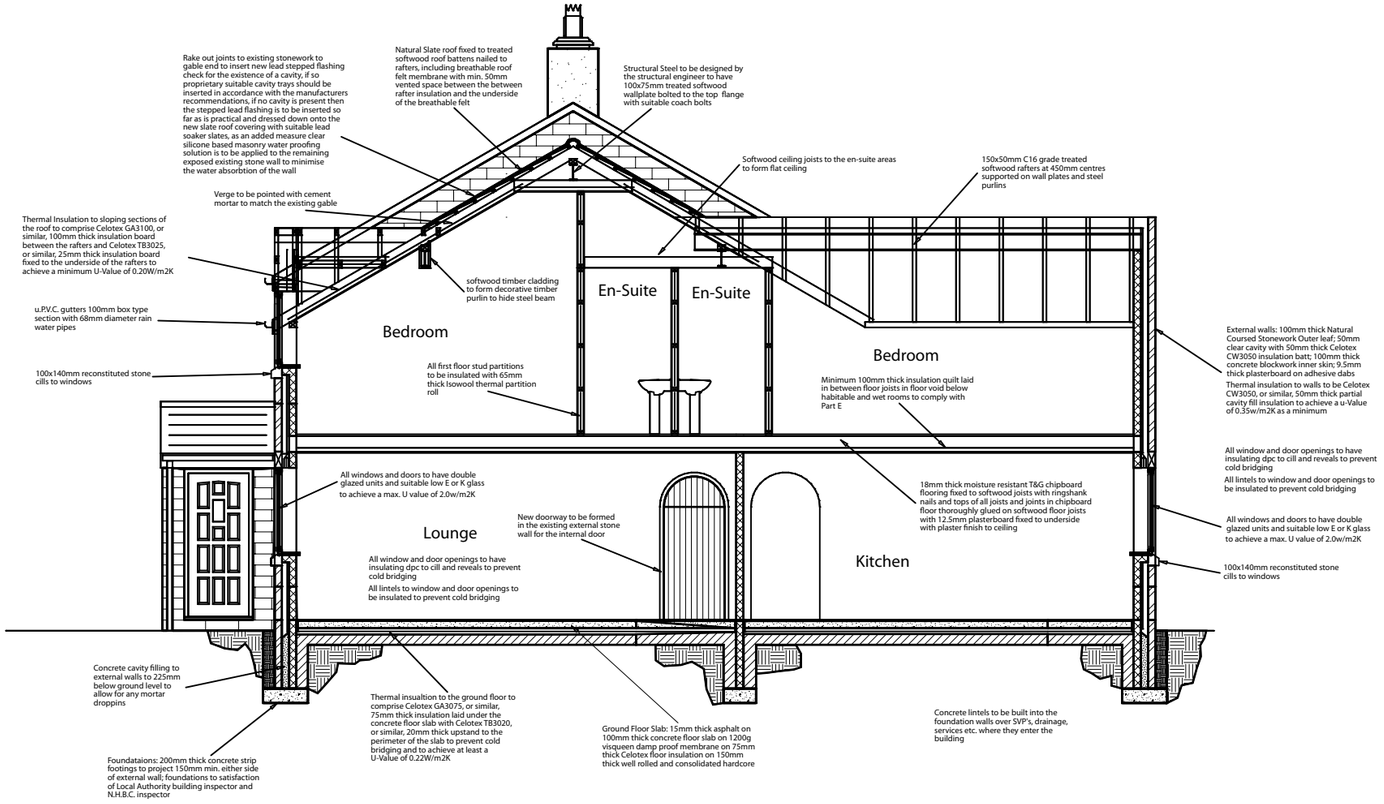
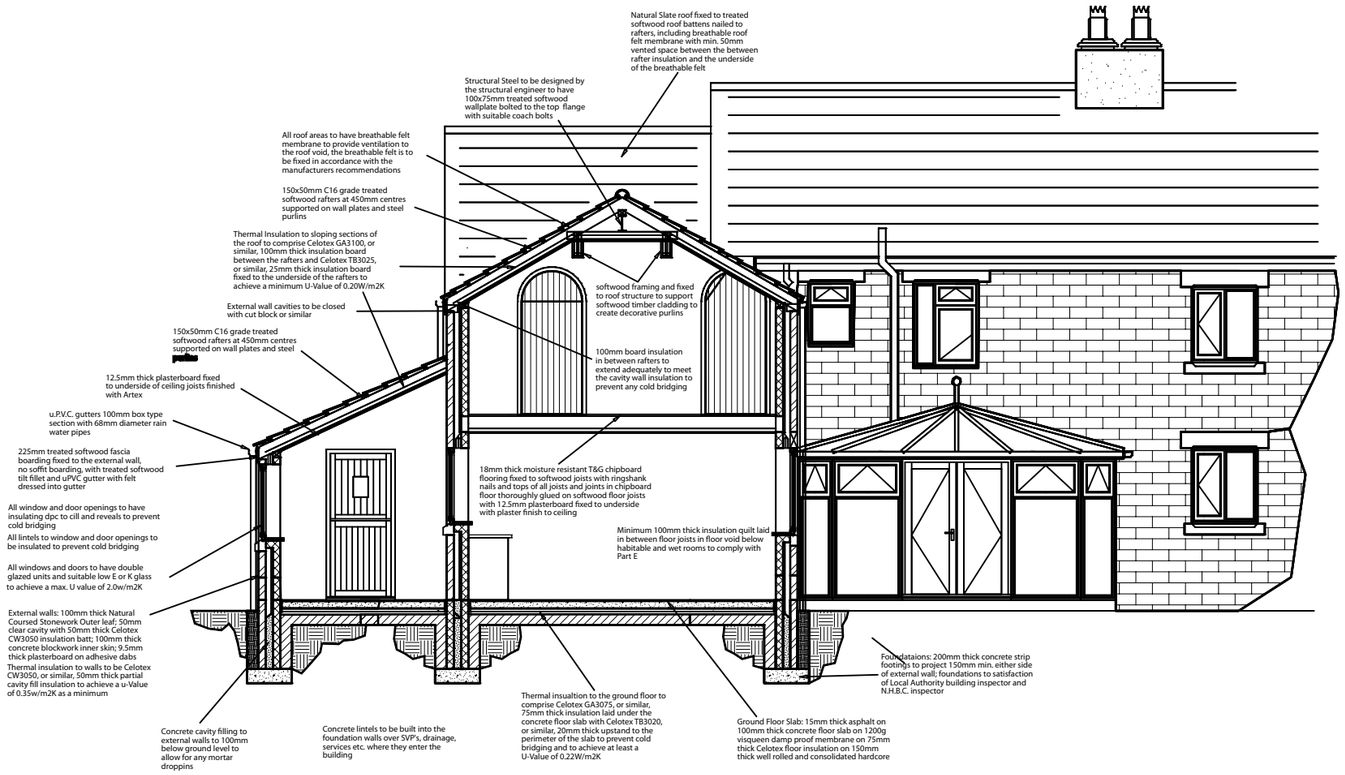

Rake out joints to existing stonework to gable end to insert new lead stepped flashing check for the existence of a cavity, if so proprietary suitable cavity trays should be inserted in accordance with the manufacturers recommendations, if no cavity is present then the stepped lead flashing is to be inserted so far as is practical and dressed down onto the new slate roof covering with suitable lead soaker slates, as an added measure clear silicone based masonry water proofing solution is to be applied to the remaining exposed existing stone wall to minimise the water absorbtion of the wall
Natural Slate roof fixed to treated softwood roof battens nailed to rafters, including breathable roof felt membrane with min. 50mm vented space between the between rafter insulation and the underside of the breathable felt
Structural Steel to be designed by the structural engineer to have 100x75mm treated softwood wallplate bolted to the top flange with suitable coach bolts
Softwood ceiling joists to the en-suite areas to form flat ceiling
150x50mm C16 grade treated softwood rafters at 450mm centres supported on wall plates and steel purlins
Verge to be pointed with cement mortar to match the existing gable
Thermal Insulation to sloping sections of the roof to comprise Celotex GA3100, or similar, 100mm thick insulation board between the rafters and Celotex TB3025, or similar, 25mm thick insulation board fixed to the underside of the rafters to achieve a minimum U-Value of 0.20W/m2K
softwood timber cladding to form decorative timber purlin to hide steel beam
En-Suite
En-Suite
Bedroom
Bedroom
u.P.V.C. gutters 100mm box type section with 68mm diameter rain water pipes
100x140mm reconstituted stone cills to windows
All first floor stud partitions to be insulated with 65mm thick Isowool thermal partition roll
Minimum 100mm thick insulation quilt laid in between floor joists in floor void below habitable and wet rooms to comply with Part E
External walls: 100mm thick Natural Coursed Stonework Outer leaf; 50mm clear cavity with 50mm thick Celotex CW3050 insulation batt; 100mm thick concrete blockwork inner skin; 9.5mm thick plasterboard on adhesive dabs
Thermal insulation to walls to be Celotex CW3050, or similar, 50mm thick partial cavity fill insulation to achieve a u-Value of 0.35w/m2K as a minimum
All window and door openings to have insulating dpc to cill and reveals to prevent cold bridging
All lintels to window and door openings to be insulated to prevent cold bridging
All windows and doors to have double glazed units and suitable low E or K glass to achieve a max. U value of 2.0w/m2K
All windows and doors to have double glazed units and suitable low E or K glass to achieve a max. U value of 2.0w/m2K
18mm thick moisture resistant T&G chipboard flooring fixed to softwood joists with ringshank nails and tops of all joists and joints in chipboard floor thoroughly glued on softwood floor joists with 12.5mm plasterboard fixed to underside with plaster finish to ceiling
New doorway to be formed in the existing external stone wall for the internal door
Lounge
Kitchen
All window and door openings to have insulating dpc to cill and reveals to prevent cold bridging
All lintels to window and door openings to be insulated to prevent cold bridging
100x140mm reconstituted stone cills to windows
Concrete cavity filling to external walls to 225mm below ground level to allow for any mortar droppins
Thermal insualtion to the ground floor to comprise Celotex GA3075, or similar, 75mm thick insulation laid under the concrete floor slab with Celotex TB3020, or similar, 20mm thick upstand to the perimeter of the slab to prevent cold bridging and to achieve at least a U-Value of 0.22W/m2K
Ground Floor Slab: 15mm thick asphalt on 100mm thick concrete floor slab on 1200g visqueen damp proof membrane on 75mm thick Celotex floor insulation on 150mm thick well rolled and consolidated hardcore
Concrete lintels to be built into the foundation walls over SVP's, drainage, services etc. where they enter the building
Foundataions: 200mm thick concrete strip footings to project 150mm min. either side of external wall; foundations to satisfaction of Local Authority building inspector and N.H.B.C. inspector


Natural Slate roof fixed to treated softwood roof battens nailed to rafters, including breathable roof felt membrane with min. 50mm vented space between the between rafter insulation and the underside of the breathable felt
Structural Steel to be designed by the structural engineer to have 100x75mm treated softwood wallplate bolted to the top flange with suitable coach bolts
All roof areas to have breathable felt membrane to provide ventilation to the roof void, the breathable felt is to be fixed in accordance with the manufacturers recommendations
150x50mm C16 grade treated softwood rafters at 450mm centres supported on wall plates and steel purlins
Thermal Insulation to sloping sections of the roof to comprise Celotex GA3100, or similar, 100mm thick insulation board between the rafters and Celotex TB3025, or similar, 25mm thick insulation board fixed to the underside of the rafters to achieve a minimum U-Value of 0.20W/m2K
softwood framing and fixed to roof structure to support softwood timber cladding to create decorative purlins
External wall cavities to be closed with cut block or similar
150x50mm C16 grade treated softwood rafters at 450mm centres supported on wall plates and steel
100mm board insulation in between rafters to extend adequately to meet the cavity wall insulation to prevent any cold bridging
12.5mm thick plasterboard fixed to underside of ceiling joists finished with Artex
u.P.V.C. gutters 100mm box type section with 68mm diameter rain water pipes
225mm treated softwood fascia boarding fixed to the external wall, no soffit boarding, with treated softwood tilt fillet and uPVC gutter with felt dressed into gutter
18mm thick moisture resistant T&G chipboard flooring fixed to softwood joists with ringshank nails and tops of all joists and joints in chipboard floor thoroughly glued on softwood floor joists with 12.5mm plasterboard fixed to underside with plaster finish to ceiling
All window and door openings to have insulating dpc to cill and reveals to prevent cold bridging
All lintels to window and door openings to be insulated to prevent cold bridging
Minimum 100mm thick insulation quilt laid in between floor joists in floor void below habitable and wet rooms to comply with Part E
All windows and doors to have double glazed units and suitable low E or K glass to achieve a max. U value of 2.0w/m2K
External walls: 100mm thick Natural Coursed Stonework Outer leaf; 50mm clear cavity with 50mm thick Celotex CW3050 insulation batt; 100mm thick concrete blockwork inner skin; 9.5mm thick plasterboard on adhesive dabs
Thermal insulation to walls to be Celotex CW3050, or similar, 50mm thick partial cavity fill insulation to achieve a u-Value of 0.35w/m2K as a minimum
Foundataions: 200mm thick concrete strip footings to project 150mm min. either side of external wall; foundations to satisfaction of Local Authority building inspector and N.H.B.C. inspector
Concrete cavity filling to external walls to 100mm below ground level to allow for any mortar droppins
Concrete lintels to be built into the foundation walls over SVP's, drainage, services etc. where they enter the building
Thermal insualtion to the ground floor to comprise Celotex GA3075, or similar, 75mm thick insulation laid under the concrete floor slab with Celotex TB3020, or similar, 20mm thick upstand to the perimeter of the slab to prevent cold bridging and to achieve at least a U-Value of 0.22W/m2K
Ground Floor Slab: 15mm thick asphalt on 100mm thick concrete floor slab on 1200g visqueen damp proof membrane on 75mm thick Celotex floor insulation on 150mm thick well rolled and consolidated hardcore