

ROOFS:

Concrete interlocking tiles to match existing laid to a minimum pitch of 22.5 degrees on 50mm x 25mm softwood tanalised battens on one layer of roofing felt to BS747 (untearable) on 150 x 50mm rafters @ 400mm c/c to be secured to 100mm x 75mm deep timber wallplate which is to be secured to inner leaf of the cavity wall adopting 30mm wide x 5mm thick galvanised mild steel anchor straps at max 1800mm c/c.

ROOF INSULATION & VENTILATION:

Areas of sloping ceiling to be insulated between rafters with two layers 50mm thk. Kingspan solid batts & underdrawn with 12 thk. foilbacked insulated plasterboard. 50mm air gap to be maintained above insulation to ensure adequate cross ventilation of roof void. Insulation to be as specified or similar & to achieve 0.13W/m²°C. Horizontal ceiling to be insulated with 300 thk. Rockwool quilt laid in two layers (150mm layer laid between joists and 150mm laid over), & underdrawn with 12.5 plasterboard, joints scrimmed. Insulation to be as specified or similar & to achieve 0.13W/m²°C. Ventilation to roof void to be via, Rytons 25mm T' strip ventilator with rafter trays or similar at eaves & at ridge with ridge vent tiles equivalent to 5mm continuous strip.

VALLEY:

No 6 lead gutter lining extended 200mm under slates beyond edge of gutter dressed over vac vac treated timber fillet, sat on gutter boarding. Width of gutter = 125mm between edges of slates. Edges of slates supported by mortar bed and slate under-cloak on gutter lead. Note that sarking felt to be dressed over tilting fillet underneath lead lining. Gutter boarding = 22mm ext quality wbp ply gutter boarding on lay boards supported by 75 x 50 s.w battens between rafters

FLASHING:

Abutment flashing to Slate Roof. No 3 lead soakers between slates with 150mm overlap and 150mm upstand. No 5-lead cover flashing over soakers, bottom edge of cover flashing 75mm above roof finish stepped down wall min 160mm above pitch line of roof. Cover flashing dressed into horizontal joints in wall under d.p.c/cavity tray in outer leaf

Felt upstand over s.w riser; lead flashing to slate roof.

RAINWATER GOODS:

Provide new 100mm diameter half round PVC gutter fixed to fascia using proprietary brackets at 1000mm centres. Rainwater pipes to be min 75mm diameter plugged and screwed to wall at 1500mm centres and connect to gutter, or to be 110mm x 75mm semi-elliptical section UPVC with 68mm down pipes.

EXTERNAL WALLS ABOVE D.P.C.:

102mm external leaf of facing brickwork

100mm cavity

100mm Kingspan cavity insulation

100mm Thermalite smooth face blockwork inner leaf. All to give a 'U value' of 0.2w/m² °c.. Cavity wall leaves tied with stainless steel vertical twist type ties to B.S.1243, with insulation retaining clips. Positioned every 750mm horizontally and every 450mm vertically in diamond pattern, to give 3 ties min. per m². Additional ties at max. 300 to jambs of all openings, and to all expansion joints. Cavities closed at eaves with insulation blocks laid flat & at reveals with cut blocks as necessary, alternatively use proprietary insulated cavity closers.

D.P.C.:

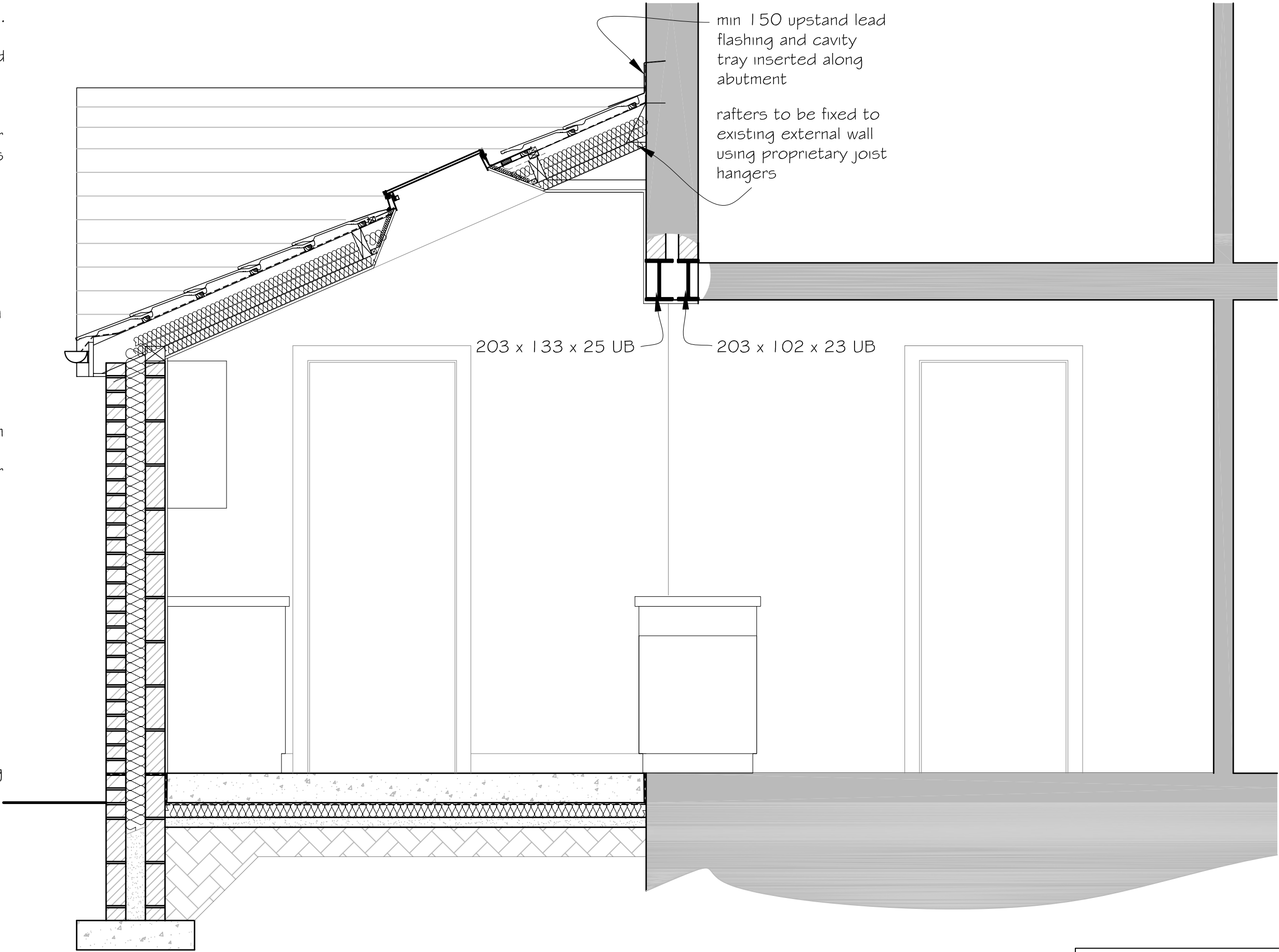
Horizontal D.P.C. to B.S.743 below all ground floor walls to be positioned on top of floor slab D.P.M. and min. 150mm above adjacent finished ground levels.

WALLS BELOW D.P.C.:

Thermalite Trench blocks built up off 150 thick x 600 wide foundations to within one course of ground level. Provide R.C. lintels over all drains passing through walls.

FOUNDATIONS TO NEW EXTERNAL & LOADBEARING WALLS:

150mm min. thick conc. strip foundations to App. Doc., A Section 1E, projecting min. 150mm on each side of supported walls, with min., 600mm cover to finished external ground level, taken down below the invert of any adjacent drainage to suitable strata & to a depth agreed with Local Authority Building Inspector dependant on site conditions.



GROUND FLOOR:

To be 19mm thick asphalt (type F1076) to B.S.6925 laid on min. 100mm thick concrete slab designed to B.S. 8500 mix type S.T.2 on building paper with lapped joints on 75mm Kingspan floor insulation, or similar, on 1200 gauge visqueen D.P.M. on min. 50mm sand blinding on min. 150mm/max. 600mm well consolidated hardcore fill. Perimeter insulation of max. 25mm thick to be cut and placed vertically adjacent edge of slab (cavity to be maintained to 150mm below D.P.C. level) up to edge of skirting. D.P.M. to be returned under all D.P.C. Service entries to be sealed with pressure sensitive tape or similar. To give max. U Value of 0.2.

CAVITY CLOSERS: thermabate

Insulated cavity closer - rigid box section one piece U.P.V.C. extrusion with mortar fins, T flange keys for direct plaster application, projecting fixing flange & fully bonded CFC & HCFC free insulation foam core with K value -0.025 W/mK. Thermabate (BBA Certificate No 91/2648). Closing cavities vertically with Thermabate 100 green. Closing cavities horizontally at recessed brickwork panels with Thermabate 65 black & at all other horizontal closures with Thermabate 100 green. Fix to masonry & build in with flange to inner leaf, all in accordance with manufacturer's instructions.

LIMITED AIR LEAKAGE: robust details to be adhered to Reasonable provisions should be made to limit a leakage through the building. Cavity wall insulation should be taken below damp course level to the underside of the underfloor insulation. Cavity wall and roof insulation should meet at the top of the wall. Cavity wall insulation must be carried up to the full extent of the gable walls.

Air permeability has been designed to value of 15 otherwise pressure testing required to be carried out in accordance with Part L requirements.

NOTES ON DRAUGHT SEALING: in accordance with robust details

- Gaps between edges of all windows and doors to be sealed to adjacent masonry or dry lining and at junctions with walls, floors and ceilings.
- Draught strips fitted at all opening lights and door edges.
- Loft hatches to be sealed at edges.
- All pipes and ducting sealed at ceilings, floors and walls.

All to comply with Part L building regulations.

LINTELS:

Catnic or similar galvanised and insulated steel lintels, with built in cavity trays, over all openings in external walls, and precast concrete over openings in internal walls. All lintels to have min. 150 end bearings, or as specified by their manufacturer.

EXTERNAL DOORS AND WINDOWS:

Purpose made white u.p.v.c. windows & doors to be multi-chamber construction & steel reinforced with insulated undercill panels. Opening lights as shown on the drawing to be fitted with espagnolette or shoot bolt locking system & tamper proof stays allowing ventilation, but preventing personal passage. Compliance with background ventilation requirements of approved document F shall be via lockable limit stays. All escape windows that are lockable are to be fitted with keys which are not readily removable. Manufacturer to be responsible for surveying all relevant openings.

GLAZING:

Glazing in accordance with BS.6262, and to be in sealed double-glazed units with min., 16mm air space between panes and low e coating. Any glazing in doors and in side panels below 1500mm and within 300mm at either side of all doors, and glazing in windows within 800mm of internal floor level to be breaksafe, toughened or laminated safety glazing. All glazing to meet current 'U' values of 1.8 W/m²k.

Mr & Mrs Barber

Proposed Section
26 Willows Park Lane,
Longridge

Scale

1:20
@ A2

Drawn

Checked

Approved

DME

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Drwg No.

A----/BR02

Date

Nov 2012

Rev.

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PSA
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