

ARCHITECTURE | PLANNING | DESIGN

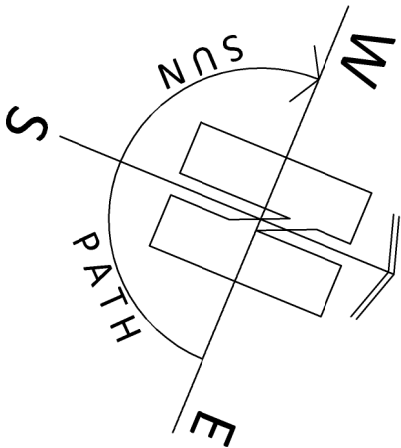
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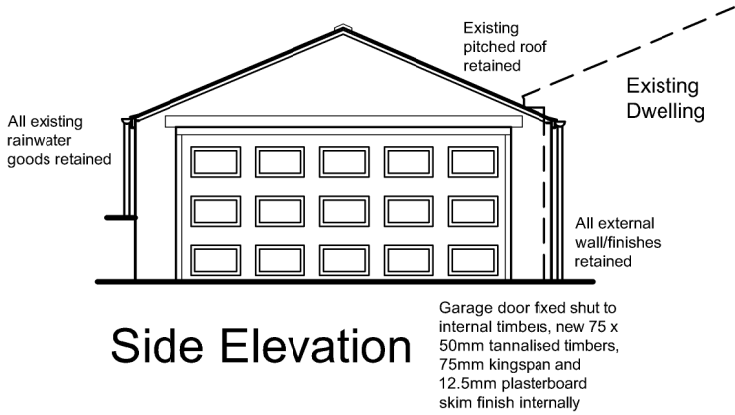
Project
Conversion of Detached Garage to Games Room at
4 Bankfield Drive, Holmbridge, Holmfirth,
HD9 2PH.
Client

Mr & Mrs S Elvidge

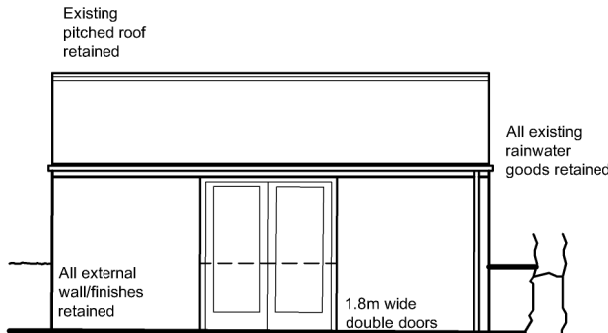
Drawing Title/Issue

Proposed Elevations

scale	date	sheet size	dwg. no.
1:100	11/2022	A3	22/837/05



Side Elevation



Side Elevation

ROOF STRUCTURE
Existing roof structure to be carefully propped to remove existing trusses.

New steel ridge beam installed to SE design/calculations.

New ridge beam to manufacturers details. Details/design to be forwarded to Kirkles Building Control

Existing roof pitch to be retained.

Alternatively traditional roof construction to be formed to SE design/calculations

NB raised wallplate level to allow for adequate headroom.

Bed 50mm. Deep x 100mm. Wide s/w wallplates on 10mm sand and cement.
S/W wall plate to have vertical restraint straps 600mm. Long 2.5mm. Thick x 30mm wide with 1 no. 100mm. Bend. Strapped to blockwork and turned over the wallplate, fixed to the wall with min. 3 no. Screws.

Restraint straps at max. 2.0m ctrs to ceiling and rafters, fixed over 3 no. Members. 1 no. End, 5 thick x 30mm wide galvanised steel straps with solid S/W noggin and packing pieces. Straps to be fixed under rafter and over ceiling members. Turned down straps to reach an uncut block.

12.5mm plasterboard and skim finish to U/S of trusses and around lightwells.

Roof ventilation and insulation as described elsewhere.

WINDOWS AND DOORS
All proposed windows to clients requirements.

All glazing to be double-glazed sealed units, trickle ventilators in frames to allow for background ventilation as described elsewhere.

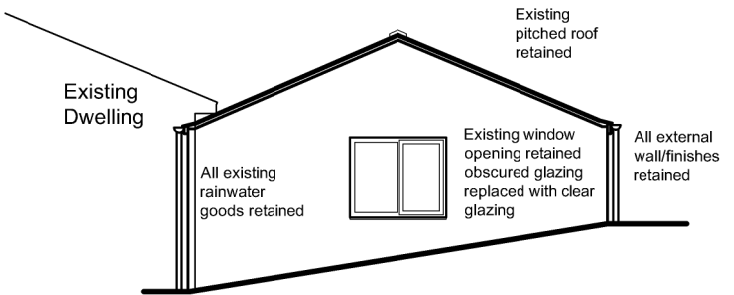
Include for 22mm. Hermetically sealed double glazed units, manufactured to BS 5713: 1994 glazing to BS 6262:1982 and BS 8000 part 7: 1990 and to conform with BS 5368 Part 1, 2 and 3 and BS 6735 Part 1 air permeability test.

Windows and doors to achieve a minimum U-value of 1.4 W/(m2.K) which is Band B.

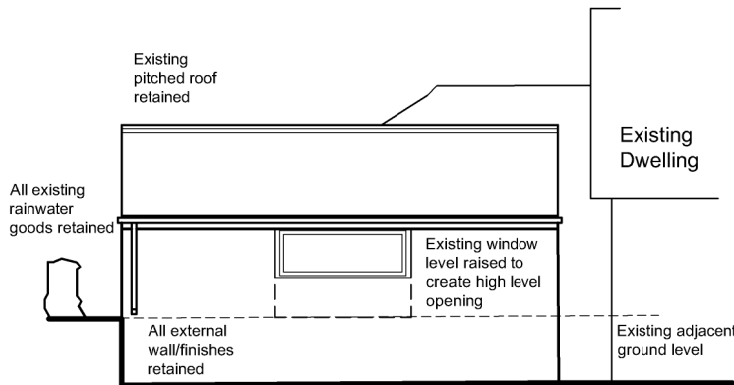
Trickle ventilators to be located 1.75 metres min. above floor level (if possible) and be adjustable with integral fly screen. In colour to match frames.

All new glazing in windows within 800mm of finished floor level (FFL) glazing in doors and within 300mm either side of door and within 1500mm. height above FFL to be glazed in safety glass to comply with Part K4 of the current Building Regulations.

Background ventilation to habitable rooms and kitchens to be 8000mm2 equivalent area and 4000mm2 equivalent area to bathrooms



Side Elevation



Side Elevation

ROOF INSULATION & VENTILATION
Proposed conversion to retain existing roof structure and provide pitched ceilings internally.

Pitched areas to have 100mm thick kingspan thermal insulation K107 board friction fitted between the trusses with 57.5mm insulated backed plasterboard to the underside of the trusses (pitched and flat ceiling areas). Ensure min 50mm clear air space between top side of insulation and underside of breather membrane.

Roof structure to be ventilated via breather membrane, proctors or similar approved

1:100

