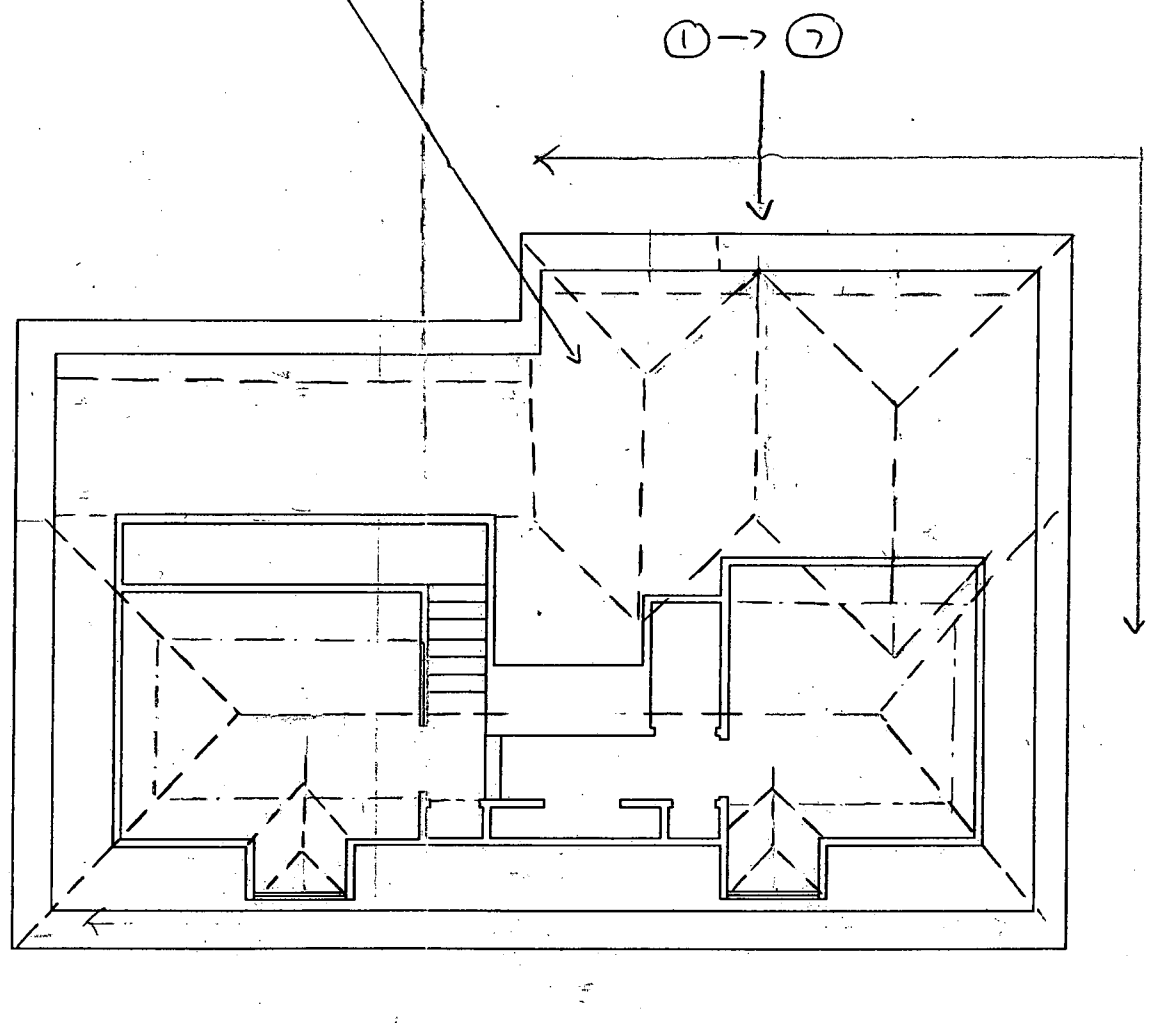
GENERAL

ALL TIMBER SECTIONS ARE TO BE FIXED TOGETHER WITH M12 BOLTS AND 51mm SQUARE PLATE WASHERS.

PROVIDE LOW LEVEL COLLAR TIES ACROSS THE ROOF STRUCTURE OVER THE BATHROOM



PROVIDE VERTICAL STRAPPING TO TIE THE ROOF STRUCTURES TO THE WALLS BELOW TO BUILDING REGULATION REQUIREMENTS

THE CONTRACTOR IS TO CAREFULLY TAKE DOWN AND CART TO TIP THE EXISTING ROOF STRUCTURES. RE-USE TILES AND EXISTING ROOF TIMBERS WHERE POSSIBLE. REPLACE WITH A NEW ROOF STRUCTURE AND TREATED TIMBERS OF SIMILAR SIZE AND DIMENSIONS TO THOSE WHICH ARE BEING REPLACED.

ALLOW TO ADJUST ALL ELECTRICS, PLUMBING, PIPEWORK ETC IN ORDER TO UNDERTAKE THE WORKS.

THE CONTRACTOR IS TO PROVIDE TEMPORARY WORKS IN ORDER TO SUPPORT THE ROOF STRUCTURES IN A SAFE MANNER DURING THE COURSE OF THE WORKS.

ALLOW TO FULLY REDECORATE WITHIN THE BATHROOM AND BEDROOM.
STRIP OFF ALL WALLPAPER AND REPLACE TO MATCH EXISTING.
PREPARE AND PAINT ALL PREVIOUSLY PAINTED SURFACES INCLUDING THE CEILINGS WITH TWO COATS OF PAINT TO MATCH THE EXISTING FINISHES.

07377/SK4
SECOND FLOOR PLAN
SHOWING ROOF STRUCTURE ABOVE BATHROOM AND BEDROOM
PROPOSED WORKS
SCALE 1:100

ARUN DISTRICT COUNCIL:LU/332/08/L 10/12/2008

PHILIP GOACHER ASSOCIATES
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
PARK HOUSE 122a NEWLAND ROAD WORTHING
WEST SUSSEX BN11 1LB
TEL: (01903) 217723 FAX: (01903) 821987

JOB TITLE

THE OLD HOUSE
EAST STREET
LITTLEHAMPTON

Designed by	Checked by	Date	Job no	Sheet no
JAB	PGW	04/08	07377	SK 5

CALCULATIONS

ROOF OVER THE BATHROOM AND REAR BEDROOM

REFER TO SKETCHES SK4

REF	REMEDIAL WORKS	COST (£)
(1)	THE CONTRACTOR IS TO CAREFULLY REMOVE THE EXISTING ROOF STRUCTURE OVER THE BATHROOM AND BEDROOM TO THE REAR OF THE PROPERTY. ASSUME 50% OF THE EXISTING TILES AND ROOF TIMBERS CAN BE SALVAGED AND REUSED. CART TO TIP ALL DEBRIS. ADJUST ELECTRICS, PLUMBING ETC.	
(2)	ALLOW HERE TO PROVIDE NEW SLOPING ROOF STRUCTURES OVER THE BATHROOM AND BEDROOM IN ACCORDANCE WITH SKETCH SK4. THE CONTRACTOR IS TO REPLACE ALL OF THE DEFECTIVE SECTIONS WITH TREATED TIMBERS OF SIMILAR SIZE AND DIMENSIONS TO THOSE WHICH ARE BEING REPLACED.	
(3)	PROVIDE NEW GUTTERS, DOWNPIPES ETC TOGETHER WITH ASSOCIATED FLASHINGS, VALLEY GUTTERS ETC AROUND AND BETWEEN THE ROOF STRUCTURES OVER THE BATHROOM AND REAR BEDROOM	
(4)	PROVIDE INSULATION, VENTILATION ETC TO COMPLY WITH BUILDING REGULATION REQUIREMENTS. PROVIDE BATTENS ETC	
(5)	PROVIDE LOW LEVEL COLLAR TIES TO THE SLOPING ROOF OVER THE BATHROOM. REFIX THE EXISTING OAK TIMBER PLATES ONTO THE BATHROOM WALLS BELOW.	
(6)	THE CONTRACTOR IS TO PROVIDE PLASTERBOARD TO THE CEILINGS, WHERE DISTURBED, WITH A PLASTER SKIM AND FINISH TO MATCH THE EXISTING OR AS AGREED WITH THE CLIENT.	
(7)	ALLOW HERE TO FULLY REDECORATE WITHIN THE BATHROOM AND BEDROOM TO THE REAR OF THE PROPERTY. SEE SK4	