203x133(8"x5½") x 30kg
NEW ROOF OF 2 OFF UNIV. BEAMS TO BOTH 5.82 + 4.38 (18'2" + 14'10") SPANS ON 150(6") CONC PADSTONES [+900(36") LONG R.C. LINTELS IN EXIST CAVITY WALLS]. U.B. SIZES AS PER CALC'S. 100x50(4"x2") WALL PLATES BOLTED TO TOP. 175x47(6⅞"x1⅞") RAFTERS AT 400(16") CRS. PAIRED TO SIDES + AS TRIMMERS TO ROOF LIGHT, + TRIPLED TO SIDES OF DORMERS. BIRD MOUTHED ONTO WALLPLATES. 250x63(10"x2½") RIDGE BOARD. 100x50(4"x2") BRACING, BOLTED TO RAFTERS. BREATHABLE FELT. 40x25(1½"x1") BATTENS + REDLAND CAMBRIAN SLATE. 40° PITCH. 50(2") HEROLAP

EXTEND EACH GABLE UP, IN 2 LEAF 100 (4") BLOCK AS EXIST. TO SOUTH, + IN CONC BLOCK FLAT TO EXIST WIDTH IN WAY OF STONE WALL, INCLUDING CHIMNEY STACK TO FACILITATE WOOD STOVE FLUE. CENTRE WALL EXTENDED UP TO SUPPORT U.B's + UP TO CEILING LEVEL.

FLOOR JOISTS (SIZES ON 1ST FLOOR PLAN) AT 400(16") CRS, PAIRED UNDER PARTITION WHERE PARALLEL TO, STRUTTED MID SPAN FOR SPANS BETWEEN 2.5 + 4.5m, 22(⅞") T+G FLOOR GRADE CHIPBOARD OVER (15 kg/m²). 12.5(½") PLASTERBOARD + SKIM UNDER. (10 kg/m²). 100(4") MINERAL FIBRE QUILT SOUND PROOFING BETWEEN.

VENT PIPE TO EXIT ROOF VIA SOAKER

SLOPING CEILINGS OF 120(4¾") KINGSPAN K7 BETWEEN RAFTERS TO LEAVE 50(2") AIRGAP ABOVE. 500 GAUGE VISQUEEN VAPOUR BARRIER + 30(1⅜") BACKED 12.5(½") PLASTERBOARD (KING-SPAN K17) + SKIM UNDER. U VALUE 0.15.

4lb LEAD FLASHING + TRAY

BATSTRAP RESTRAINTS. 5/8, AT MAX 2.0 (6'6") CRS TO GABLES, UPPER CEILING + 1ST FLOOR

2 OFF 203x102 (8"x4") x 23kg UNIV. BEAMS AT 4.2 (13'8") SPACING. 220x47 (8⅝"x1⅞") FLAT ROOF JOISTS AT 400(16") CRS, PAIRED (+x4) TO SIDES + AS TRIMMERS TO LANTERN. 12.5 TO 50 (5"-2") TAPERED FILLETS AT 90° TO JOISTS. AT 400(16") CRS. 19(¾") PLYWOOD SHEET + 'POLYROOF 185' GLASS REINFORCED POLYESTER RESIN, INCLUDING FLASHING TO WALLS + LANTERN

FLAT CEILINGS OF 100x50(4x2) JOISTS AT 400(16") CRS. 500 GAUGE VAPOUR BARRIER + 12.5(½") P/B + SKIM. 100(4") M.F. QUILT BETWEEN JOISTS + 200 (8") OVERALL. U VALUE 0.15

100x50(4"x2") WALL PLATES SECURED BY BATSTRAPS (5/8) AT MAX 2.0 (6'6") CRS TYP

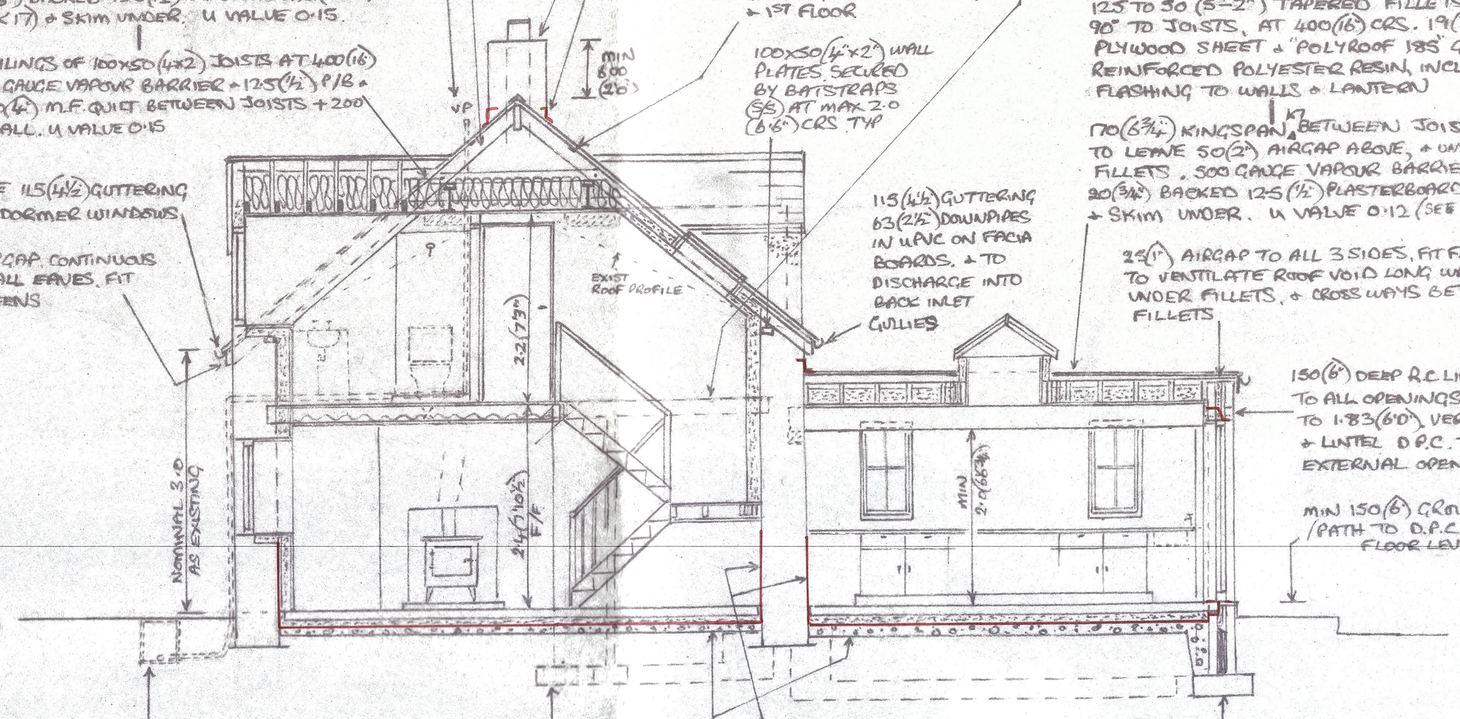
170(6¾") KINGSPAN K7 BETWEEN JOISTS TO LEAVE 50(2") AIRGAP ABOVE, + UNDER FILLETS. 500 GAUGE VAPOUR BARRIER + 20(¾") BACKED 12.5(½") PLASTERBOARD (K17) + SKIM UNDER. U VALUE 0.12 (SEE FLYSHEET 3)

CONTINUE 115(4½") GUTTERING ACROSS DORMER WINDOWS

115(4½") GUTTERING 63(2½") DOWNPIPES IN uPVC ON FACIA BOARDS, + TO DISCHARGE INTO BACK INLET GULLIES

25(1") AIRGAP, CONTINUOUS ALONG ALL EAVES. FIT FLYSCREENS

25(1") AIRGAP TO ALL 3 SIDES. FIT FLYSCREENS TO VENTILATE ROOF VOID LONG WAYS UNDER FILLETS, + CROSS WAYS BETWEEN FILLETS



ALL DRAINS OF 100(4") DIA 'OSMADRAIN' uPVC, MIN 450 (18") DEEP OR ENCASED IN 150(6") CONC IF LESS, BRIDGED BY R.C. LINTELS THROUGH WALLS, + SURROUNDED BY 150(6") PEA GRAVEL UNDER FLOOR. INSP. CHAMBERS OF uPVC TYPE WITH AIRTIGHT COVERS. 1 IN 80 FALLS, TO JOIN EXIST LINE TO SEPTIC TANK (& R.W. DRAINS TO SOAKAWAYS). VENT STACK TO EXTEND MIN 900 (36") ABOVE WINDOWS. ENCASE IN 12.5 (½") P/B THROUGH ROOMS. ADDING FACILITY AT ELBOW. BATH, SHOWER, BASIN + SINK WASTE PIPES OF 40 (1½") DIA [50(2") DIA FOR RUNS OVER 3.0 (9'10")] ALL WITH 75 (3") DEEP SEALTRAPS + DISCHARGE INTO BACK INLET GULLY, OR INTO SOIL/VENT STACK, MIN 200 (8") BELOW ELBOW OR INTO MANIFOLD AT W.C. OUTLET.

450x225 (1'6"x9") CONC STRIP FOUND'S FOR 100 (4") CONC BLOCK PARTITIONS MIN 600 (2'0") DEEP + UNDERPIN EXIST STONE WALLS + STEP ONTO EXIST CAVITY WALL FOUND'S

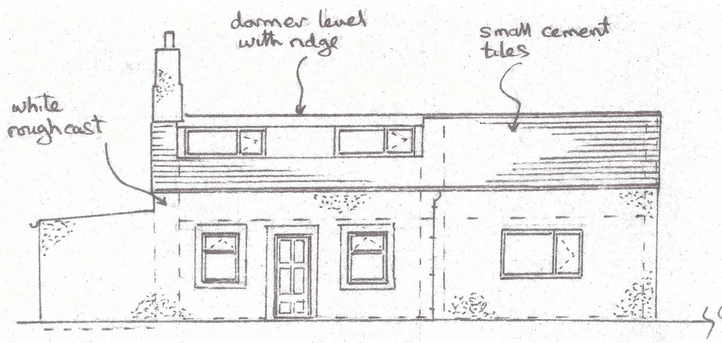
ALL EXIST STONE WALLS TO BE TANKED WITH 'SOVEREIGN' HEY'DI K11 OR SIMILAR, TO MIN 1.0 (3¼") HIGH BONDED TO D.P.M.

150 (6") HARDCORE SCREENED WITH SAND. 1200 GAUGE VISQUEEN D.P.M. 100 (4") 'KINGSPAN K3', 500 GAUGE VAPOUR BARRIER + 100 (4") CONC + APPLICANTS CHOICE OF FINISH. MIN 25 (1") PERIMETER INSULATION TO CONC. U VALUE 0.18. INCLUDE UNDER FLOOR HEATING

675 x 200 (2'3"x8") CONC STRIP FOUNDATIONS. MIN 600 (2'0") DEEP FOR CAVITY WALLS TO UNDERPIN / STEP ONTO EXIST WALLS / FOUND'S AT JUNCTIONS, TO EXTEND WIDER THAN ANY PILLARS FOR UNIV. BEAMS, 2 LEAF 100 (4") CONC BLOCK TIED INTO EXIST WALLS WITH S/S CROCODILE PLATES + SCREWS. 115 (4½") CAVITY, FILLED SOLID WITH CONC UP TO 250 (10") BELOW D.P.C. SEALED OFF AT EAVES + BE CONTINUOUS WITH ANY EXIST CAVITIES. 70 (2¾") KINGSPAN K8 INSULATION TO INNER LEAF IN CAVITY TO LEAVE 45 (1¾") AIRGAP. 250 (10") LONG S/S WALLTIES (STAFIX RT2 OR SIMILAR AT 750 (2'6") CRS HORIZONTAL, 450 (1'6") VERTICAL + WITHIN 150 (6") EVERY BLOCK COURSE OF OPENINGS. 40 (1⅝") BACKED 12.5 (½") PLASTERBOARD (K17) ON PLASTER DABS + SKIM INTERNAL. 20 (¾") RENDER / ROUGH CAST EXTERNAL. U VALUE 0.18. CAVITY INSULATION TO EXTEND 225 (9") BELOW DPC / FLOOR LEVEL.
ENSURE INSULATION IS CONTINUOUS AT JUNCTIONS OF ROOF, WALLS + FLOOR. ALSO SEE NOTE 17

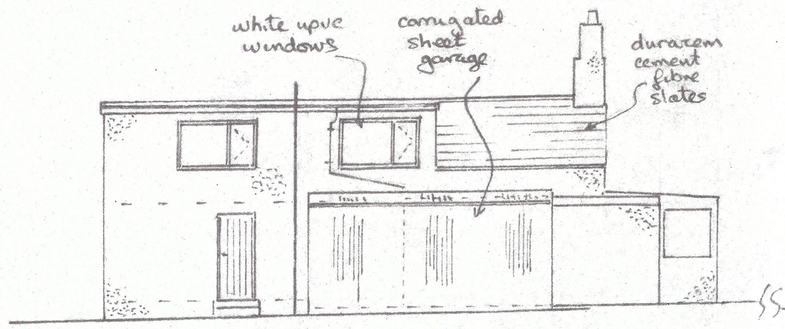
SECTION AA SCALE 1:50

1) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE
2) CAVITIES AROUND OPENINGS, INCLUDING LINTELS, TO BE INSULATED TO PREVENT 'COLD BRIDGING', + CLOSED WITH MIN ½ HOUR FIRE RESISTANT MATERIAL DRYLINING TO RETURN TO WINDOW / DOOR FRAMES.
3) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH B.S. 7671 (IEE WIRING REG'S – LATEST EDITION + WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO 'BUILDING CONTROL' UPON COMPLETION.
4) ALL ELECTRICAL SOCKETS + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (1'6"+3'11") ABOVE FLOOR.
5) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING EFFICIENT LAMPS, MIN 75 LUMENS PER CIRCUIT WATT. EXTERNAL LIGHTS TO BE EITHER EFFICIENT AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
6) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION.
7) GLASS PANELS IN DOORS TO BE TOUGHENED / LAMINATED TO B.S. 6206 (1981)
8) INTERNAL DOORS TO BE MIN 806 (2'7¾"), TO GIVE MIN 'CLEAR OPENING' OF 750 (2'5½"). EXTERNAL DOORS, MIN 838 (2'9"). TO GIVE MIN 'CLEAR OPENING' OF 800 (2'7½")
9) • BEDROOMS + LOUNGE TO HAVE OPENING WINDOWS / DOOR EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000 mm² (12 in²) TRICKLE VENTILATION.
• KITCHEN / DINER / LIVING AREA TO HAVE OPENING WINDOWS / DOORS EQUAL TO 1/20 FLOOR AREA. + 3 OFF 8000 mm² (12 in²) TRICKLE VENTILATORS
• KITCHEN TO ALSO INCLUDE 30 LITRE/SEC. EXTRACTION FAN (COOKER HOOD), – MAX 45 dbl. AT NORMAL WORKING
• UTILITY ROOM. ANY SIZE OPENING, 4000 mm² (6¼ in²) TRICKLE VENTILATION + 30 LITRE/SEC EXTRACTION FAN.
• SHOWER ROOMS, ANY SIZE OPENING, " " " " + 15 " " " "
• GROUND FLOOR W.C., 15 LITRE/SEC EXT'N FAN, TO OPERATE BY LIGHT SWITCH WITH 15 MIN'S OVERRUN.
[ALL WINDOWS + FRENCH DOOR SETS TO INCLUDE TRICKLE VENTS]
10) ALL BEDROOMS, + EN-SUITE TO INCLUDE AN OPENING WINDOW PANEL WITH A MIN 'CLEAR OPENING' AREA OF 0.33 m², + WITH A MIN CLEAR OPENING DIMENSION OF 450 (1'6") IN ANY DIRECTION. EG. 750 x 450 (2'6"x1'6") OR 600 (2'0") SQ. AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE, WITH BOTTOM OF OPENING NO MORE THAN 1100 (3'7½") ABOVE FLOOR.
11) A MAINS OPERATED FIRE DETECTION / ALARM SYSTEM TO BE INSTALLED TO B.S. 5839-6, 2004, GRADE 'D', CATEGORY LD3, WITH SMOKE ALARMS TO B.S. EN 14604 (SHOWN (S)) + HEAT ALARMS TO B.S. 5446-2, (SHOWN (H)) LOCATED ON CEILINGS, MIN 300 (12") FROM WALLS + LIGHT FITTINGS, INTERCONNECTED SO ALL SOUND WITH DETECTION BY ANY ONE UNIT. MAINS SUPPLY TO BE A SINGLE INDEPENDANT CIRCUIT, + DETECTORS TO HAVE A STANDBY POWER SUPPLY. EG BATTERY.
12) A CARBON MONOXIDE (C) ALARM TO BE FITTED IN LOUNGE TO BS EN 50291 : 2018, + HAVE A BATTERY DESIGNED TO OPERATE FOR THE WORKING LIFE OF ALARM, + ALSO INCORPORATE A WARNING DEVICE TO ALERT USERS WHEN WORKING LIFE OF ALARM IS DUE TO PASS, LOCATED ON CEILING, MIN 300 (12") FROM WALLS, + BETWEEN 1.0 + 3.0 (3¼" + 9'10") HORIZONTALLY FROM WOOD BURNING STOVE.
13) HOT WATER + SPACE HEATING TO BE PROVIDED BY NEW MAINS GAS COMBINATION / CONDENSING BOILER, MIN SEDBUK '92%, + UNDERFLOOR HEATING, + RADIATORS. THERMOSTATICALLY / ZONE CONTROLLED TO GIVE NOMINAL 21°C IN LOUNGE + KITCHEN / DINER, + 18°C ELSEWHERE. BALANCED / FAN ASSISTED FLUE TO HAVE WIRE MESH TERMINAL GUARD. SECONDARY HEATING PROVIDED BY WOOD STOVE, + IF BOILER FITTED WITHIN STOVE, HOT WATER CYLINDER TO HAVE 50 (2") FOAM INSULATION. ALL PIPEWORK INSULATED. COMBINING SYSTEMS TO BE DESIGNED BY HEATING ENGINEER
14) OWNER / OCCUPIER TO BE SUPPLIED WITH HOT WATER / HEATING OPERATING MANUAL, + SYSTEM TO BE COMMISSIONED ON COMPLETION OF INSTALLATION BY COMPETENT 'CORGI' INSTALLER. WOOD STOVE TO BE INSTALLED BY 'HETAS' APPROVED INSTALLER, + CHECKLIST PROVIDED TO BUILDING CONTROL WITH DETAILS OF HEARTH, STOVE, CHIMNEY + FLUE.



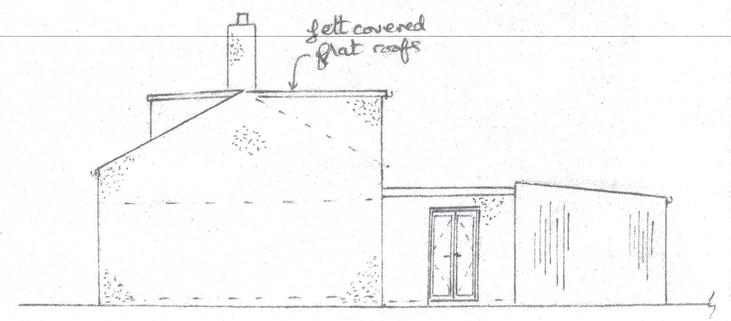
EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

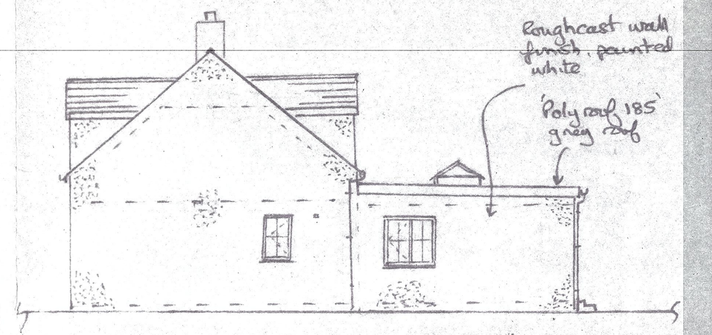


EXISTING EAST ELEVATION

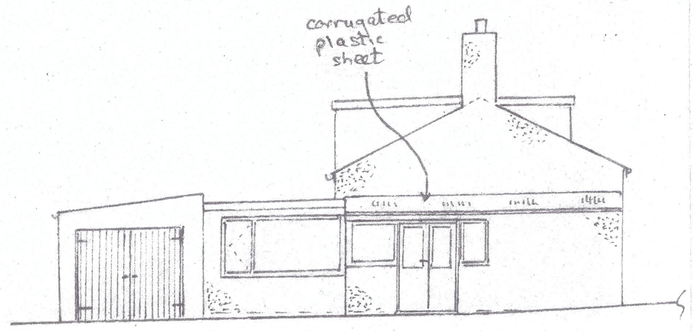
PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

SCALE 1:100

A) SLOPING ROOFS TO BE GREY 'REDLAND CAMBRIAN' SLATE. FLAT ROOF TO BE 'POLYROOF 185' GLASS REINFORCED POLYESTER RESIN, GREY.
B) EXTERNAL WALL FINISH TO BE ROUGHCAST. PAINTED WHITE
C) WINDOWS + FRENCH DOORS TO BE WHITE uPVC. FRONT + REAR DOORS TO BE SAGE GREEN uPVC, COMPOSITE, PANEL APPEARANCE.

15) CONSERVATION OF ENERGY DETAILS
U VALUE OF GROUND FLOOR ... 0.18, WALLS ... 0.18, SLOPING CEILINGS ... 0.15,
FLAT CEILINGS ... 0.15, FLAT ROOF ... 0.12
FLOOR AREA OF GROUND FLOOR – 133.35 M², FIRST – 55.59 m², TOTAL – 188.94 m²
AREA OF WINDOWS + FRENCH DOORS, U AVE. 20mm GAP D/G ... U VALUE 1.4 ... 24.69 m²
" " DOORS, uPVC COMPOSITE, PART " " D/G ... U VALUE 1.4 ... 3.59 m²
" " ROOFLIGHT, TIMBER, VELUX SPEC, GLAZING GGU0070 ... U VALUE 1.3 ... 0.429 m²
" " LANTERN, "ROOFMAKER" ASSUME WHOLE UNIT ... U VALUE 1.3 ... 2.8 m²
} 31.309 = 16.57% F/A.
16) HOME OWNER TO BE PROVIDED WITH AN 'EXISTING HOME' VENTILATION GUIDE, EXPLAINING HOW TO USE + VENTILATE EFFICIENTLY, BY BUILDER PRIOR TO COMPLETION.
17) ALL DRYLINING BOARDS TO HAVE JOINTS + EDGES TAPE SEALED + ALL ELECTRICAL BACK BOXES, CONDUITS ETC, TO BE SEALED WITH MASTIC / FOAM TO MAINTAIN AIRTIGHTNESS.
18) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING SEPTIC TANK, + R.W. SOAKAWAYS SERVE
19) FOR STEELWORK + LANTERN TRIMMER DETAILS, SEE CALC'S PROVIDED BY 'GADSDEN CONSULTING' – THEIR JOB No 23206

STAIR DETAILS

FLOOR TO FLOOR RISE	2400 (7'10½")
12 EQUAL RISES OF	200 (7.875")
10 PARALLEL GOINGS OF	223 (8.78")
LANDING GOINGS, MIN	900 (36")
STRINGS	229x31 (9"x1¼")
TREADS	25.4 (1")
RISERS	19 (¾"), OR 9mm PLY
NEWEL POSTS	90 (3½") SQ
WIDTH	864 (2'10")
HANDRAIL HEIGHT TO STAIR + LANDING	900 (36")
MAX GAP BETWEEN VERTICAL SPINDLE INFILL	99 (3.9")
MIN HEADROOM ABOVE PITCH LINE	2000 (6'6¾")
PITCH	42°
PLASTERBOARD UNDER ON SEPERATE TIMBER FRAME – 12.5 (½") + SKIM	

SHEET 2 12-2-23 R.A. WALKER LADYHALL · MILLOM 1764

AMENDED PLAN
ISSUE 'B'