

conservation rooflights manufactured by and installed in strict accordance with the recommendations of :-

The Rooflight Company
tel : 01993 833108

rooflight installed flush with roof (i.e. 'between the rafter' installation) complete with all associated flashings, vapour barriers etc.

size ref. CR08-2, structural dimensions 735x1135mm (viewable dimensions 415x675mm)

detailing to timber trimmers/bearers and associated framework to comply with manufacturer's requirements

roof construction to 'warm' roof to reuse existing slates. slates on 50x25mm slate battens (gauge to suit slates, pitch and exposure) on klober 'permoforte' vapour permeable breather membrane, on 50x50mm counterbattens, on 75mm PIR insulation, on rafters at max 450mm centres (exact sizes to be confirmed by structural engineer). 100mm PIR insulation friction fitted between rafters.

all underdrawn with vapour control layer (min.1000 gauge), 50x25mm sw battens and 12.5mm foil backed plasterboard for skim finish

existing elevation generally unaffected. 'warm' roof to replace existing. allow for taking down, cleaning and rebedding upper 200-300mm of stonework to roof abutment. any disturbances to be made good to match existing.

existing wall profiled at eaves to suit roof pitch - counterbattens to form ladder frame over wall for adequate fixing of bottom slate battens and tilting fillet - allow enough space when profiling wall for draping breather membrane between counterbattens (to avoid water build up at bottom slate batten)

rainwater goods to be manufactured by, and installed in accordance with the recommendations of :-

Marley Alutec Ltd
tel : 01234 359438

gutter with leaf guard fixed to stonework using rise and fall brackets, colour to match existing

roof construction to 'cold' roof as described to section E - insulation at ceiling level to 'cold' roof to be 3no. layers of 150mm mineral fibre insulation quilt (total 450mm thick).

at perimeter inclined roof - allow for 150mm PIR insulation friction fitted between rafters. insulation to be restrained to ensure min.50mm clear ventilation gap maintained between top of insulation and roof covering (i.e. using glidevale RV rafter ventilator)

rafters underdrawn with additional 50mm PIR insulation, VCL, battens and plasterboard to inclined internal soffit

detailing to eaves to rear -

- fascia and soffit to be 20mm exterior grade ply, dressed to all exposed faces in code 3 leadwork, all leadwork in accordance with the recommendations of the Lead Development Association. all fixings to be concealed and board edges to be fully lapped.
- 200 x 20mm wbp ply fascia, over fascia ventilator used to provide equivalent to min.25mm clear air gap, insect mesh to rear.
- rafter feet profiled to provide fixing for 50x50mm sw framework
- rainwater goods as specified to section A, fixed to fascia using standard brackets

new masonry walls to be finished in render to match existing. render finish on 100mm thick 7N blockwork (solid, no voids), 50mm clear cavity, 100mm thick 7N blockwork inner leaf (solid, no voids) tied to outer leaf at max.900mm horizontal and max.450mm vertical centres.

walls lined internally using 25x50mm sw battens (providing service void) backed with strips of dpc and finished with insulated plasterboard (Kingspan Kooltherm K118, or similar) - insulated plasterboard overall 82.5mm thick (70mm insulation)

rafters 'birdmouthed' and skew nailed to min. 97x72mm sw wallplate on 10mm mortar bed. wallplate fixed to wall using 1200x38x5mm galv ms straps at max.2000mm centres

proprietary aluminium dry verge closer, manufactured by and installed in accordance with the recommendations of :-

Kytun UK Ltd
tel : 01684 293702

slate dry verge system to be ref. 'type 2' - code C02N - installed complete with apex unit

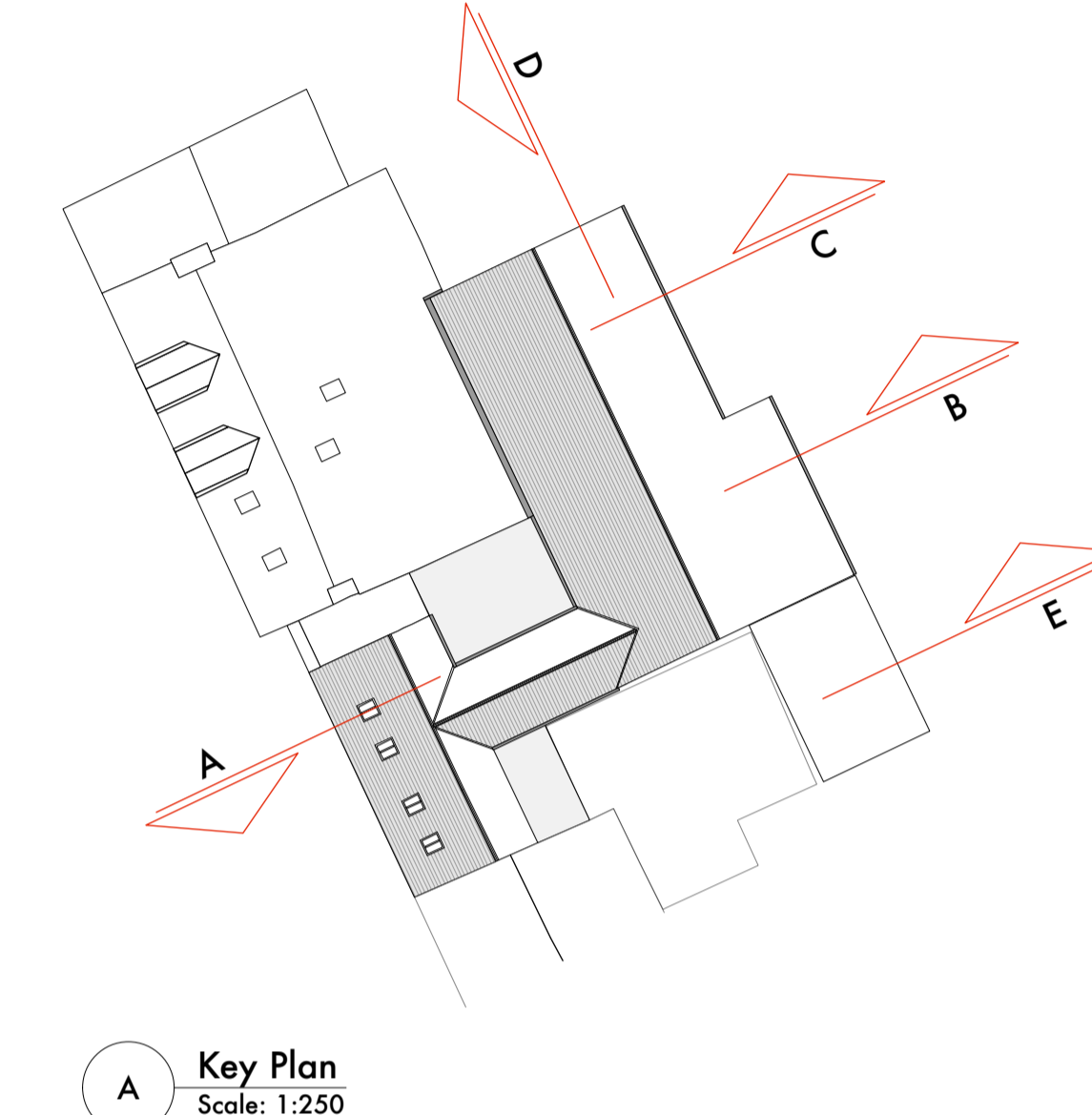
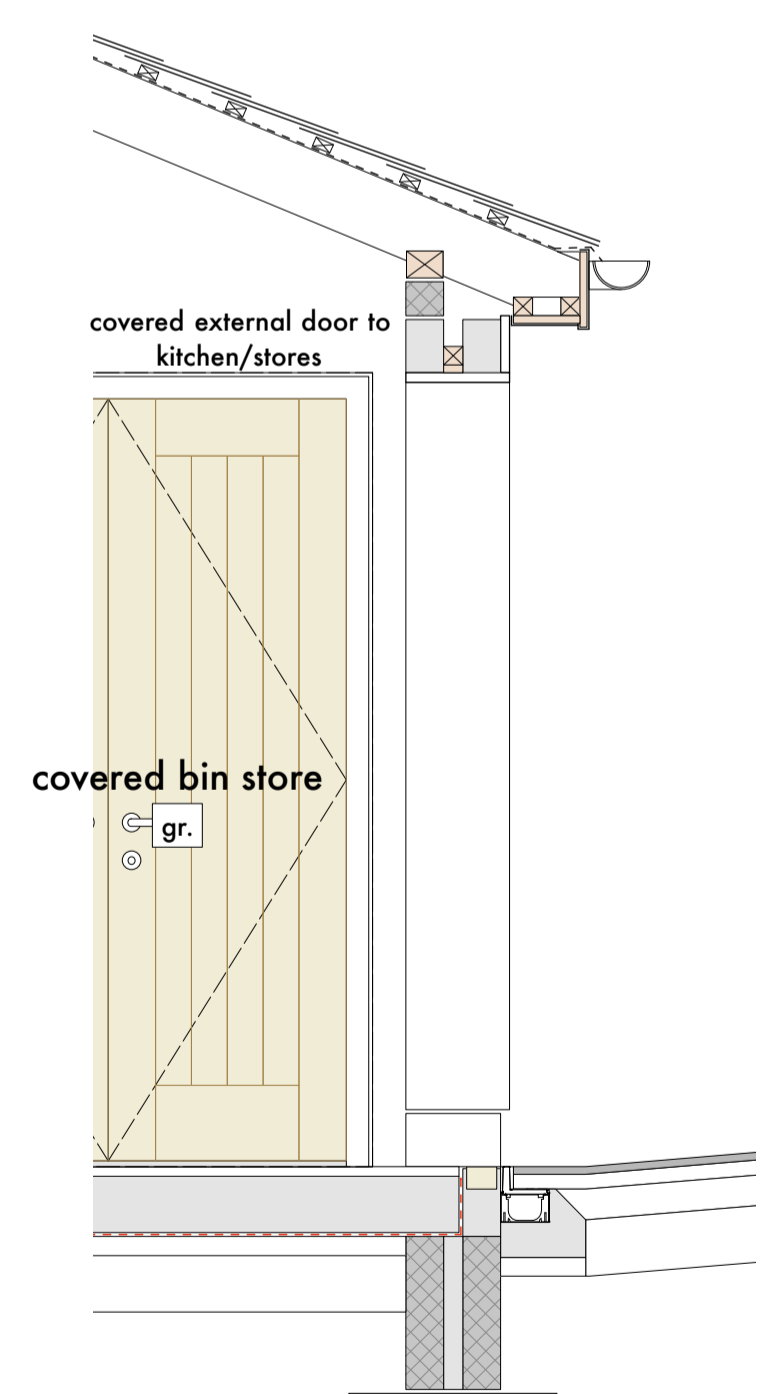
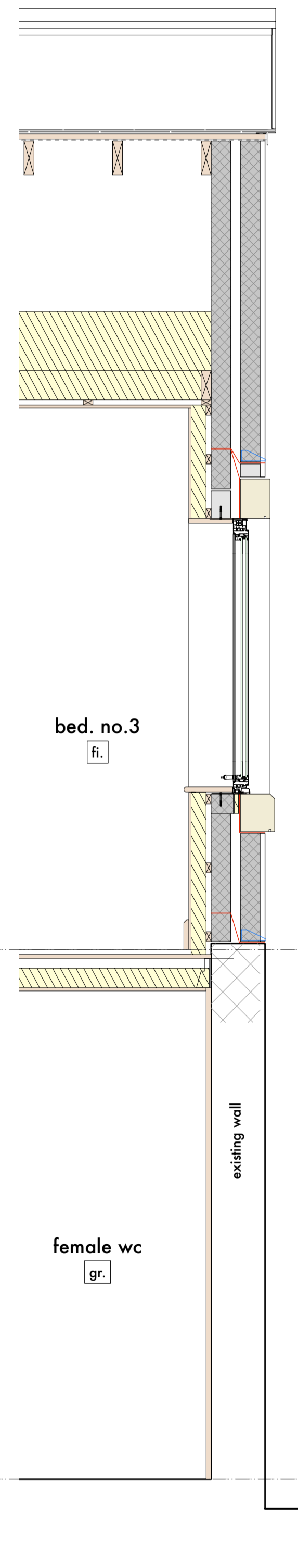
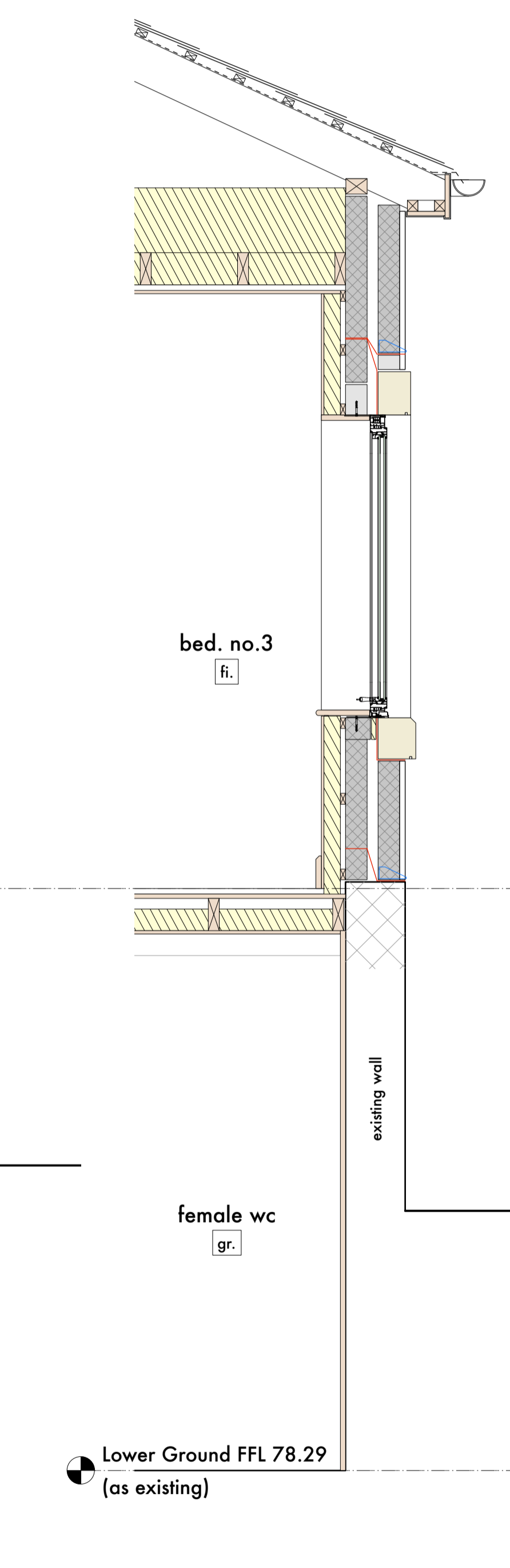
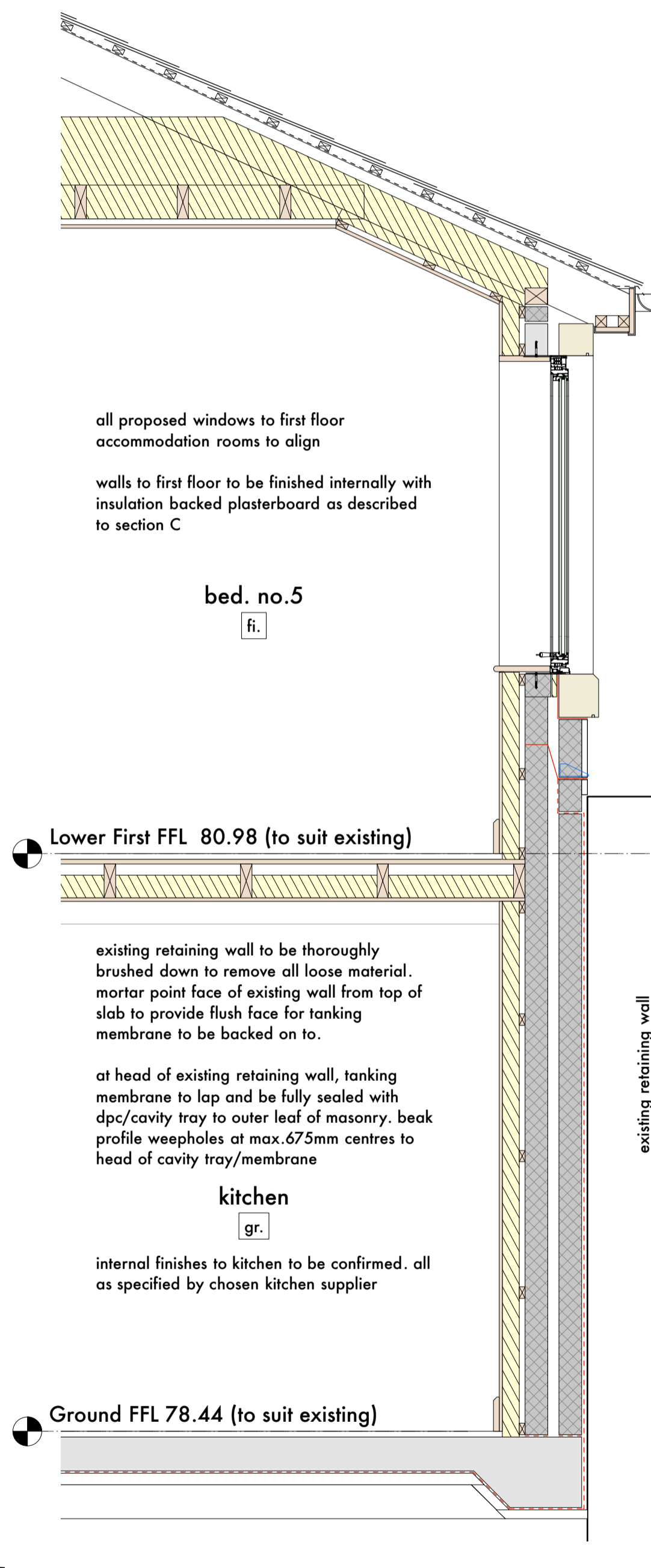
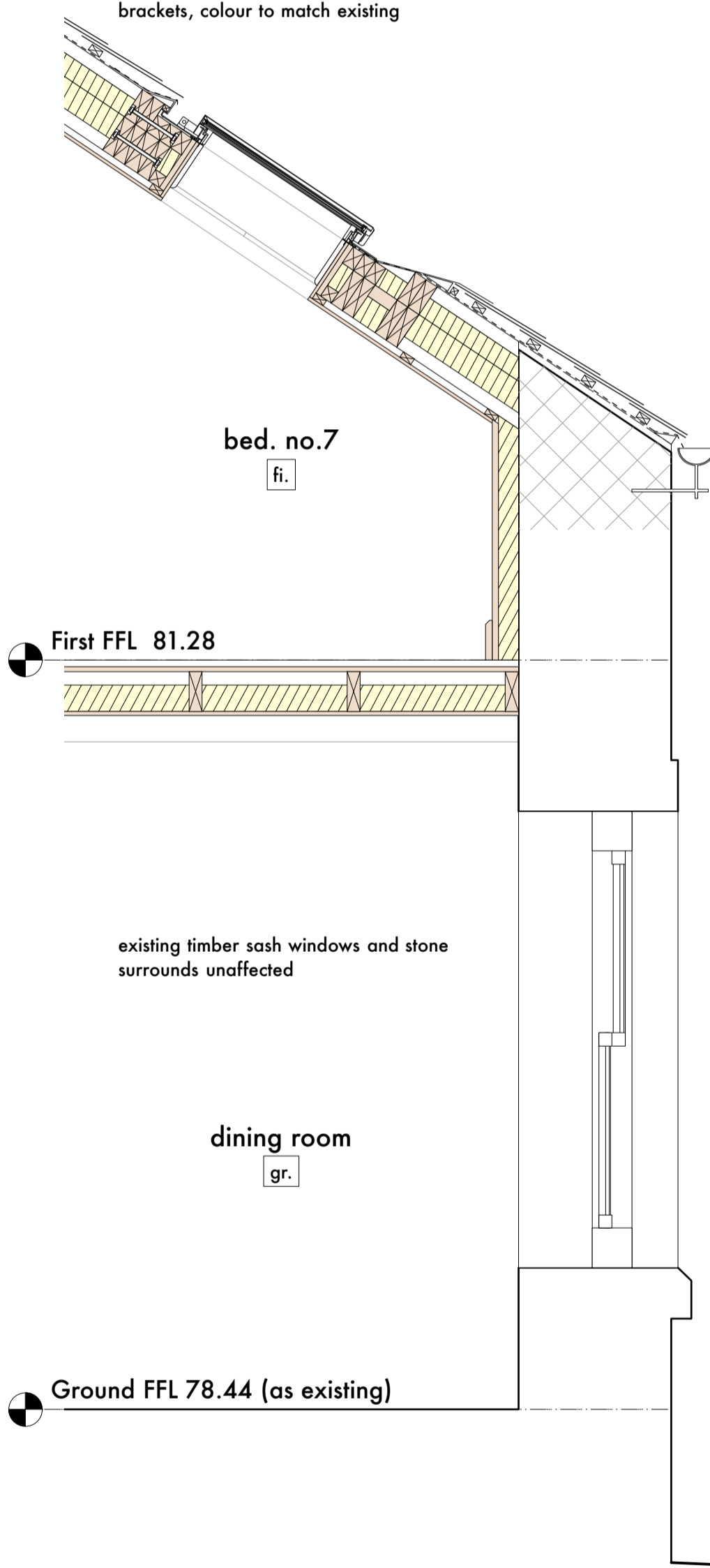
roof construction to 'cold' roof to be finished with slates to match existing, on 50x25mm slate battens, on klober 'permoforte' vapour permeable breather membrane, on rafters at max 450mm centres (exact sizes to be confirmed by structural engineer) insulation at ceiling level as described to section B, underdrawn with vapour control layer (min.1000 gauge), 50x25mm sw battens and 12.5mm foil backed plasterboard for skim finish

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revision	date	note
-	17.08.20	issued for information
A	20.08.20	issued for planning



red lines indicate twin cavity trays above and below stone head/releasing lintel, cavity trays formed in Hyload, or similar, and complete with stop ends. cavity trays discharged through 'beak profile' weepholes (blue) at max.675mm centres

stone surrounds to windows (i.e. cills, heads and jambs) to match existing stone - tooled finish, all arrises to be sharp, throatings to underside of all heads and cills 65mm rc relieving lintels above stone head

double glazed polyester powder coated aluminium windows to rear (min. U value of 1.2W/m2K) glazed units to be argon gas filled factory sealed with 16mm space between panes, 6mm thick laminated glass outer pane, 6mm Pilkington 'K' lowE toughened safety glass inner pane. frames to be fitted with trickle vents to provide background ventilation, mounted min.1.7m above f.f.l. trickle vents to habitable rooms to have min.5000mm2 openable area.

stone cills sat on continuous dpc - dpc dressed and sealed into base of window frame

proposed masonry cavity wall built off head of existing wall (assumed existing cavity to be continuous between existing and proposed wall). allow for making good of existing wall to provide sound bearing.

continuous cavity tray to be provided at head of existing wall. beak profile weepholes (blue) at max.675mm centres

walls to be finished externally with render to match existing as described to section C

uninsulated roof to covered bin store - slates to match existing on battens, breather membrane and rafters as described elsewhere. detailing to fascia/soffit as described to section B

tarmac finish to proposed ramped access. ramp laid at 1:12 falls.

row of cobble sets to threshold of clear opening - granite sets to be approx. 100x100x200mm on cement mortar bed with concrete foundation

proposed slot drain to threshold of bin store. slot drain to be manufactured and installed in accordance with the recommendations of :-
aco technologies ltd
tel : 01462 816666

floor finish to bin store to be confirmed by client. assumed 25mm thick zone for porcelain tiles or similar.

min.150mm thick rc concrete slab (to be confirmed by structural engineer) on min.1200 gauge visqueen dpm, on 50mm sand blinding to well consolidated hardcore built up to level in max.150mm layers

illustrated foundations/footings to be considered indicative.

GENERAL NOTES

- drawing produced for discharge of conditions application only, and should not be considered 'working drawings' or tender drawings unless explicitly stated otherwise by stanton andrews.
- all work to be in accordance with the current building regulations inclusive of all subsequent amendments.
- all materials are to be fit for purpose, to the relevant British Standards, 'ce' marked and covered by the current agreement certificate.

PLANNING CONDITION no.4

- 'Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rainwater goods, soffits/overhangs and window/door reveals and the proposed window/door framing profiles and materials'

PLANNING CONDITION no.5

- 'Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the conservation type, details of which shall be submitted to and approved by the Local Planning Authority prior to installation unless otherwise agreed in writing by the Local Planning Authority'

1 Section A
Scale: 1:20

2 Section B
Scale: 1:20

3 Section C
Scale: 1:20

4 Section D
Scale: 1:20

5 Section E
Scale: 1:20



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project number **1455**

name **Waddington Arms**

proposed - section details

scale 1 to 20 @ A1 date 11.08.20 status planning revision A

PL.10

Chartered Practice