

NOTE: ALL DIMENSIONS SHOWN ARE PROVISIONAL DIMENSIONS ONLY & SHOULD NOT BE READ AS EXACT MEASUREMENTS. THESE MAY NEED TO BE ALTERED DUE TO SITE CONSTRAINTS/ INSPECTION

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Means of Escape:-
Provide 1nr. means fo escape window to each habitable room indicated.
Window to have min. clear opening area of 0.33m2 - minimum window size to be 750x450mm clear opening height/width to achieve area. Bottom openable area to be maximum 1,100mm above finished floor level. Escape window to be in strict accordance with Approved Document B of the building regulations Paragraph 2.10.

Roof Structures (Natural blue slate):-
Roof surfaced with 'CUPA Pizarras CUPA 14' dark grey natural slate fixed to 25x50mm tanalised softwood battens (at centres to suit gauge) over SIGA Majcoat® 200 SOB Diffusion Open Roof breather membrane on rafters at maximum 400mm centres.

Leadwork:-
Minimum 150mm high Code 4 lead flashings where roofs meet walls, with cavity tray/DPC over to full extent. Where abutting an existing wall, leadwork to be chased into outer leaf by min. 30mm, and joint filled with flexible weatherproof sealant.

Stepped Flashing:-
Stepped upstand to low roof junction with wall. 150mm Code 4 lead flashing.

Rooflight:-
Velux GGU MK06 Rooflights (including Velux insulation and vapour barrier collars) installed in accordance with manufacturers instructions, with appropriate flashing kit to suit roof finish and rooflight configuration. Rooflights to have double trimmers to full perimeter unless otherwise stated by Structural Engineer. U-Value 1.3W/m2K.

Extruded Aluminium half round profiled gutter fixed back to treated painted fascia board.

Windows:-
New windows fitted with hermetically sealed double glazed units. Opening lights to be weather sealed and to provide min. 5% of floor area to rooms served. U-Value of windows to be no greater than 1.4W/m2K. 'Assessable windows' to meet requirements of PAS 24:2022 and Approved Document Q of The Building Regulations. Windows to be fitted with trickle vents.

External Wall—Type 2:-
Existing exterior walls to be insulated;- mechanically fix internal lining 3x2 timber frame fully filled with 75mm Knaul glass mineral wool acoustic roll between studs with 12.5mm Plasterboard and skim finish. Calculated U-value of 0.28 W/m2K



Proposed North Elevation - 1:50

Roof Structure:-
Design of roof structure to be designed by Structural Engineer and installed in strict accordance with their information.

Install 'Galex CR2' M30 clay dry fix ridge system to roofs, with 'Kaytun Slate Dry Verge Trim T1' aluminium verge trims complete with 'Kaytun Slate Dry Verge Apex Unit'. At eaves, install 'Glidevale FV250 over fascia ventilator to full extent of eaves, maintaining 50mm clear ventilated space through rood construction.

Roof Structures (Natural blue slate):-
Roof surfaced with 'CUPA Pizarras CUPA 14' dark grey natural slate fixed to 25x50mm tanalised softwood battens (at centres to suit gauge) over SIGA Majcoat® 200 SOB Diffusion Open Roof breather membrane on 200x50mm C24 softwood rafters at maximum 400mm centres. Rafters seated on and secured to 100x75mm softwood wall plate strapped to inner leaf with 1,200mm long, cranked 30x5mm galvanised metal straps at maximum 2m centres fixed with hardened 4x75mm nails or 75mm long nr. 12 wood screws (into suitable plugs). Incorporate 150mm 'EcoTherm Eco-Versal' rigid PIR insulation between rafters (maintaining 50mm clear space over insulation to underside of breather membrane) with joints taped with aluminium foil tape. Fix 37.5mm 'EcoTherm Eco-Liner' insulated plasterboard to underside of rafters with skim finish. Insulated plasterboard provides vapour resistance with integral Vapour Control Barrier. Calculated u-value of roof construction 0.15W/m2K.

External Wall – Type 1:-
125mm natural stonework outerleaf, 150mm unventilated cavity incorporating 100mm 'EcoTherm Eco-Cavity' rigid PIR cavity wall insulation with joints taped with aluminium foil tape, held tight against inner leaf with insulation retainer clips secured to wall ties. Maintain min. 50mm clear cavity throughout wall construction. 100mm 7.3N/mm2 'Plasmor Agile Ultimate' concrete blockwork inner leaf. Inner/outer leaves tied together with 'Ancon HRT4' stainless steel wall ties at 450mm vertical and 750mm horizontal centres. Within 300mm of all external reveals, incorporate wall ties at 225mm vertical centres. Incorporate horizontal DPC to inner leaf (floor level) and outer leaf (min. 150mm above external ground level). Blockwork finished internally with 12.5mm plasterboard on dabs with skim finish. Calculated u-value of wall construction 0.17W/m2K

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PV panels:-
In-roof PV system to be supplied and installed by electrical Sub-Contractor. Electrical Sub-Contractor responsible for determining size and specification of system. All components (panels, mounting kits, meter etc.) to be installed in strict accordance with manufacturers instructions and to the requirements of the electrical supply company.

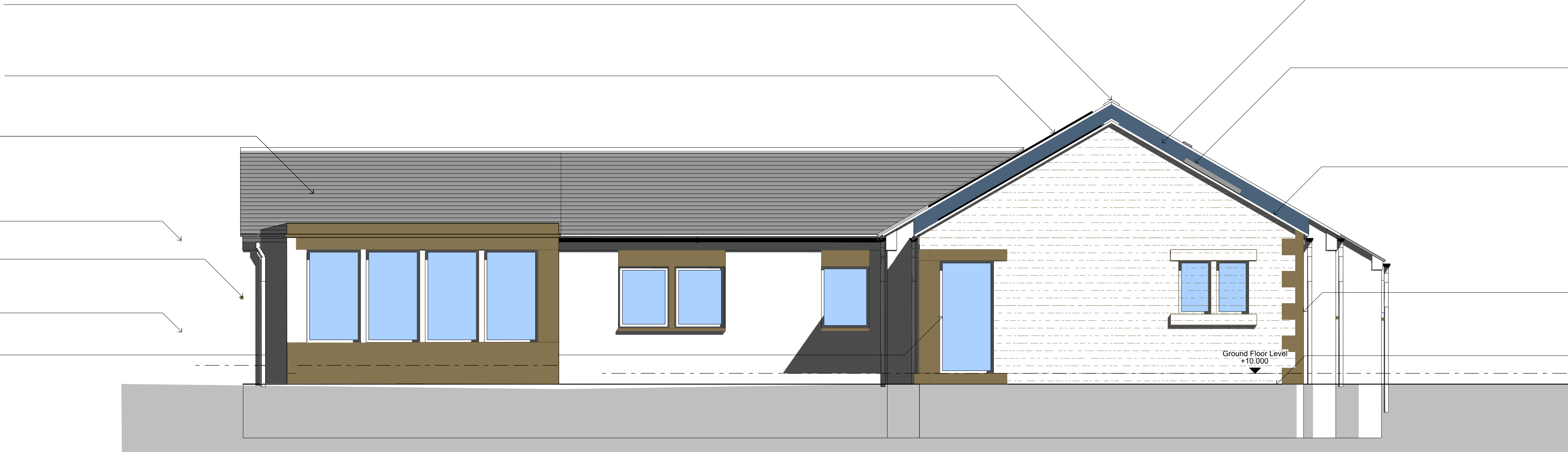
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External Wall - Type 2:-
Existing exterior walls to be insulated;- mechanically fix internal lining 3x2 timber frame fully filled with 75mm Knaul glass mineral wool acoustic roll between studs with 12.5mm Plasterboard and skim finish. Calculated U-value of 0.28 W/m2K

Safety Glazing:-
Any glazing to doors within 800mm of floor level to be laminated or toughened safety glass. All glazing to be in accordance with BS 6262.



Proposed East Elevation - 1:50

Leadwork:-
Minimum 150mm high Code 4 lead flashings where roofs meet walls, with cavity tray/DPC over to full extent. Where abutting an existing wall, leadwork to be chased into outer leaf by min. 30mm, and joint filled with flexible weatherproof sealant.

Stepped Flashing:-
Stepped upstand to low roof junction with wall. 150mm Code 4 lead flashing.

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External ground level vary. Retaining structure stepped to suit

DRAWING DESCRIPTION
PROPOSED ELEVATIONS PHASE 1 AND 2

JOB TITLE
67 HALL ING

CURT
MRS AND MRS BRIGGS

DRAWN BY
DATE AUGUST 2026
CHECKED

SCALE 1:50 @ A1
DRAWING NO. 3009/00-04
REVISION

