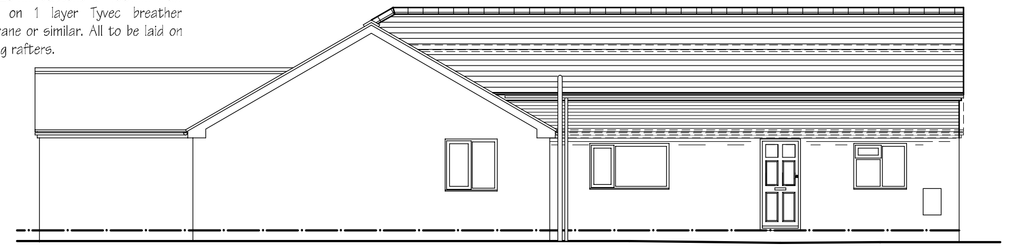


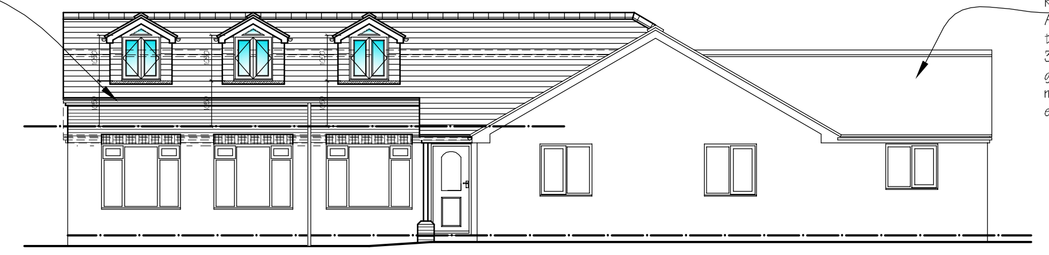
Replace existing roof tiles with Ashmore interlocking double plain roof tiles laid with min' 77mm headlap on 38 x 25mm battens @ 190mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on existing rafters.

Proposed Front Elevation



Proposed Side Elevation

100mm half round U.P.V.C. eaves gutter to match existing, fixed to 25mm thick tanalised fascia board, to 68mm dia rainwater pipe, to existing combined drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel as illustrated.



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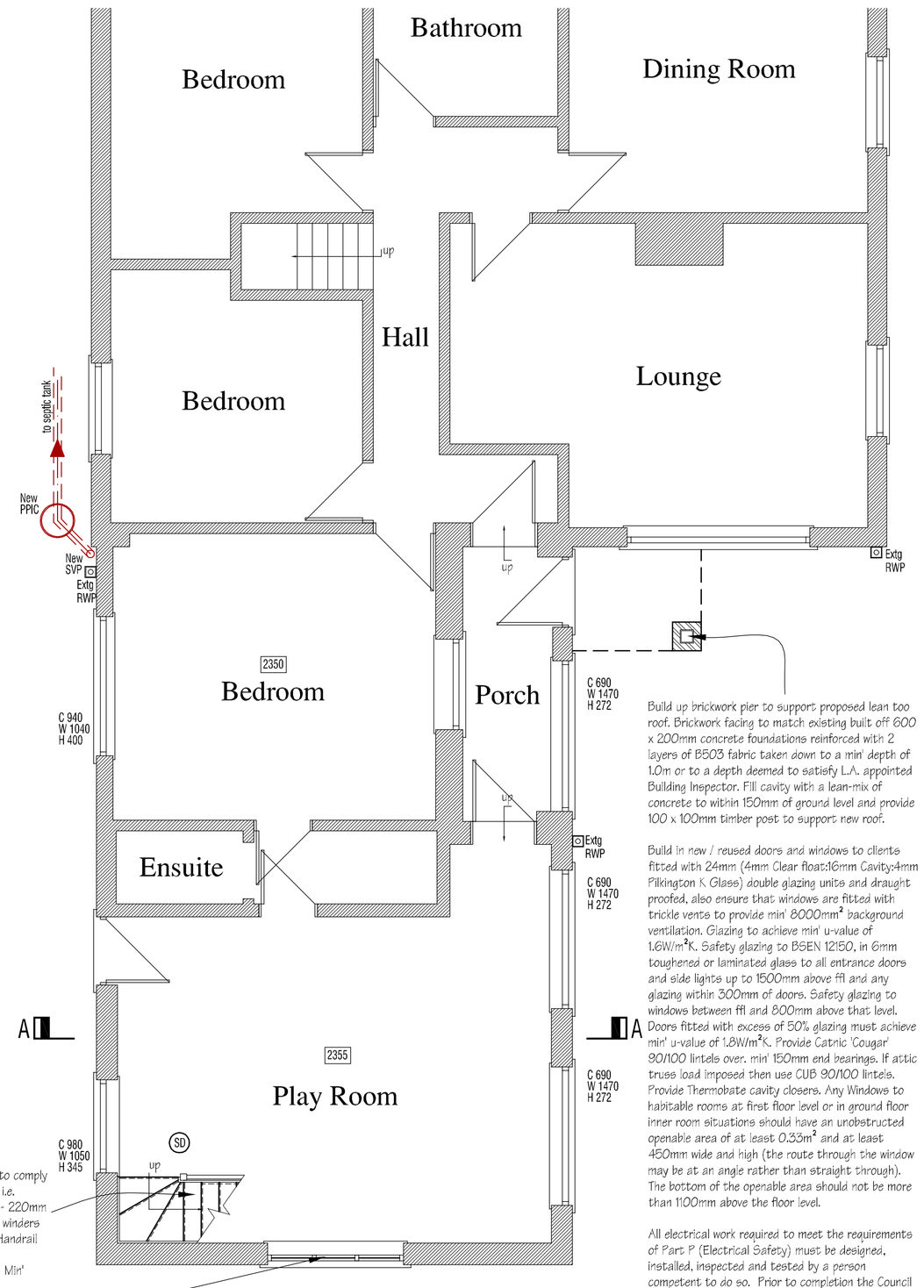


Build up brickwork pier to support proposed lean too roof. Brickwork facing to match existing built off 600 x 200mm concrete foundations reinforced with 2 layers of B503 fabric taken down to a min' depth of 1.0m or to a depth deemed to satisfy L.A. appointed Building Inspector. Fill cavity with a lean-mix of concrete to within 150mm of ground level and provide 100 x 100mm timber post to support new roof.

Build in new / reused doors and windows to clients fitted with 24mm (4mm Clear float:16mm Cavity:4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Glazing to achieve min' u-value of 1.6W/m²K. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Doors fitted with excess of 50% glazing must achieve min' u-value of 1.8W/m²K. Provide Catnic 'Cougar 90/100 lintels over. min' 150mm end bearings. If attic truss load imposed then use CUB 90/100 lintels. Provide Thermobate cavity closers. Any Windows to habitable rooms at first floor level or in ground floor inner room situations should have an unobstructed openable area of at least 0.33m² and as least 450mm wide and high (the route through the window may be at an angle rather than straight through). The bottom of the operable area should not be more than 1100mm above the floor level.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All drainage runs to be confirmed on site before work commences by appointed contractor. JPK Design Ltd to be contacted should further input be required.

Provide concrete lintel over where existing drains pass through wall construction below D.P.C. Pipes encased in concrete under slab. Foundations taken down below drain invert, where applicable.

All new radiators to be fitted with thermostatic radiator valves with the exception of those in the room which contains the room thermostat.

Remove existing and provide new staircase to comply to part 'K' of the building regulations 1992, i.e. Maximum pitch - 42 degrees Maximin rise - 220mm Minimum going - 220mm. Distance between winders at narrowest point to be 50mm minimum. Handrail to be positioned 900mm above pitch line. Balustrades/spinales maximum 100mm cts. Min' headroom 2000mm above pitch line.

Remove existing window as shown in broken lines and build up opening using cavity wall construction to match existing. Make good any disturbances incurred by works.

SD/HD - Denotes mains operated smoke/heat Detector with battery back up and inter connected sounders, to be positioned min' 300mm away from wall, door opening or light fitting. All to B.S. 5839 part 6.

Proposed Part Ground Floor Plan

Proposed Part First Floor Plan

Roof construction over proposed to consist of Ashmore Interlocking double plain roof tiles laid @ 30 degree pitch with min' 77mm headlap on 38 x 25mm battens @ 190mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on Timber Attic Trusses to specialist engineers design and specification over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps.

Provide Celotex insulation boards: 50mm Celotex GA4050 between rafters and 80mm Celotex GA4000 insulation underneath rafters finished with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim to raked ceilings. Ensure a min' 50mm air gap above insulation between rafters. Roof section achieves min' required 'u'-value of 0.18W/m²K.

Ceiling construction consists 100 x 44mm C16 ceiling joists at 400mm cts with 100mm Crown Wool quilt between joists & 170mm cross layered across joists. 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim to raked ceilings Roof section achieves min' required 'u'-value of 0.16 W/m² K.

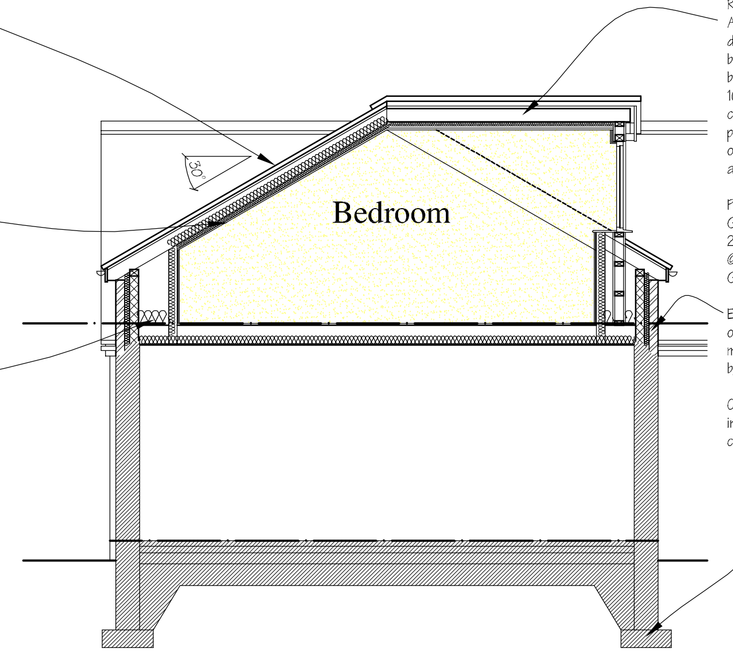
Provide ventilation to new Ensuite by means of fitting mechanical extractor fan capable of extracting min' 15 litres per second intermittently, to be operated by light switch with 15 minute over-run, to be vented externally.

Drainage from new Ensuite to new Soil Vent Pipe (SVP) to existing septic tank via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

Stud wall construction consists 75 x 50mm studs @ 400mm cts with S.W. noggins and 75mm glassfibre quilt between (min. density 10kg/m³), provide 1 layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) min. density 10 kg/m² per layer and skim finish to each side.

Dormer walls to consist of 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim, 20mm Celotex TB4000 (Joints taped as VCL) & 'Tyvek VCL 5D2' or similar vapour control layer, on 100 x 50mm SW studs at 400mm cts, 60mm Celotex GA4060 insulation slab between studs, min' 9.5mm plywood sheeting fixed to outside of timber studs, 'Tyvek Housewrap' or similar breather membrane stapled to sheeting extending below the lowest timber member. Outer skin to consist hanging plain tiles. (Where dormer cheek exceeds 1m², incorporate a 6mm SUPALUX board.) Wall achieves min' required u-value of 0.28w/m²k. Provide code 4 lead flashing where walls meet existing roof line.

Studwork downstands to loft space to be 100 x 50mm studs @ 400mm cts with S.W. noggins. Insulate with Celotex GA4075 between the studs, flush with the back of the studs, thereby leaving a 25mm cavity, then fix Celotex TB4012 over the inside face of the studs. The joints of the insulation are then taped using Celotex Insulation Tape and the perimeter sealed with mastic to provide a VCL. Finally, fix 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) through to the studs with skim finish to achieve a U-value of 0.28 W/m²K.



Roof construction over Dormer windows to consist of Ashmore Interlocking double plain roof tiles laid @ 30 degree pitch with min' 77mm headlap on 38 x 25mm battens @ 190mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 100mm x 47mm C16 grade rafters at 400mm centres birdmouthed over 100mm x 75mm timber wall plate fixed to new structural stud wall. Fixed at the other end to Ridge Board. Roof construction to be approved by L.A. before work commences on site.

Provide ventilation to new roof by means of fitting Glidevale soffit ventilators to give equivalent of 25mm continuous air space also provide ventilation @ ridge equivalent to 5mm gap, by means of fitting Glidevale ridge ventilators @ 2.2m cts.

Extend existing cavity wall to new eaves height built off existing external wall with brickwork facing to match existing. Make good any disturbances incurred by works.

Contractor to expose existing foundations for inspection by Local Authority Building Control to confirm there suitability to carry additional loads.

Section A-A

REV.	DATE	NOTE
B	27/05/2016	Amendments As Requested By Client
A	16/05/2016	Entrance Canopy amended and brickwork pier added

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COMMENCEMENT OF WORKS PRIOR TO FULL PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK

THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT OVER/O OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE. WWW.COMMUNITIES.GOV.UK. TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

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DRAWING TITLE
Working Drawing

PROJECT
Proposed replacement roof to form Bedroom with En-suite in Roof Space at Ladybrook, Micklea Lane, Longsdon, Staffordshire ST9 9QA

CLIENT
Mr T Franks

SCALE @ A1	DRG. No.	A / B
1:50 & 1:100	JPK/16/3618/2	
DATE: April 2016		
DRAWN BY: Adam Edwards		