

NEW ROOF TO OUTRIGGER
U VALUE: 0.15W/m2K
CUMBRIAN ROOFING SLATES TO MATCH EXISTING ON 38 X 38MM TREATED SOFTWOOD BATTENS
38 X 38MM TREATED COURIER BATTENS
WATERPROOF BREATHABLE SARKING MEMBRANE WITH 75MM WIDE DOUBLE SIDE ACRYLIC ADHESIVE TAPE
47 X 170MM RAFTERS @ 400MM CENTRES C16 GRADE SEE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS
KINGSPAN KOOLTHERM K107 BETWEEN AND OVER THE RAFTERS
80MM INSULATION INBETWEEN THE RAFTERS HELD INBETWEEN RAFTERS WITH TIMBER STOP BATTEN
80MM INSULATION OVER RAFTERS

NEW GLAZED ROOF SECTION TO OUTRIGGER
STANDARD PATENT GLAZING TO ROOF-RAFTERLINE SYSTEM
RAFTERLINE SPG1 THERMALLY BROKEN ALUMINIUM GLAZING BAR WITH PC1 SCREW ON CAPPING AND PC2 SNAP ON CAPPING
28MM THICK DOUBLE GLAZED UNITS
2 COURSE CONCRETE UNITOLS OVER NEW WINDOW OPENING WITH NOM. 20MM RENDER FINISH TO EXTERIOR
HALF ROUND CAST IRON OUTRIGER ON CAST IRON RISE AND FALL BRACKETS

WALL CONSTRUCTION TO OUTRIGGER
U VALUE: 0.18 W/m2K
LIME GREEN ECO RENDER TO EXTERNAL FINISH ABOVE STONE PLINTH
100MM OUTER LEAF OF CONCRETE COMMONS, CURVE IN CUT HEADERS
CAVITY TIES @ 450MM CENTRES, 125MM KINGSPAN CAVITY INSULATION WITH 50MM GAP
100MM INSULATING BLOCKWORK INNER LEAF

STONE PLINTH DIMENSIONS AS SHOWN
100MM OUTER LEAF OF LONGRIDGE STONE TO MATCH EXISTING SURECAV50 SPACER SYSTEM IN 50MM CAVITY
CAVITY VENTILATION SLATE AIR VENT WITH INSECT MESH ABOVE DPC AT LOWER LEVEL AND PERPEND AIR VENTS AT HIGHER LEVEL
SEE SE DETAILS FOR FOUNDATIONS

SECTION A-A THROUGH NO. 3

EXTERNAL ELEVATION TO OUTRIGGER

INTERNAL END ELEVATION TO OUTRIGGER

LIGHTWELL DETAIL TO NO. 1
SCALE 1:25

EXISTING STONE SURROUNDS TO EXISTING WINDOW OPENING

NEW STONE SURROUNDS TO LIGHTWELL
NEW WINDOW TO EXISTING OPENING

BASEMENT WINDOW
EXCAVATE DOWN TO APPROPRIATE LEVELS TO ACCOMMODATE NEW STONE LIGHTWELL SURROUND FLUSH WITH EXISTING COBBLED PAVING FINISH WITH BLACK PAINTED STEEL GRILLE. GRILLE TO BE SECURELY FIXED TO THE STONE VIA STEEL BRACKETS.
RESTORE EXISTING LIGHTWELL TO APPROX. DIMENSIONS WITH ENGINEERING BRICK TO FORM WALL. SEE STRUCTURAL ENGINEERS DETAILS
INTRODUCE NEW ACO SLOT DRAIN TO LIGHTWELL TO DRAIN INTO NEW DRAINAGE SYSTEM.
NEW NEWTONS TANKING SYSTEM TO THE INTERIOR

BUILDING REGULATION NOTES

STEELWORK
STEELWORK AND SUPPORTS TO STRUCTURAL ENGINEER'S CALCULATIONS AND DETAILS WITH PADSTONES IN MASONRY BLOCKWORK WALLS AS SPECIFIED BY THE STRUCTURAL ENGINEER.
BEAMS TO BE INTUMESCENTLY PAINTED TO ACHIEVE MIN. 30 MINUTES FIRE RESISTANCE.
ALLOW FOR USING CORRECTLY SIZED NAYLOR PRE-CAST CONCRETE UNITELS TO STRUCTURAL OPENINGS IN EXTERNAL AND LOAD BEARING WALLS. SEE STRUCTURAL ENGINEER'S DRAWINGS, NOTES AND CALCULATIONS FOR ALL DETAILS.

INTERNAL DOORS
PROVIDE NEW INTERNAL DOORS AS SHOWN. PROVIDE ALL NEW DOOR CASINGS, FRAMES AND TIMBER ARCHITRAVES AND SKIRTING BOARDS AS REQUIRED.
WHERE SHOWN FIRE DOORS MIN 30 MINS REQUIRED.
PROFILE OF SKIRTINGS AND ARCHITRAVES TO BE STANDARD TO MATCH EXISTING.

BASEMENT FLOOR CONSTRUCTION - NO. 1 AND 3
APPROX. 45MM NATURAL STONE SLABS ON 25MM BED
70MM SCREED WITH UNDERFLOOR HEATING PIPES
125MM KINGSPAN INSULATION
150MM REINFORCED SLAB - SEE SE DETAILS/SPEC
DAMP PROOF MEMBRANE
50MM SAND BLINDING
150MM WELL COMPACTED HARDCORE

GROUND TIMBER FLOOR CONSTRUCTION - NO. 3 ONLY
NEW TIMBER FLOOR CONSTRUCTION AS SPECIFIED BY THE SE.
EXISTING 19MM TIMBER FLOORBOARDS TO BE RE-USED WHEREVER POSSIBLE.

JCW ACOUSTIC DECK 19MM SLIMLINE OVERLAY BOARD FOR TIMBER FLOORS SHEET SIZE 1200 X 600 X 19MM LAID ON NEW TIMBER FLOOR JOISTS.
TIMBER JOISTS TO BE PLANED SUITABLE FOR A PAINT FINISH
6MM PAINTED CHIPBOARD CEILING FINISH BETWEEN FLOOR JOISTS ON 25 X 38MM SW BATTENS.
ALL TO BE PAINTED WITH A ONE HOUR FIRE RETARDANT PAINT

STUD PARTITION WALLS AND BOXING - GROUND AND FIRST
NEW TIMBER PARTITION WALLS IN POSITIONS AS INDICATED, CONSTRUCTED FROM NOM. 47 X 100MM TREATED SW STUDS AT 400MM CENTRES, 100MM THICK ISOVER 1200 APR INSULATION INBETWEEN WITH 12.5MM PLASTERBOARD TO EITHER SIDE. ALLOW FOR MOISTURE RESISTANT PLYWOOD IN AREAS IN CLOSE PROXIMITY TO WATER. IN BATHROOMS, KITCHENS AND UTILITY.

BLOCKWORK PARTITION WALLS - BASEMENT
INTERNAL BLOCKWORK WALLS IN 100MM BLOCWORK ON THICKENED FLOOR SLAB. FINISHED WITH 12.5mm PLASTERBOARD

NEW FLUE TO CHIMNEYS
1NO. NEW TWIN LINED FLUE TO EACH PROPERTY WHERE INDICATED FROM LOUNGE.
ALL TO BE CARRIED OUT BY A SUITABLY ACCREDITED HETAS ENGINEER/CONTRACTOR. FINAL CERTIFICATE TO BE GIVEN ON COMPLETION.

LEAD FLASHING
CODE 4 LEAD UPSTAND AND COVER FLASHING AT ABUTMENT OF NEW OUTRIGGER ROOF AND EXISTING REAR WALL OF NO. 3.

RAINWATER GOODS TO OUTRIGGER
NEW 100MM DIAMETER ALUMINIUM HALF ROUND SELF COLOURED GUTTER AND RAINWATER PIPE TO OUTRIGGER. INCLUDE FOR ALL APPROPRIATE FIXINGS, ON RISE AND FALL BRACKETS, COLOUR TO MATCH.

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DIMENSIONS SHOULD NOT BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF THE RELEVANT PART OF THE WORK.

1:25

00.51m

1:50

00.512m

BUILDING REGULATIONS NOTES FOR NEW STAIRS
FLOOR TO FLOOR AS NOTED
RISERS @ 206.66MM
TREADS @ 230MM
PITCH 42 DEGREES
CLEAR WIDTH OF STAIR 750MM
NOM. 32MM THICK STRING
MINIMUM HEADROOM 2000MM ABOVE PITCH LINE
HANDRAIL TO ONE SIDE OF THE STAIR ONLY AT 900MM ABOVE PITCH LINE

COTTAGE NO. 1
STAIR GROUND FLOOR TO FIRST FLOOR
2480MM FLOOR TO FLOOR
12 RISERS AT 206.66
GOING 230MM
PITCH 42 DEGREES
750MM WIDTH

COTTAGE NO. 1
STAIR BASEMENT TO GROUND FLOOR
2070MM FLOOR TO FLOOR
10 RISERS AT 206.66
GOING 230MM
PITCH 42 DEGREES
750MM WIDTH

COTTAGE NO. 1
STAIR BASEMENT TO GROUND

COTTAGE NO. 1
STAIR GROUND TO FIRST

COTTAGE NO. 3
STAIR GROUND TO FIRST

COTTAGE NO. 3
STAIR BASEMENT TO GROUND

Rev.

Date

Revision Notes

Project Title

1 - 3 WINDY STREET

CHIPPING

Drawing Title

SECTION AND STAIRS

Drawing No.

Revision

2406.04.04

Date

FEB 2025

Scale

1:50 @ A2

Drawn by :

JMC

Checked by :

northwestdesigncollective