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IMPORTANT NOTE:

FINAL ROOF DESIGN IS TO BE BY SPECIALIST AND DETAILS TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO THE PROCUREMENT OF ANY MATERIALS.

THE STRUCTURAL ENGINEER IS TO DESIGN ALL STEELWORK AND THESE DETAILS ARE ALSO TO BE SUBMITTED TO BUILDING CONTROL FOR CHECKING THE STRUCTURAL ENGINEER IS ALSO TO CHECK FOR STRUCTURAL STABILITY OF THE NEW ROOFS AND ANY ADDITIONAL SUPPORTS REQUIRED.

NEW PITCH ROOF IS TO BE SITE MEASURED, DESIGNED BY SPECIALIST AND DETAILS ARE TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO THE FABRICATION OR THE ERECTION OF ANY MATERIALS

PREFABRICATED RAISED TIE TRUSSES AT 600 CENTRES TO BE DESIGNED BY SPECIALIST MANUFACTURER AND TO TO BE SUBMITTED TO LOCAL AUTHORITY BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS. ALL WORKS TO COMPLY WITH BS 5268: PART 3:1985.

WARM ROOFS TO BE INSULATED WITH MINIMUM 130MM KINGSPAN K107 INSULATION BETWEEN RAFTERS (PROVIDE MIN 50MM VENTILATION GAP ABOVE INSULATION IF VENTILATED ROOF) AND KINGSPAN K118 INSULATION UNDER RAFTERS AT A THICKNESS TO MEET THE TARGET U VALUE, ASSUMED 72.5MM (12.5MM PLASTERBOARD) IF ALL OTHER INSULATION SPECIFICATIONS ARE USED AS NOTED), TO PROVIDE A MINIMUM OVERALL U-VALUE OF 0.11W/M²K, TAKING IN TO ACCOUNT THERMAL BRIDGING ALL WITH INTEGRAL VAPOUR CONTROL LAYER OR VCL POSITIONED BEHIND THE PLASTERBOARD, PLASTERBOARD & SKIM FINISH TO ALL CEILING.

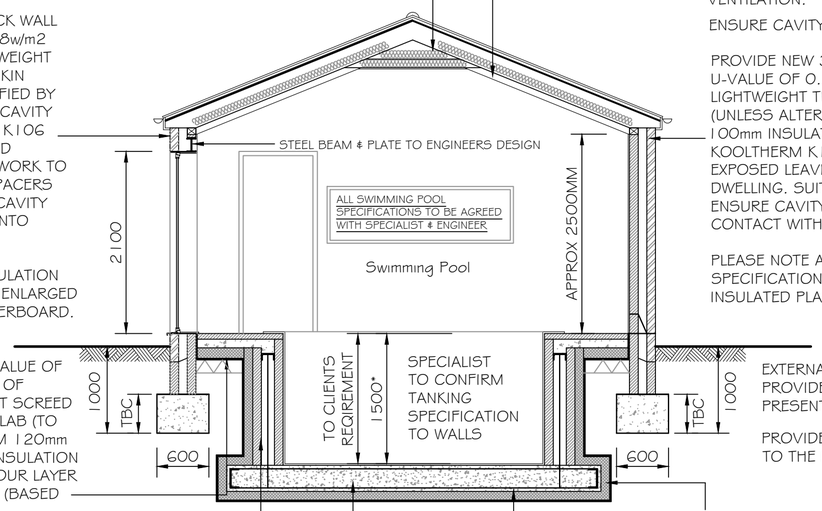
INSULATION TO ROOF TO ACHIEVE A U-VALUE OF 0.11W/m2, USE 100mm ROCKWOOL INSULATION QUILT LAID BETWEEN CEILING JOISTS WITH A FURTHER 350mm CROSS LAID OVER

PROVIDE VAPOUR BARRIER BELOW ROOF INSULATION BEHIND THE PLASTERBOARD IN THESE LOCATIONS TOO

ROOF TILES TO MATCH THE DWELLING

PROVIDE NEW 300/302mm THICK WALL TO ACHIEVE A U-VALUE OF 0.18w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER), 100mm INSULATED CAVITY (90MM KINGSPAN KOOLTHERM K106 WITH 10MM RESIDUAL GAP) AND EXPOSED LEAVES TO BE BRICKWORK TO MATCH DWELLING. SUITABLE SPACERS ARE TO BE FITTED TO ENSURE CAVITY INSULATION DOES NOT COME INTO CONTACT WITH OUTER LEAF

PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.




PROVIDE MONAPERM 500 BREATHABLE ROOFING TILE UNDERLAY SUITABLE FOR USE WITHOUT ROOF VENTILATION.

ENSURE CAVITY AND ROOF INSULATION IS CONTINUOUS

PROVIDE NEW 300/302mm THICK WALL TO ACHIEVE A U-VALUE OF 0.18w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER), 100mm INSULATED CAVITY (90MM KINGSPAN KOOLTHERM K106 WITH 10MM RESIDUAL GAP) AND EXPOSED LEAVES TO BE BRICKWORK TO MATCH DWELLING. SUITABLE SPACERS ARE TO BE FITTED TO ENSURE CAVITY INSULATION DOES NOT COME INTO CONTACT WITH OUTER LEAF

PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.

GROUND FLOOR TO GIVE A U VALUE OF 0.13 W/M2 AND TO COMPRISE OF MINIMUM 65mm SAND / CEMENT SCREED 100-150mm DEEP CONCRETE SLAB (TO ENGINEER DESIGN) ON MINIMUM 120mm KINGSPAN KOOLTHERM K103 INSULATION FLOOR BOARD INCLUDING VAPOUR LAYER TO WARM SIDE OF INSULATION (BASED ON CURRENT DESIGN AND AREA/PERIMETER CALC) ON 1200 GAUGE 'VISQUEEN' DPM ON 150mm SUB-BASE, FLOOR LEVELS TO RUN THROUGH.

THE DAMP PROOF MEMBRANE IS TO BE A COMBINED RADON GAS MEMBRANE AND IS TO BE TAPED AND SEALED. JOINT POSITIONED AT SLAB EDGE TO AVOID SLIP PLANE AT WALL / SLAB JUNCTION

EXTERNAL BRICKWORK BELOW DPC TO BE PROVIDED SO A MINIMUM OF 2 COURSES ARE PRESENT BELOW THE EXTERNAL FINISHED LEVELS.

PROVIDE 25mm OF VERTICAL INSULATION FIXED TO THE PERIMETER OF THE GROUND FLOOR

CELLECTA HEXATHERM XPOOL INSULATION (OR EQUIVALENT) TO GIVE A U VALUE OF 0.25 W/M2 TO BE POSITIONED BEHIND RETAINING WALLS & SLAB, LAID ON SAND BLINDING AND BACK FILLED ALL CONSTRUCTED AS PER MANUFACTURERS INSTALLATION GUIDLEINES. DEPTH OF INSULATION TO BE PROVIDED TO MEET STATED U VALUE, TO BE AGREED ONCE SWIMMING POOL DESIGN IS FINALISED (DEPTH, ETC) AND AGREED INSULATION SPECIFICATION TO BE CONFIRMED WITH SPECIALIST.

300mm THICK RC30 CONCRETE SLAB, WITH A393 MESH AND U BAR CLOSERS AS INDICATED, H16 STARTER BAR TO TIE TO TOP AND BOTTOM MESH AND WALL MESH AS SPECIFIED BY ENGINEER, ALL ABOVE TO BE AGREED AND CONFIRMED BY ENGINEER.

100MM 7N/MM2 DENSE BLOCK CONCRETE BLOCK EITHER SIDE OF 150MM RC35 REINFORCED CAVITY FILL WITH U BAR AS CLOSER AT THE HEAD

## Section 1-1 (scale 1:50)

PROVIDING GROUND CONDITIONS ARE OF AN ADEQUATE NATURE THEN EXCAVATE 600mm WIDE x 450mm DEEP TRENCH FILL FOOTINGS TO EXTERNAL WALLS, 450x450 FOR INTERNAL LOAD-BEARING BLOCKWORK WALLS. FINAL DEPTH AND SIZE TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.

THE FORMATION DEPTH OF THE FOUNDATIONS IS TO BE DOWN TO A FIRM LOAD-BEARING STRATA TO FORM A STABLE FOUNDATION. THE MIN. DEPTH IS TO BE 1000mm IN MEDIUM SHRINKABLE CLAYS. ALL FINAL DEPTHS AND PROTECTIONS OF FOOTINGS ARE TO BE AGREED ON SITE BETWEEN THE LOCAL AUTHORITY BUILDING INSPECTOR AND THE BUILDING CONTRACTOR.

ELECTRICAL WORKS

ALL ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART P ( ELECTRICAL SAFETY) MUST BE DESIGNED. INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION OF THE WORKS THE LOCAL AUTHORITY MUST BE SATISFIED OF COMPLIANCE WITH PART P THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

ROOF

ROOF TILES ON 25X50/38X38MM TANALISED BATTENS AT GAUGE TO SUIT TILES TO BE TREATED AND COMPLY WITH BS5524:2014. THEY SHOULD BE LONG ENOUGH TO BE SUPPORTED OFF 3 RAFTERS. BATTENS ON UNTERABLE SARKING FELT ON NEW TRUSSES.

UNDERLAY TO BE WATER RESISTANT/NON TEARABLE VAPOUR PERMEABLE / BREATHERABLE MEMBRANE FOR USE WITHOUT ROOF VENTILATION (MONAPERM 500).

MECHANICALLY FIXED RIDGE TILES. ALL TILE / RIDGE VENTS TO BE POSITIONED ON THE ROOF TO SUIT THE FINAL LOCATIONS OF THE EXTRACT FANS AND SVPS ENSURING THEY VENT TO THE OUTISIDE AND MEET THE CURRENT REQUIREMENTS IN PART F & H OF THE BUILDING REGULATIONS.

ALL TILES, BATTENS AND ROOFING MEMBRANE TO BE INSTALLED TO SUPPLIERS/MANUFACTURERS RECOMMENDATIONS.

FLASHING TO BE INSTALLED TO BS EN 12588, LEAD CODE FROM 3-8 REQUIRED DEPENDING ON REQUIREMENTS OF THE LOCATION.

CONTRACTOR

CONTRACTOR TO CONFIRM ANY REQUIREMENTS FOR RADON BARRIERS, GROUND REMEDIATION OR NHBC DETAILING AND DESIGN.

NOTE:
AN AIR LEAKAGE TEST IS REQUIRED PRIOR TO COMPLETION WITH A COPY OF THE RESULTS SENT INTO THE BUILDING INSPECTOR.

NOTE:
ONCE THE DESIGN SAP CALCULATION HAS BEEN PRODUCED THE SPECIFICATION ON THIS DRAWING MAY CHANGE, THE CLIENT IS TO ENGAGE WITH THE SAP ASSESSOR ACCORDINGLY TO ESTABLISH THE FINAL U-VALUES OF THE DWELLING AND THE RELEVANT MATERIALS IT WILL AFFECT.

STRUCTURAL ENGINEER

ALL STRUCTURAL ITEMS INCLUDING , BEAMS, POSTS, BOX SECTIONS, CLEATS ETC THAT ARE NOTED ON DRAWINGS WILL REQUIRE AN STRUCTURAL ENGINEER TO DESIGN AND PROVIDE CALCULATIONS FOR.

CAVITY TRAYS

TO BE POSITIONED ABOVE ALL DOOR OPENINGS AND WINDOWS, BAY WINDOWS, ROOF ABUTMENTS, AIRBRICKS, DOOR STEPS AND DPC LEVEL. NOTE ADDITIONAL CAVITY TRAYS ARE ALSO REQUIRED BELOW STONE HEADERS AND CILLS IN SOME INSTANCES.

WEEPHOLES

TO BE POSITIONED AT EACH END OF CAVITY TRAYS ABOVE OPENINGS WITH AT LEAST 2NO WEEPHOLES PER OPENING AND STOP ENDS INCORPORATED. WEEPHOLES GENERALLY POSITIONED WHEREVER CAVITY TRAYS ARE USED AT 450MM CENTRES.

WALL TIES

TO BE STAINLESS STEEL WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY AND 225MM CENTRES HORIZONTALLY AT OPENINGS AND REVEALS.

LINTELS (THERMALLY BROKEN)

NEW LINTELS TO BE CATNIC (OR OTHER APPROVED MANUFACTURER) TO SUIT THE WALL TYPE, LENGTH & BEARING REQUIRED, INSTALLED TO MANUFACTURERS GUIDANCE. CAVITY TRAY/DPM TO BE POSITIONED ABOVE ALL NEW EXTERNAL DOORS, WINDOWS, ETC WITH STOP ENDS AND WEEPHOLES POSITIONED AT 450MM CENTRES (MINIMUM 2 PER OPENING).

WALL STABILITY

5X30 GALVANIZED MILD STEEL ANCHOR STRAPS TO BE INSTALLED AT RAFTER LEVEL AT 1200C/C'S MAXIMUM AND FIXED ACROSS 3 NO. JOISTS / RAFTERS.

MOVEMENT JOINTS

ENGINEER/CONTRACTOR TO CONFIRM AND POSITION ANY MOVEMENT JOINTS THAT MAY BE REQUIRED WITHIN THE BLOCKWORK OR BRICKWORK USED ON SITE.

GENERAL NOTE

ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS

| Revision | Amendment | Date |
|---|---|---|
| A | Revised West Elevation to add Window and Render Finish Walls to Change to Brickwork to Match Existing Dwelling | Feb 2026 |

Client

Project
Proposed Replacement Outbuilding
Lake View, Pinder Lane
Donington
Lincolnshire

Drg Title
Proposed Section

Drg No.
253579-04A

Scale
1:50

Date
06/25

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