

DAVID BENNETT ARCHITECTS

ROOF STRUCTURE

Roof structure subject to engineers calculations but generally as follows. Roof to be constructed in treated sw rafters 150 x 50 C24 at 400ccs, supported on 100mm sw framed skeeling wall.

Double up rafters and trim to receive Velux rooflight to En Suite Bathroom, Velux top hung rooflight reference GA3059C04, trim opening externally using standard Velux flashing kit.

Wall plates to be 100 x 75 treated sw bedded on internal skin of blockwork and restrained with holding down straps comprising 1.2m long 30x5mm galvanized twice bent straps taken down internal face of wall and twice fixed.

Ceiling joists to be 150 x 50mm sw twice bolted through rafters with M16 bolts and timber connectors.

DORMERS

Dormer construction to Dressing Room on south elevation to be as existing to Master Bedroom, in 100x50mm treated sw, dormer cheeks clad in 15mm EQ ply sheet and clad in tile hanging to match existing.

Existing dormer to Master Bedroom to be adapted to suit pair of inward opening doors.

Flat roof section below doors to be finished in Code 5 lead on 19 EQ ply decking, all in accordance with LDA detail sheets.

ROOF ALTERATIONS

Form new opening for Velux rooflight to Bedroom 3, double up existing rafters in sections to match existing and trim opening to suit top hung Velux reference GHL3059C04. Trim opening externally using standard Velux flashing kit.

Strip back tiles as necessary, extend ridge and rafters in sections to match existing to continue main roof slope over former barn end.

ROOF FINISH

Roof finish to comprise TYVEK breather membrane, 38 x 25mm counter battens at gauge to suit tiles, plain clay tiles, fittings to include bonnet tiles to hips and fully bedded half round tiles to ridges, valleys to be formed with proprietary valley tiles.

ROOF INSULATION AND CEILING FINISH

Insulation to sloping sections of first floor rooms to comprise Celotex Tuff-R ZERO GA3090Z between rafters with GA3040Z below rafters, 50mm residual cavity above insulation, 12.5mm foil backed plasterboard and skim finish. Insulation to be taken through skeeling voids to eaves level.

CHIMNEY

Replace chimney stack flashings as required to suit new roof layout in Code 5 lead.

RAINWATER DISPOSAL

Black profiled pvcu guttering and 65mm downpipes, discharging to new trapped gullies.