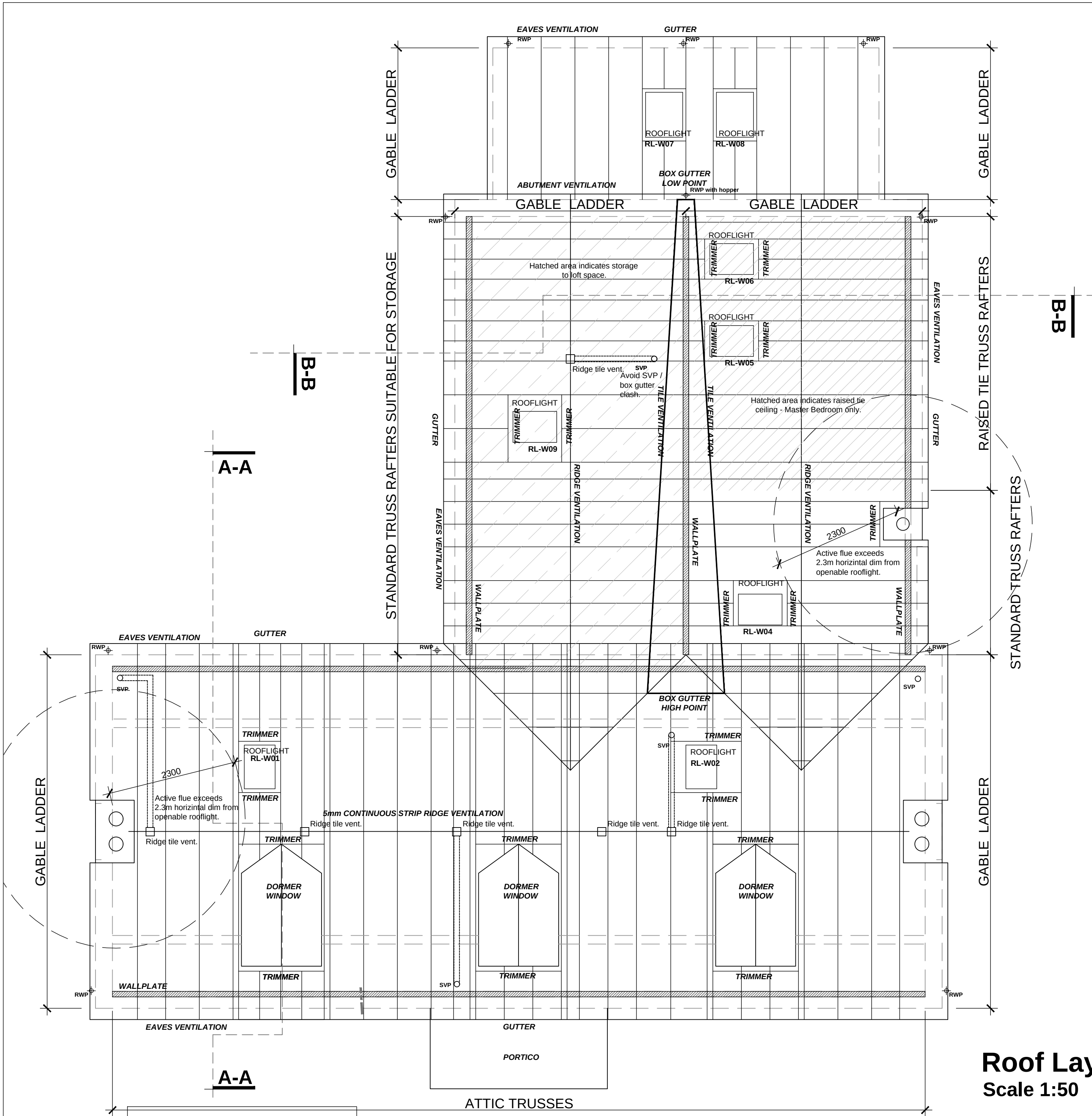




Rainwater goods
Rainwater goods to new dwelling shall be:
Main roof and outer pitches of rear projection roof - 1/7 of total area (i.e. effective roof area per rainwater outlet).
Area (including 1.5 effective design area correction factor) = 50m².
For which a minimum 115mm half round gutter is required with a flow capacity of 1.11 l/s and an outlet of 63mmØ.
Inner rear pitches of rear projection (i.e. discharging into box gutter) and rear lean to roof - 1/3 of total area (i.e. effective roof area per rainwater outlet).
Area (including 1.5 effective design area correction factor) = 42m².
For which a minimum 115mm half round gutter is required with a flow capacity of 1.11 l/s and an outlet of 63mmØ.

On this basis and allowing additional capacity and for consistency in component size all gutters shall be Brett Martin Cascade (cast iron look alike) min. 115mm Ø Deestyle gutter or similar to accommodate flow capacity of a running outlet at the END of a gutter run.
Downpipes to be a minimum of 68mmØ.

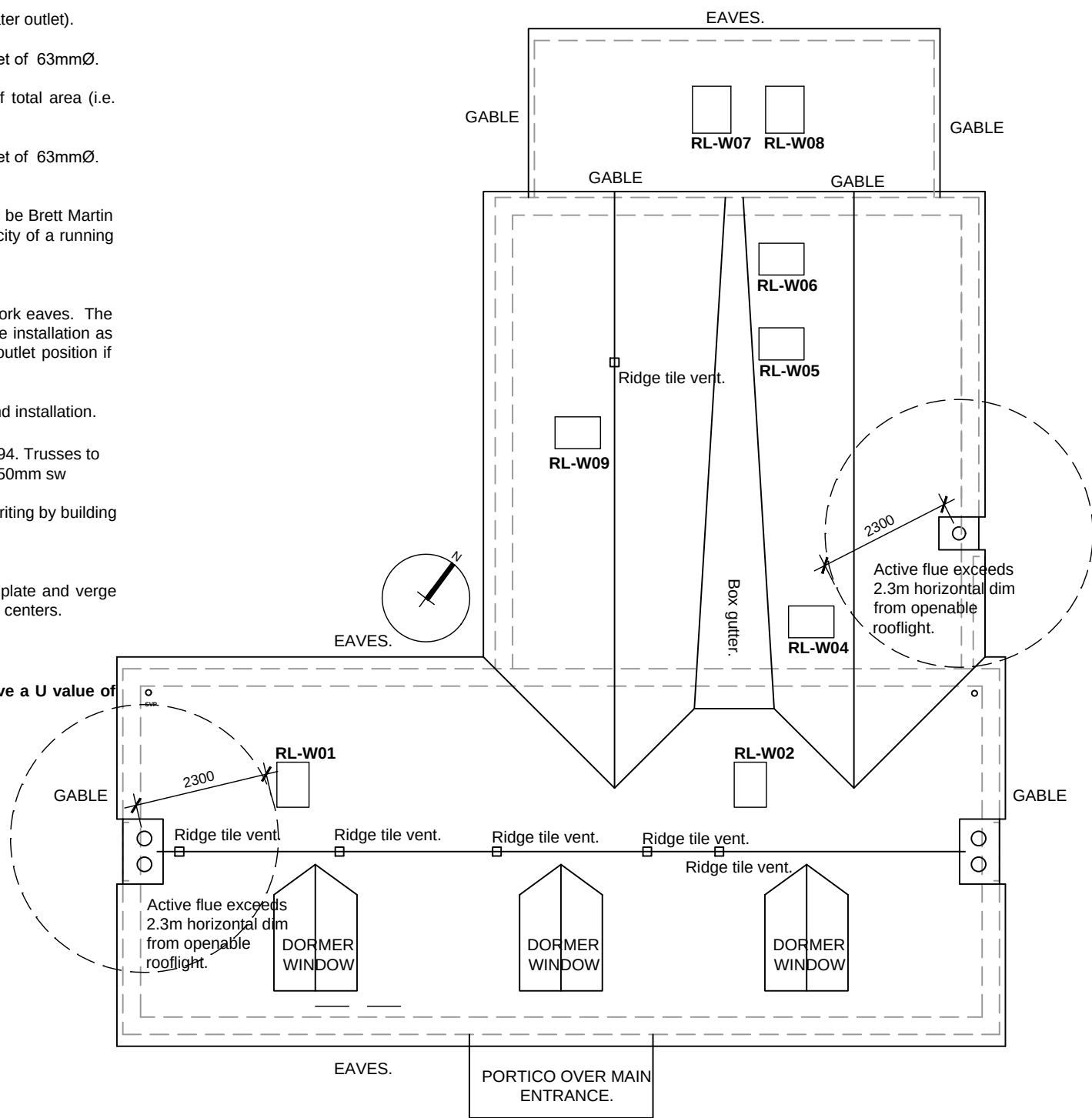
All gutters shall be located at eaves level and securely fixed to the fascia boards or corbelled brickwork eaves. The rainwater pipe installation shall include all components, fittings and fixings necessary to complete the installation as recommended by the manufacturer. Gutters shall be either laid level or to a slight gradient toward outlet position if recommended by the manufacturer, backfalls shall be avoided.

Effective roof area and flow capacity to be agreed with rainwater goods manufacturer prior to order and installation.

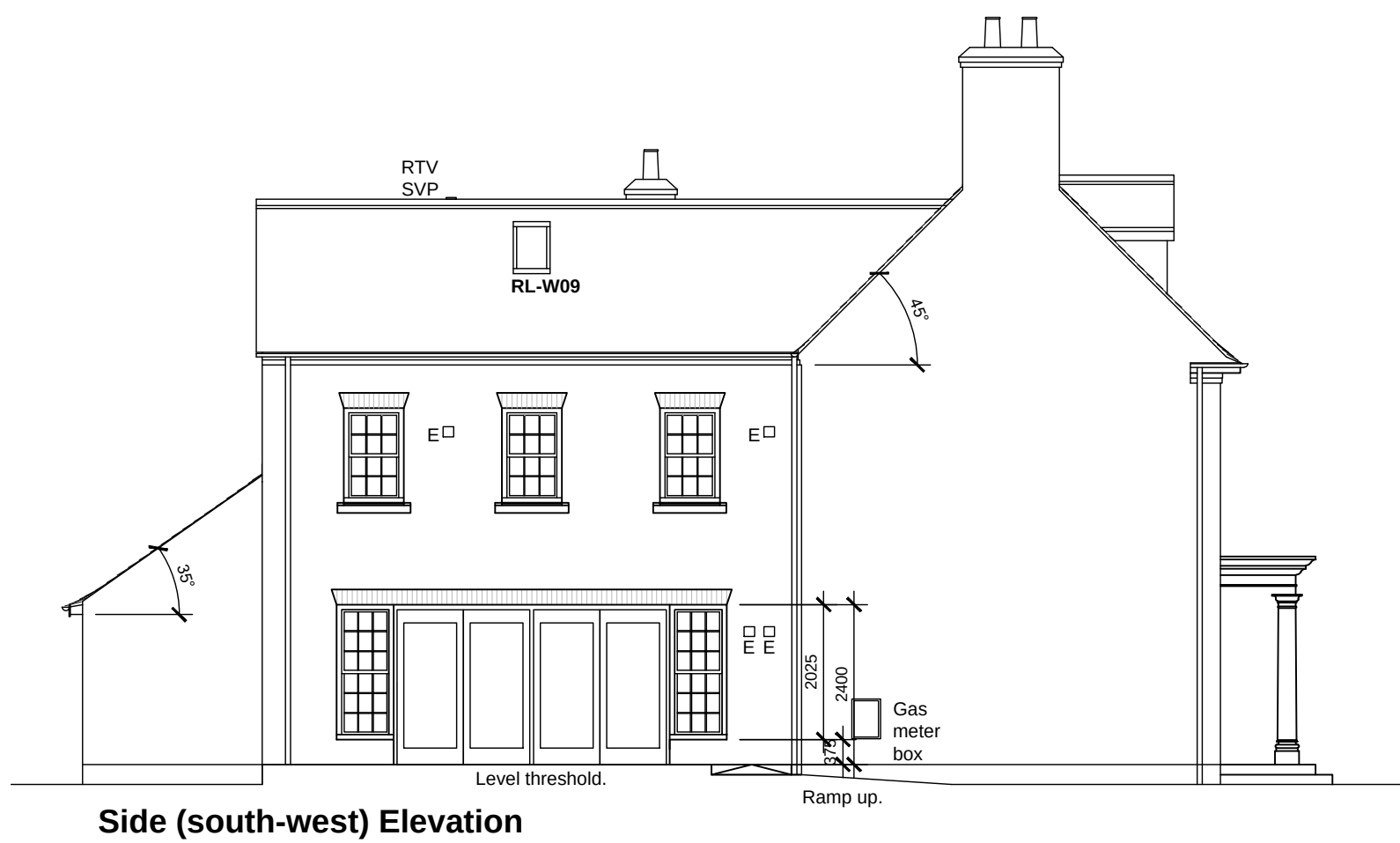
Roof trusses - specialist designed and manufactured trusses @ 600ctrs (max) to BS 5268:3 1985 A2 94. Trusses to be fixed and braced strictly in accordance with manufacturers details and mechanically fixed to 100 x 50mm sv treated wall plates via galvanized steel truss clips.
Details of trusses to be prepared by specialist designer/manufacturer, submitted to and approved in writing by building control prior to fabrication.

Roof restraint to be:-
Roof and walls to be provided with lateral restraint straps across at least 3 timbers at ceiling, wall plate and verge levels with 30 x 5mm x 1m galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centers.

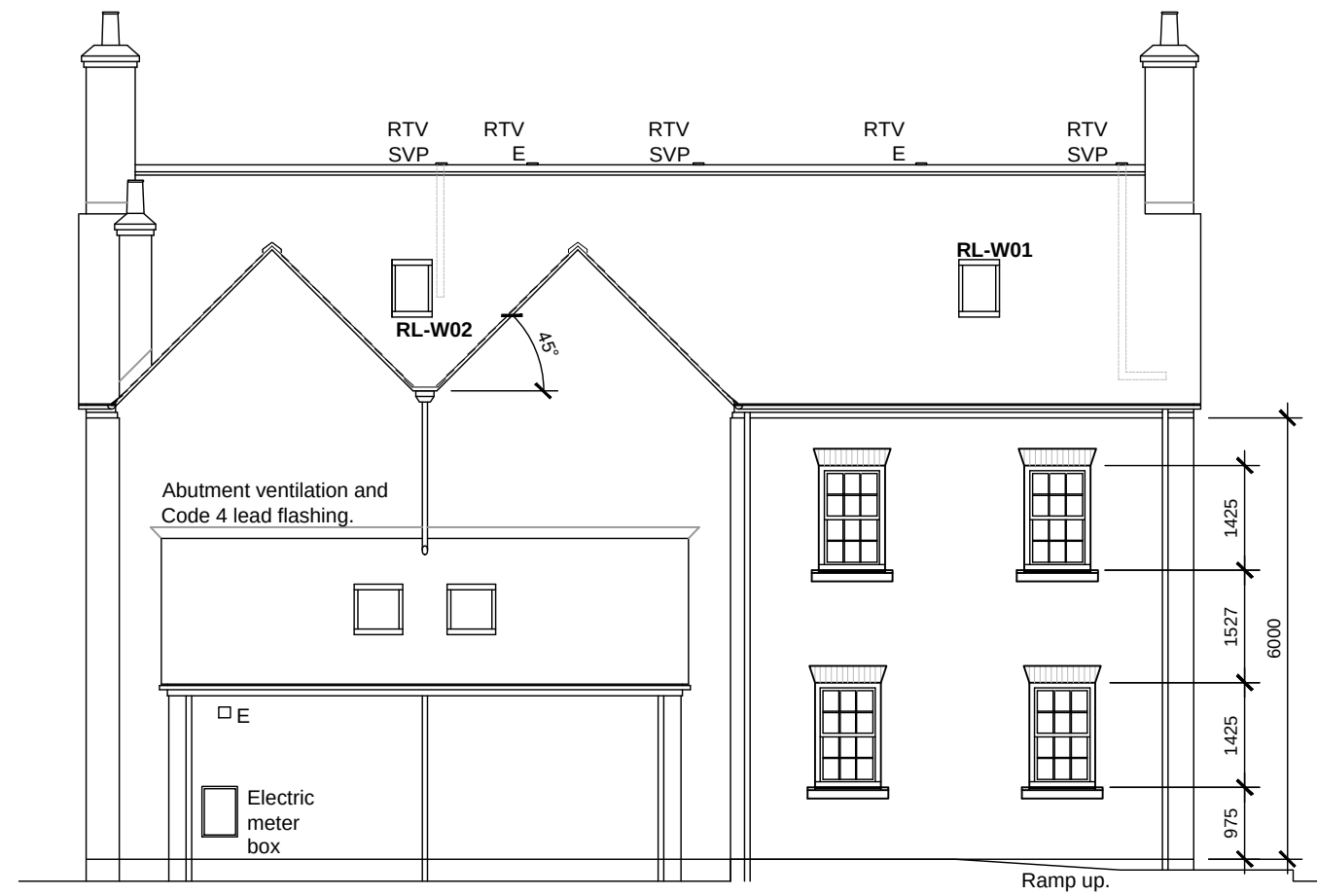
RL-W01 to RL-W09 inclusive
1180x660mm Velux GGL central pivot conservation type roof window. Roof window to achieve a U value of no worse than 1.4 W/m²K, with an free openable ventilation area of 0.37m²



Roof Plan
Scale 1:100



Side (south-west) Elevation



Rear (north-west) Elevation



Front (south-east) Elevation



Side (north-east) Elevation

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Ref.	Date	Description	Initial
B	23.01.15	DISCHARGE OF PLANNING CONDITIONS Rooflight 03 omitted from bed 6. Rooflight 09 added to store over master bedroom en suite. Elevations - stooped eills added. 3 course brick soldier course with chamfered outer brick to window / door heads. Timber eaves detail omitted to front elevation and 2 course corbel brickwork detail added. Materials schedule added.	rcw
A	29.01.15	BUILDING REGULATION ISSUE	RCW

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O&L

Client:
Mr P & Mrs H Coleman

Project:
**Proposed residential development at
89 High Road
Weston, Spalding
Lincolnshire, PE12 6RA**

Drawing Title:
**Roof Plans and Elevations
as proposed**

**BUILDING REGS APPLICATION
& DISCHARGE OF PLANNING CONDITIONS**

Date:	Jan. 2015	Scale:	as shown @ A1
Drawn by:	RCW	Checked by:	AJO

Drawing Number:
A1048 - 32

Rev:
B