



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 1991-14:2005 +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 battens 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
Insulation shall be provided to the flat ceiling areas via 300mm 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 100mm thick layer inserted between the ceiling joists and a 200mm 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 0.15W/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

- 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	-	-

ISSUE

BUILDING REGULATION 3 of 4

NOT CONSTRUCTION DETAIL DRAWINGS

CLIENT / SITE

Portreath Parish Council

Former Public Conveniences

Sea Front, Portreath

TR16 4NN

PROJECT

Proposed demolition of existing toilet block and to be replaced with single storey parish building

DETAILS

Section A

PLAN N° 4280	12	SCALES	1:20 @ A1
		DATE	February 2023
	-	DRAWN	NB