PROPOSED FLAT ROOF CONSTRUCTION FALL 1:40:

Proposed warm roof construction with a minimum fall of 1:40 pitch of 1.44 degrees comprising of 15.5mm plasterboard and skim finish, joists at 200mm x 50mm C24 @ 350 centres with firrings, 18mm single plywood decking, with 40mm Kingspan Thermaroof TR27, 5mm Bituminous Vapour control layer (VCL) 1.5mm FleeceBack EDPM with factory applied tape (FAT) bonded water based adhesive applied on the deck and underside of membrane and a 12mm spa solar reflective chippings to achieve as designated fire rating for surface spread of flame bedded on RubberBond FleeceBack EPDM with FAT to achieve a 'U' value minimum 0.18W/m.sq.K

100x50mm sw bearer bolt fixed to face of wall at top and 100x50mm continuous sw wall plate at bottom wall plate rawl bolted to top of internal leaf secured using 30x5mm galvanized ms holding down straps 1200mm long at maximum 1.2m centres (refer to manufacturers NBS specification)
Every alternate joist to have 1000 x 30 x 5 galvanised mild steel restraining straps bolted to inner leaf.

All roof members to be secured using proprietary anchors, clips and fixings all in accordance with specialist recommendations with 12.5mm plasterboard and skim underside with 1000 grade damp proof membrane between plasterboard.

CEILING

Ceiling to comprise 15.5mm plasterboard and skim finish secured to u/s 75x200mm sw (C24) ceiling joists at 400mm centres. Form overhanging eaves using proprietary uPVC components eaves to eaves ventilation provided through soffit comprising continuous 10mm wide slot using proprietary soffit vents.

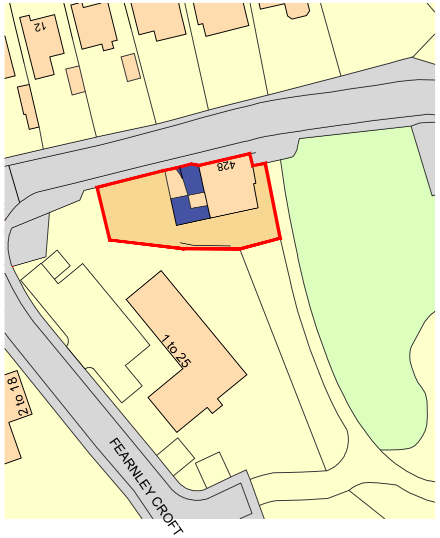
Proprietary abutment ventilation system at high level to give minimum 5000mm sq. opening per metre (5mm continuous ventilation all round).

Code 4 lead flashing to be used at joint correctly tucked/stepped and re-pointed. DPM to be provided, if required, to prevent downward damp penetration.

ROOF DRAINAGE:

Marley classic Ogee style uPVC black Ref:RCG54W 116mm x 25mm deep guttering fixed at appropriate centres to 200mm x 38mm treated uPVC fascia board and soffit. Marley Rainwater pipes to be 100mm dia or equally approved uPVC discharging directly to a proprietary back inlet gully and connected into existing below ground drainage.

Note: for all lead details/fixings etc reference to be made to the 'Lead Sheet in Buildings – A Guide to Good Practice' (Lead Development Association)



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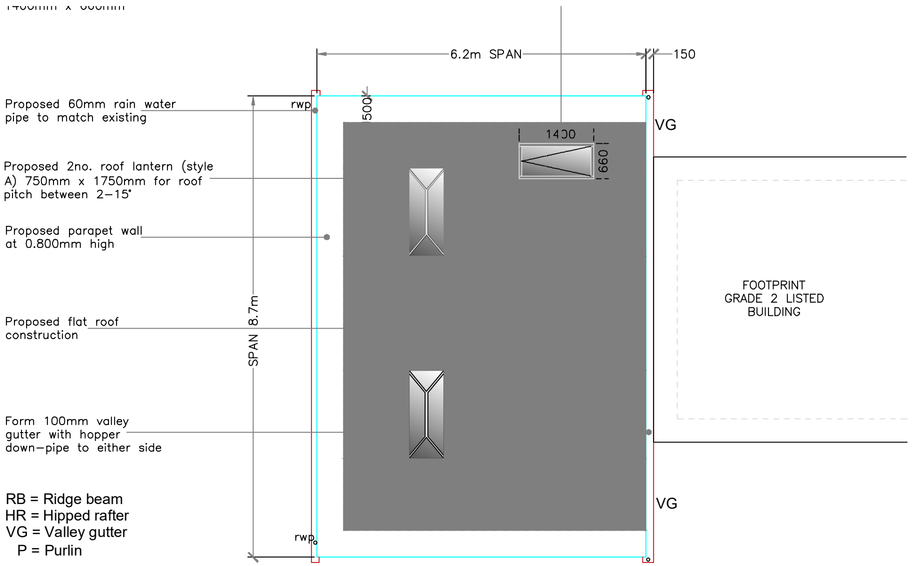
PROPOSED SITE PLAN

SCALE 1: 200 @ A1



PROPOSED GROUND FLOOR PLAN

SCALE 1: 50 @ A1

428 Spen Lane – Planning April 2024_recover.dwg

03.04.2024

General Notes

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

Design Risk Assessment are carried out through the design stage of this project, in accordance with the company procedures in the Health and Safety manual and the Acop Managing Health and safety in Construction. Where reasonably possible all areas applicable to the design have been identified and noted for action on Risk Assessment Sheets specific to this project. This drawing should be read in conjunction with the Risk Assessments. This information is to be provided to the Principal Designer to be included in the Health and Safety plan.

1. No dimensions to be scaled from this drawing.
2. The contractor must verify all figured dimensions on site before commencing any work or making any shop drawings.
3. This drawings is the sole copyright of AJ Architectural Consultancy and no part may be reproduced without written consent.

1. This drawing and the copyrights and patents herein are the designers property and may be used or reproduced only under contract.

2. All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards.

3. Contractor to verify all sizes and dimensions on site before commencing work and report any discrepancies to the designer.

4. Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification. On no account must the contractor scale off this drawing.

5. If no site investigation has been carried out prior to commencement of works, contractor to make trial holes to test suitability of ground for proposed foundations.

6. Contractors are responsible for informing the designer of any discrepancy on this drawing or between this drawing and any other related documents issued in respect of the work.

7. The contractor must refer to the engineers drawings and specifications for all structural details. Any discrepancies between those details and this drawing should be reported to the designer before commencing work.

8 CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 now applies in full to all construction work and the client must appoint a Principle Contractor and the project must have a written construction phase plan.

9. This drawing has been prepared for planning and building regulation submission only and therefore all forms of construction and details are solely the responsibility of the contractor

10. Where construction works effect a party wall it is the responsibility of the client to serve a party wall notice to the adjoining owners. Further information can be found at www.gov.uk/party-walls-building-works.

NOTE:
Client please note that you have duties under the CDM 2015. Main Contractor to provide a pre-construction information and Health & Safety file to help them comply with their duties, such as ensuring a Construction phase plan in PDF is prepared.

Main Contractor to reduce or remove any foreseeable Health & Safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated.

PLEASE NOTE THAT AA DESIGN GROUP LTD SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRE-CONSTRUCTION PHASE.

PLANNING

No.	Revision/Issue	Date

Client: Mrs Melinda Horvath

Project Name and Address

Proposed external and internal alterations to existing grade II listed property at No.428 Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Project: 4281	Sheet: P07
Date: 24.06.2024	
Scale: As Noted	