



fixed roof light, double glazed fitted to min 150mm upstand kerb formed from 75x50mm vac-vac treated sw framing, insulated, and sheathed in 15mm external grade wtp ply, roof membrane is dressed vertically and over the top of the kerb. 12.5mm plasterboard is fitted to internal faces of aperture. dimensions to match those above Annex e flat roof
 line of ductwork ventilating wc M0.07, rising within the Main House and then into roofspace within the link. vent terminal is positioned so that it cannot be seen from the main house landing.
 ensure that all rainwater outlets are clear of debris and are running free. affect repairs if needed and replace lead flashings if existing are not in a serviceable order. assess condition of concrete parapets and affect repairs as needed. replace if necessary.

existing roof, deck and structure are removed. new roof is installed at a lower level to accommodate a greater depth of insulation for improved thermal performance. new roof build up must achieve a min fire resistance equal to Bapoc (4) classification.
 single ply polymeric roof membrane fully adhered to 150mm rigid insulation. insulation is fixed to 15mm external grade wtp ply deck, which is fitted on sw fittings to create minimum 1.80 falls across roof. see roof plan for layout
 structural deck: 15mm external grade wtp ply deck fixed to 125x50mm sw joists at 450mm centres, spanning between new steelwork beams.
 aperture formed in steelwork, to allow the distribution of services within the roof space
 38x50mm sw battens fixed to the underside of joists carrying 12.5mm plasterboard ceiling below the steel structure so that the ceiling is formed in a single flat plane. zone may be utilised for services, including 34mm (od) sprinkler system pipework
 existing single glazed wired glass roof and supporting timber roof structures are stripped out.
 replace lead flashings at verge with main house. remove sufficient hanging tiles to access. remove flashings and sarking boards etc and replace with new to co-ordinate with new glass roof assembly. ensure that new lead flashings are dressed up by a minimum of 150mm and formed with a turned drip at the lead
 new sealed double glazed units are supported on a powdercoated aluminium frames, divided into seven equal bays on the north facing elevation. roof is fitted with clear glass with a self cleaning coating system.
 home office is securely naturally ventilated through 3no integral automatically operating roof windows, triggered by heat and humidity. equipped with rain sensor and manual override
 housing to automatic retractable awnings. marklux 7800 tracks fitted to ridge and glazing bars. awning provides external solar shading across the glazing in a single width. to moderate solar gain. awning is triggered by heat and humidity and fitted with a wind sensor and manual override
 new sealed double glazed units are supported on powdercoated aluminium frames, divided into three equal bays. the wide format glazing greatly improves view from home office and including into the tree canopy. clear glass with a self cleaning coating system. side guiding arm to marklux 7800 tracks awning system
 existing steel beams utilised to support new roof glazing and flat roof. external faces are fitted with insulation secondary steelwork fixed back to existing steel beam. 77x15mm angles providing stubs for 125x75mm rse running parallel to the principal beam. outrigger may provide support for the glazing and is utilised as a housing for the externally mounted vertical blinds.
 externally mounted automatic vertical retractable awnings are concealed into eaves assembly. marklux 710 compact cassette blind with cable guides is face fixed to the rse rigger. awnings provide external solar shading in two bays, either side of the door, to moderate solar gain. awning is triggered by heat and humidity and fitted with a wind sensor and manual override
 new powder coated aluminium rainwater gutter discharging into hopper as existing arrangement. ensure that existing rainwater goods are in good working order and flowing freely.
 south elevation is reformed: existing single glazed timber frames are removed and low brickwork wall is reduced to single course above the existing floor level. new full height double glazed units are fitted into powdercoated aluminium frames, with face of glass positioned 20mm proud of brickwork face. full height floor to eaves windows in wide formats improve views into the garden.
 cable guides, marklux 710 vertical awning system. awning boxes are set out so that guides are mounted 42mm from face of window compression fittings.
 new doors, see schedule and interior drawings in 6581 original brickwork wall. cut out damaged bricks and replace with closely matching in colour and texture from salvaged stock. remove mortar snots and remaining fixings, remove marks and graffiti, rectify poor pointing where appropriate. clean brickwork down
 new level is established in home office, set equally between bar area and existing sitting room. existing slab is fitted with 80mm rigid insulation, topped with 71mm screed. build up incorporates under floor heating existing floor structure
 floor finish carried over base window frame to conceal. (8mm is assumed for the floor finishes throughout glass guarding to perimeter of upper terrace, fitted into proprietary galvanised channel
 existing facing brickwork is reduced to a single course above the existing floor level to allow full height windows above. cut out damaged bricks and replace with stock closely matching in colour, size and texture from salvage. remove mortar snots, abandoned fixings, remove marks graffiti etc. rectify poor pointing and clean.
 hill top yorkstone tiling, 900x900x38mm, fitted up to the rear face of the glass guarding, on adjustable pedestals
 single ply polymeric membrane bonded to tapered insulation, min 150mm thick, min 1.80 falls, draining towards roof outlets, channel formed in depth of roof build to drain link & main roofs
 brickwork extending face of terrace, with soldier course concealing fixing channel restraining glass guarding above steps to lower terrace, see landscape architects details
 folded steel planter, see landscape architects details paving, see landscape architects details
 in abeyance
 steps (dotted) accessing lower ground floor link entrance
 100mm fair faced fair pointing blockwork wall to all faces within garden store. wall forms 120mm cavity with adjacent structure, partially filled with 75mm FIR insulation
 pile cap, 500x600mm assumed with offset concrete upstand
 1200 rse cavity drain fitted to pile capping wall pile cap blockwork arranged to provide a flush face. top edging strip is tucked into a masonry joint and protects the head of the sheet drain and membrane
 facing wall to pile foundation, to line flush with the pile cap. wall to engineers specification. 150mm assumed aqua channel at perimeter collecting moisture from wall and floor structural drainage sheets
 600x900x38mm hill top yorkstone paving on 40mm stentec bedding. 6mm joints as elsewhere
 75mm sand cement screed above 500 gauge visqueen vapour barrier
 DATUM BS 000
 R20 rse cavity drain fitted to slab with 125mm rigid insulation above.
 200mm concrete slab cordek on sand blinding to structural engineers design and specification
 pile foundations, as designed by the structural engineer. please refer to structural drawings and specification

existing bay window is retained. affect repairs to masonry as necessary: cut out damaged bricks and replace with similar/salvaged masonry that is a close match in colour, size and texture. clean down and report as necessary
 assess condition of existing windows & refurbish as needed. affect repairs: remove areas of decayed timber, patch or replace as necessary. sand & prepare surfaces and apply new paint finish. ensure homogeneity is in good working order & mechanisms operating effectively. replace broken ironmongery for an exact match
 existing surface water drainage is utilised. ensure runs are free flowing, unobstructed and well maintained, and generally in good working order
 existing facing brickwork: remove mortar snots and remaining fixings. rectify poor pointing. cut out damaged bricks and replace with similar/salvaged masonry that is a close match in colour, size and texture. remove marks and graffiti etc and clean.
 new doors, see door schedule and interior drawings including 6581. existing opening is centred within the space by adjusting the existing nibs and door head is raised to 89.650mm. fit new masonry lintel.
 new floor finish fitted to exposed screed. 18mm thickness is allowed for
 doors to built in storage. flush solid core leaves with high pressure laminated finish in colour to match wall adjacent. simple inset pull handles. magnetic catches.
 existing floor: likely screed on beam & block structure. floor is 120mm lower compared to adjacent, as revealed by demolitions and requires bringing to same level.
 50mm rigid insulation is fitted to existing floor and topped with 70mm screed to bring to level with adjacent.

Section BB West

formation of step between home office and bar: single course of block laid on face on existing in-situ floor slab. level is built up to match existing adjacent with screed. rigid floor insulation is extended across construction and vertically to meet floor insulation below home office. 19x422mm hw step edge with sloto joint, 14x422mm hw riser, joinery to closely match floor finish
 existing protruding concrete bases are broken out and floor is brought to smooth and consistent level.
 original floor construction to earlier conservatory: concrete slabs supported by steelwork beams running w-e. steelwork requires additional protection. 15mm fire resisting plasterboard to provide 1 hour fire resistance
 new fire door into linen plant area, MLC.01.
 existing brick foundations are modified and new underpinning foundations are inserted to structural engineers design.
 location of existing svp
 new drainage installed to take foul waste from wc M0.07 to the existing svp between store 04 (L0.05) and store 05 (L0.07) and then onto the existing underground foul drainage beneath the link

REV	DATE	BY	CHKD
REV C03	05 Aug 2024		GMCG
REV C02	10 Feb 2024		GMCG
REV C01	26 Oct 2023		GMCG
REV J	5 May 2023		GMCG
REV H	30 Mar 2023		GMCG
REV G	06 Jan 2023		GMCG
REV F	7 Sep 2022		GMCG
REV E	14 May 2021		GMCG
REV D	18 Apr 2021		GMCG
REV A	05 Dec 2019		GMCG

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:25	A0	GMCG		Oct 2019

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