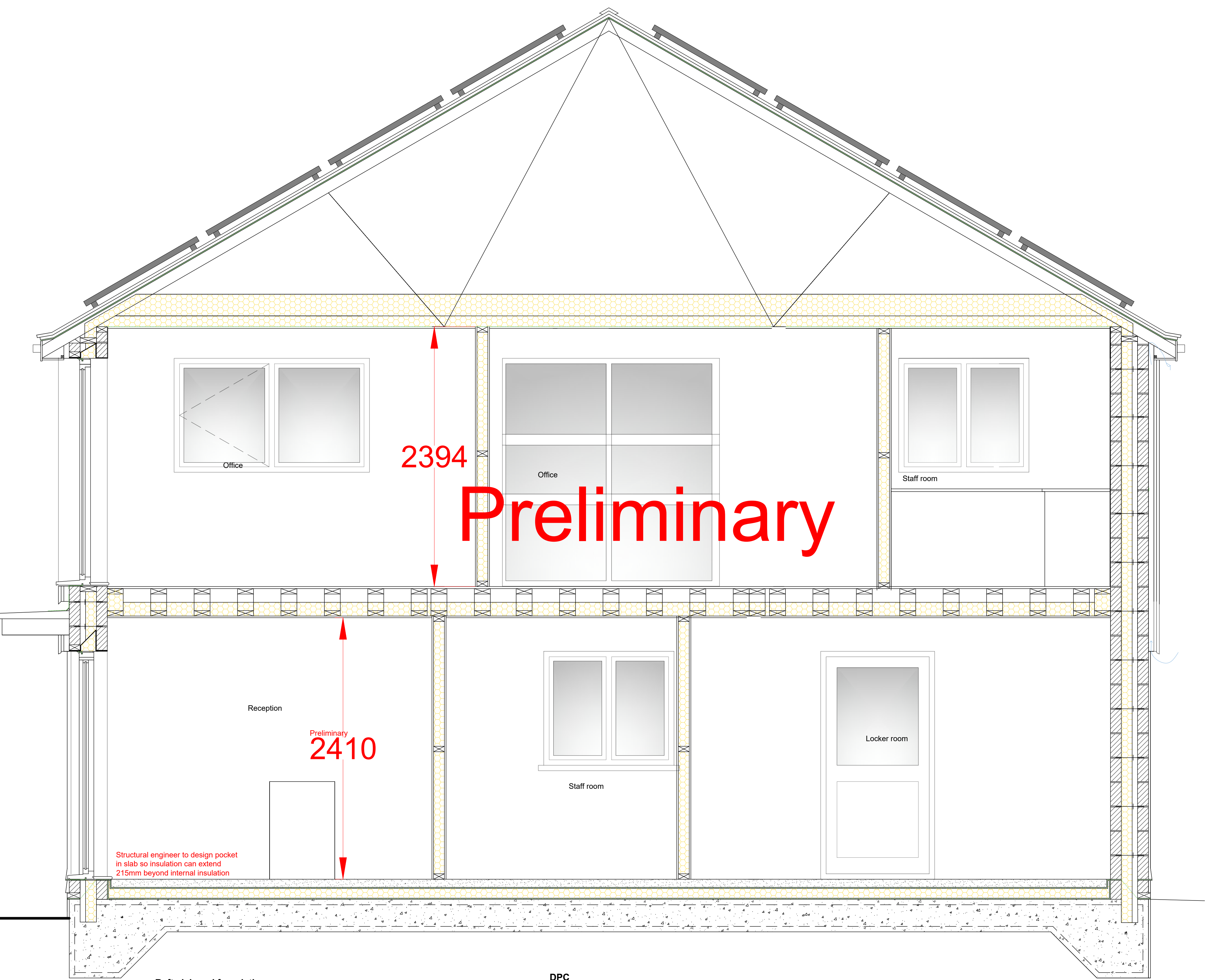


New pitched roof

New roof shall be constructed in accordance with -  
BS8000-6:2013, Workmanship on building sites. Code of practice for Slating and Tiling of Roofs and walls  
BS en 5534:2014 + A2:2018, slating and Tiling for Pitched roofs and vertical cladding Code of Practice for Slating and Tiling (including Shingles)  
NHBC Technical Standards, Part 7-Roofs. Chapter 7.2 Pitched Roofs (if applicable)  
BS EN 1991-1-4:2005 +A1:2010 Loading for Buildings. Code of Practice for Wind Loads  
BS EN 1991-1-4:2005 + A1:2010, Eurocode 1. Actions on Structures. General Actions. Wind Actions.  
National annex to BS EN 1991-1-4:2005 + A1:2010, Eurocode 1.  
BS EN 13859-1:2014, Flexible Sheets for Waterproofing. Definitions and Characteristics of Underlays. Underlays for Discontinuous Roofing  
All Ridge and Hip tiles shall be mechanically fixed to the rafters.  
A damp proof membrane to protect the ridge/hip batten and mechanical fixings is to be provided  
A proprietary dry-fix ridge/hip system may be used but must be installed in accordance with the manufacturers instructions  
Slates/Tiles must be fixed in accordance with the manufacturers instructions with a site specific specification all to comply with BS 5534  
38x25mm treated softwood timber battens at a gauge to suit the Slates/Tiles  
Approved reinforced BREATHER MEMBRANE to BS 747 lapped 200mm with an additional timber batten installed over the horizontal lap between courses of underlay  
New roof structure to be designed and specified by Specialist  
New rafters shall be fixed to new C16 grade sawn s.w. wall plates with catnic or similar galv m.s. truss clips and the wall plate shall in turn be anchored down to the masonry by 30 x 5mm x 1200mm long galv. once bent anchor straps at max 2.0m c/s. Rafters running parallel to the new gable walls shall be tied into the masonry using 30 x 5mm galv. m.s. once bent straps which shall be fixed to the first 3 rafters at maximum 1500mm c/s to provide lateral support to the walls.  
Insulation shall be provided to the flat ceiling areas via 400mm thick Rockwool Cladding Roll or equivalent medium density insulation mat manufactured by Rockwool Limited, Pencoed, Bridgend, CF35 6NY or similar approved make laid with a 150mm thick layer inserted between the ceiling joists and a 250mm layer laid over the ceiling joists running in the opposite direction with all joints tightly butted and all electrical cables being laid above the insulation. Loft Insulation shall overlap or tightly but up against the insulation in the cavity walls below.  
15mm Gyproc Wallboard 10 duplex ceiling with all joints taped and filled with a plaster skim finish  
All to give U Value 0.09W/m2K  
New U.P.V.C. fascia and barge boards with 125mm ½ round grey u.p.v.c. gutters and 75mm diameter down pipes clipped at maximum 1.0m centres. All rainwater goods by Marley or similar approved manufacturer and shall comply fully with BS 6367 all to match existing.  
Code 4 lead valleys shall be formed at the junctions of new roof slopes all as indicated on the plans with lead laid on 12mm thick W.B.P. exterior quality plywood lay boards with lead taken up under tiles by a minimum of 150mm turned up and dressed over battens



Raft slab and foundation

The new solid suspended Floor shall be constructed all in accordance with the current Approved Document : Part C as well as BRE Document Thermal insulation - Avoiding the risks and complying fully with the current Approved Document : Part L  
75mm Sand and Cement Screed  
Minimum 500 gauge vapour Control layer  
Celotex GA4000 90mm insulation  
insulated upstand all installed as manufacturers instructions  
Radon Barrier/RIW DPM taken to extreme edge of external walls and linked to existing Radon Barrier to be a minimum 1600 gauge and a minimum thickness of 400mu  
Raft to be designed by specialist. FFL must be a minimum of 300mm above ground level.  
All to give U Value 0.21W/m2K

DPC

New 150mm horizontal flexible polythene D.P.C's (minimum thickness of 0.5mm and lapped 150mm) shall be inserted minimum 150mm above outside finished Ground level with the D.P.C being effectively linked with the D.P.M in the Ground floor and the existing building to ensure a continuous and effective barrier against damp penetration  
DPC's are to be stepped in appropriate places to accommodate all changes in Ground Level  
A D.P.C is to be provided around all openings dressed into rebate and be lapped into the flexible sealant around the openings.

Measurements are for reference only

NOTES.		THIS DRAWING IS COPYRIGHT	
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS, DETAILS AND SPECIFICATIONS ISSUED FOR CONSTRUCTION PURPOSES BY OTHERS.			
2. THIS DRAWING HAS BEEN PREPARED TO OBTAIN PLANNING AND BUILDING REGULATION DECISIONS ONLY. ALL CONTRACTORS MUST VISIT THE SITE FOR THEIR OWN ASSESSMENT WHEN PRICING.			
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND FOR THE CORRECT SETTING OUT OF THE WORK ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE USED. ANY DISCREPANCIES ARE TO BE REPORTED BEFORE PROCEEDING. DO NOT SCALE FOR CONSTRUCTION PURPOSES - IF IN DOUBT ASK.			
4. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH CURRENT BRITISH STANDARDS AND CODES OF PRACTICE			

rev B		
rev A	Plan check amendments	16-01-24
ISSUE BUILDING REGULATION 3 of 4 NOT CONSTRUCTION DETAIL DRAWINGS		
CLIENT / SITE Pellows WDS Ltd Old Canon Hill Canon Downs TR3 6LG		
PROJECT Replacement Office		
DETAILS Section A		
PLAN N° 3942	12 A	SCALES 1:20 @ A1 DATE March 2023 DRAWN NB

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