N HEMELITE OR SIMILAR APPROVED. FINISH INTERNAL WITH 12.5mm PLASTERBOARD AND SKIM. FIRST FLOOR WALL CONSTRUCTION OVER THE EXISTING NEEDS TO BE CONSTRUCTED AS PER BELOW (EXISTING FLAT ROOF CONSTRUCTION REMOVED AND AREA MADE GOOD FOR) - ASSUMED TO BE 275 O/A WITH EXTERNAL 100mm BRICK(75 COURSE) TO MATCH, 75 CAVITY - NOT KNOWN IF INSULATED SO ASSUME NOT TO BE, 100mm ASSUMED 7N BLOCK AND DRY LINED WITH 50mm KINGS PAN BOARD ON DABS. (THIS SPEC ASSUMES THE EXISTING GROUND FLOOR CAN BE BUILT UP OFF), ALL NEW JOINERY IS TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH 1.2 W/M2K U VALUE, ALLOW FOR ESCAPE PURPOSES FROM FIRST FLOOR WINDOWS.

NEW FIRST FLOOR JOISTS ARE TO SPAN AS SHOWN ON HANGERS AGAINST THE EXTERNAL WALL. JOISTS TO BE 175x50 C16 GRADE AT 450ctrs WITH MID SPAN NOGINS AND 100mm ISOVER INSULATION BETWEEN JOISTS. FLOOR PUT IN AT LEVEL TO LINE WITH EXISTING, UNDERDRAW CEILING WITH 15mm PLASTERBOARD AND SKIM AND FINISH AT FLOOR LEVEL WITH 22mm T&G PLASTERBOARD.

NEW ROOF CONSTRUCTION OVER BOTH GROUND AND FIRST FLOOR ELEMENTS ARE TO BE 150x50 C16 RAFTERS AT 450ctrs WITH DOUBLE TRIMMERS TO ALL VELUX OPENINGS - 550x980 OVER GROUND FLOOR AND 550x780 OVER FIRST FLOOR. GROUND FLOOR ROOF IS TO BE AT A PITCH OF 17.5deg TO KEEP HEIGHT DOWN AND FALL UNDER EXISTING FIRST FLOOR WINDOWS. DUE TO LOW PITCH ALLOW FOR SECONDARY MEMBRANE SYSTEM OF ODU/TILE OR SIMILAR APPROVED TO TAKE TILED COVERINGS OVER TO MATCH MAIN HOUSE. ROOF OVER THE FIRST FLOOR ELEMENT IS TO BE A HP CONSTRUCTION AT PITCH TO MATCH EXISTING - ASSUMED TO BE APPROX. 35deg (CONFIRM ON SITE). RAFTERS AS PER ABOVE WITH 200x50 HIPS AND DOUBLE RAFTERS TO FRAME. NEW ROOF TO SIT UP TO CONSTRUCTION OF EXISTING, ALLOW FOR HIP VALLEY AND CODE 5 LEAD THERETO. IN BOTH CASES ALLOW FOR CEILING TO FOLLOW THE RAKE OF THE RAFTERS WITH EITHER 75 KINGS PAN BETWEEN THE RAFTERS AND 50 BELOW OR 50 / 50mm SUPERQUILT. UNDERDRAW WITH 15mm PLASTERBOARD AND SKIM IN BOTH CASES. TILED ROOF COVERINGS ARE TO MATCH WITH BLACK HALF ROUND GUTTERING AND ROUND DOWNPIPS. ALL DRAINAGE FALLS TO EXISTING SYSTEM.

INTERNALLY ALLOW FOR NEW BATHROOM AND KITCHENS TO CLIENT REQUIREMENTS WITH ALL ASSOCIATED DRAINAGE AND SERVING WORKS RELATED TO SAME. ALL NEW STUDWORK THERETO TO BE 75x50 SW AT 450ctrs WITH ISOVER APR1200 GUILT AND 12.5mm PLASTERBOARD AND SKIM FINISH.



DWG: PROPOSED DRAWINGS
30 SANDON STREET
LEEK

REVISIONS:

1:50	CHECKED:
DATE: DEC'15	DRAWN:

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PROPOSED 03

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