

General.
All materials and workmanship to comply with the recommendations and requirements of all current relevant British Codes of Practice, British Standards and Building Regulations. All proprietary products to be utilised fully in accordance with the manufacturers instructions. All structural timber to be C16 or C24 graded in accordance with BS EN 1995-1-1:2004+A2:2014 with pressure impregnated treatment. Any discrepancies on the drawings to be reported to the Architect/Technologist prior to the commencement of construction. Written dimensions only to be taken. Do not scale any drawings.

Roof Cover and Structure 'Warm Roof' Design.
Standing seam zinc and new slates to match existing and to be fixed strictly in accordance with manufacturers recommendations. Provide minimum ventilation requirements defined by Approved Document A1/2 all on 25x38mm s.w. treated battens at gauge to suit slate size and to manufacturers recommendations on roofing felt to BS 747 or similar approved barrier, on 150x47mm Grade C24 joists at max. 400mm centres (to be confirmed by Structural Engineer) with 100mm Celotex GA4000 insulation fixed in between joists, with 50mm air gap over. 30x5x1200mm galvanised mild steel straps at 900mm maximum centres strapped to 100x75mm s.w. treated wall plate at ceiling / roof covering level. Ceilings to be finished with 50mm thick Celotex GA4000 insulation backed plasterboard all joints staggered and taped with a 3-5mm skim finish on Aireflex 212 air leakage barrier, all fixed through to the underside of the rafters. The complete system to give a minimum 'U' value of 0.18 W/m2K. All Aireflex 212 to be fitted in accordance with manufacturers printed instructions. Rafter size, centres, specification and support to prevent roof spread etc to be confirmed by the Structural Engineer. SV fascia ventilator ref: SV604E strip for use at eaves, ventilators to have internal pin arrangement for resistance to driving rain and large insects, all supplied by Glidevale Limited and installed in accordance with their printed instructions, to provide 25mm continuous ventilation gap at eaves. Provide MR50 Monovent lean-to continuous ventilation at abutment with existing stone wall to provide a ventilation gap of 5000mm2/m, supplied by Glidevale Limited and installed in accordance with their printed instructions. Rafters to be doubled up either side of conservation rooflight openings. New rooflights to be supplied with all fixtures and fittings by Velux (or similar approved) and installed in strict accordance with their printed instructions. All top, side and bottom flashings together with the two piece tray system to form a barrier against the ingress of water and that can be dispersed into the guttering system below in a controlled manner.

Ventilation.
All habitable rooms, and rooms containing a W.c. to have vent openings equal to 1/20th of the rooms floor area. Kitchen to be fitted with a mechanical extract fan capable of an extract rate of not less than 60 litres per second, operated intermittently. Bathroom, Ensuite and W.c. to be fitted with a mechanical extract fan capable of an extract rate of not less than 15 litres per second, wired to separate isolator switch and incorporating a 15 minute over run. Utility to be fitted with a mechanical extract fan capable of an extract rate of not less than 30 litres per second, operated intermittently. All windows to be fitted with slot type background vents. Background ventilator should be located in all rooms with external walls, with at least 5000mm² area in each habitable room and 2500mm² in each wet room. Bathroom, W.c., Ensuite, Utility and Kitchen mechanical extract to be in accordance with approved document F1 and to BS 5925:1991 code of practice and design for natural ventilation.

External Walls New.
Re-use existing 100mm stonework (lime mortar) , 110mm cavity inc. 60mm Kingspan Tw60 cavity insulation, and 100mm 4.2N/mm.sq. blockwork. 225mm s.s double triangle wall ties @ 750mm hor. ctrs & 450mm vert. ctrs, reduced to 300mm ctrs @ openings. Blockwork to have 9.5mm plasterboard and finish on dabs. External walls to achieve max 'U' value of 0.35 w/sq.m.C.
Horizontal DPC to be installed min. 175mm above finished external ground level.
Below ground floor level to be foundation class dense concrete blockwork to within 150mm of ground level. Cavity filled with weak mix concrete to ground level, bevelled to fall to weep holes @ approx. 800mm ctrs. Lintels to be Catnic Cougars or similar.

CAVITIES:
All cavities to be closed at openings and at eaves level. All openings to have insulated cavity closers. Horizontal DPC to be installed min. 150mm above finished external ground level.
Below ground floor level to be foundation class dense concrete blockwork to within 150mm of ground level. Cavity filled with weak mix concrete to ground level, bevelled to fall to weep holes @ approx. 800mm ctrs.

ADDITIONAL NOTES
Provide air grates to ground floor of extension to achieve a ventilated rate of 4000mmsq.
All cavities below finished ground level to be filled with lean mix concrete.
All masonry below dpc level to be in cement mortar, other mortar 1:1:6.
1200 grade Visqueen DPM under all concrete floors, DPM to be continuous with and lapped onto DPC.

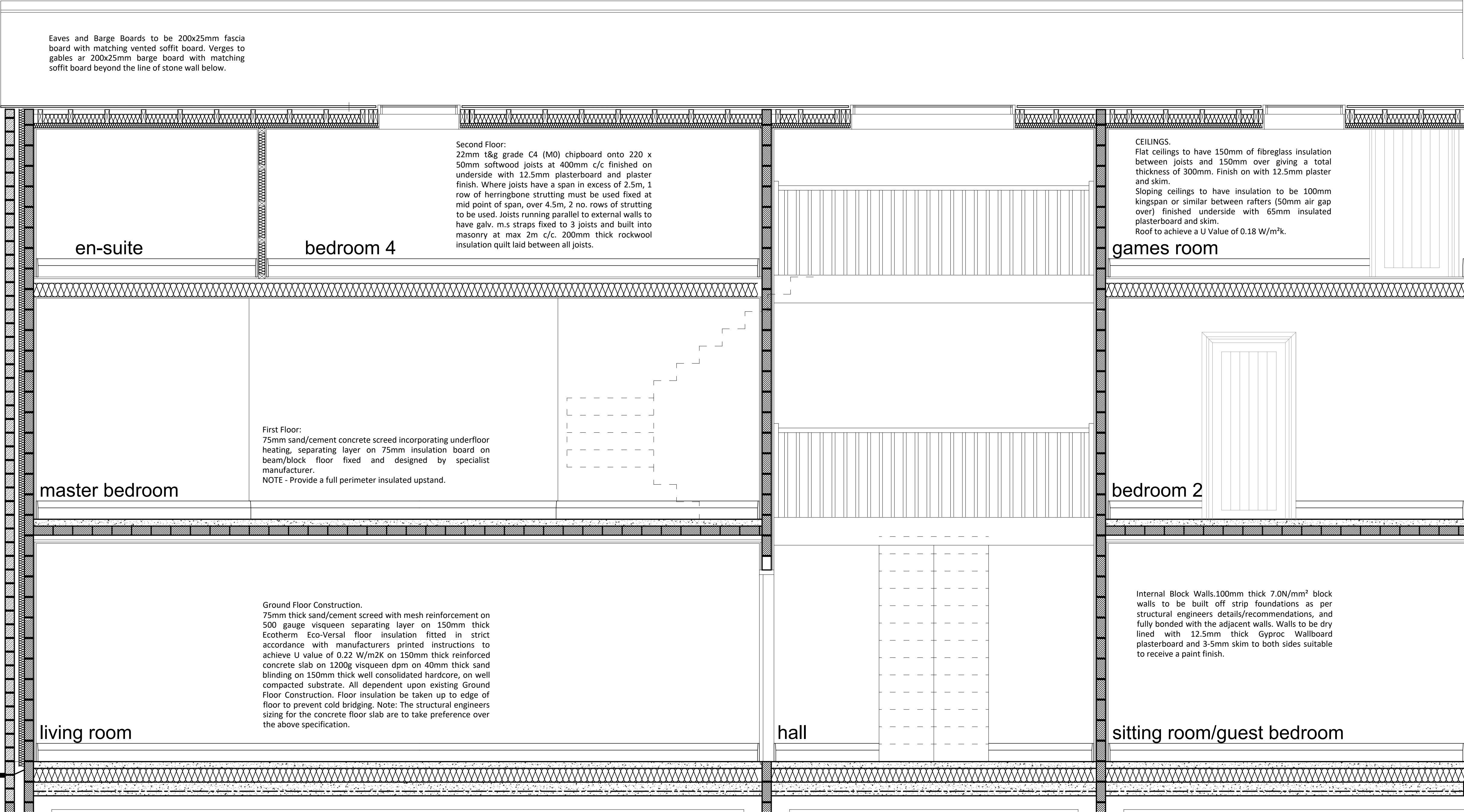
Lintels and Steelwork.
All lintels to be fully insulated IG proprietary galvanised mild steel with cavity trays above same all to be given half hour fire resistance. All steel lintels to have a minimum end bearing of 150mm with cavity trays over. All steelwork to structural engineers details and recommendations. Provide concrete/IG internal Box lintels with a minimum end bearing of 150mm to both sides to all internal door openings, where required.

Flashing and Cavity Trays.
At all abutments code 4 lead flashing with a min 150mm upstand bedded with Timloc or similar cavity trays and dressed down min. 150mm over zinc roof covering. Weep holes to be formed at 900mm max. centres to outer leaf of external wall construction over cavity tray/lintel positions, or at lowest level of cavity tray for stepped cavity trays. All lead flashing to receive 2 coats of patination oil prior to installation. All new leadwork to be installed in accordance with the Lead Sheet Association 'A Guide To Good Building Practice' volumes 1, 2 and 3.

RIDGE TILES
Natural stone 150mm x150mm laid to a true line bedded and mortared continuously along edges and solidly at butt joints. At the intersection of ridges, slates slips to be placed below the junction and bedding squeezed up to fill the joint and then struck off smooth. Set the lower edges in mortar to form a back bed.
Slating at the ridge should be finished with a head-nailed short course to maintain the gauge. To allow this the course of slates below the top course must be shouldered.

In all cases figured dimensions shall be taken in preference to scaled dimensions. All relevant dimensions shall be checked on site before any fabricated work is put in hand.	Revision Notes altered Planning comments added	Date 28/03/22 08/05/22	No. A B
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GENERAL:
The following timbers must be marked 'Dry' or 'KD':
- All floor joists and trimming to openings.
- All types of truss rafters
- All structural members of traditional cut roofs, inc. studs, lintels, soleplates & wallplates.



Foundations.
All foundations in accordance with Structural Engineers details and specification.

Internal Partitions
Studwork partitions to be 75x50mm softwood studs at 450mm centres maximum with cross noggins at 900mm centres maximum faced with lining of 12.5mm thick Gyproc Wallboard plasterboard and 3-5mm skim suitable to receive a paint finish to both sides. All stud partitions to be filled with 80mm thick mineral wool insulation. Provide100mm high timber sole plate at base of new partitions.

ADDITIONAL NOTES
Provide air grates to ground floor of extension to achieve a ventilated rate of 4000mmsq.
All cavities below finished ground level to be filled with lean mix concrete.
All masonry below dpc level to be in cement mortar, other mortar 1:1:6.
1200 grade Visqueen DPM under all concrete floors, DPM to be continuous with and lapped onto DPC.

Stairs.
Ground Floor to First Floor – 14no. equal risers, at 189.3mm with a total floor-to-floor height of 2650mm (to be checked on site prior to commencement of work) with 13no. equal goings at 250mm minimum.
First Floor to Second Floor – 14no. equal risers, at 189.3mm with a total floor-to-floor height 2650mm (to be checked on site prior to commencement of work) with 13no. equal goings at 250mm minimum. Stairs to have a minimum width of 985mm. Clear vertical headroom to be 2000mm minimum over stairs, measured from stair pitch. Guarding to be provided to open side of stairs set at 900mm max height from pitch line of stairs and 1000mm above all landings. Guarding is to be of a non-climbable design. Spindles to be fitted to all guarding set at 100mm max centres. Stairs to be manufactured in timber by specialist manufacturer. Provide 100mm square newel posts.

LONGITUDINAL SECTION

PROPOSED EXTENSION AND INTERNAL ALTERATION AT BRANCH ROAD FARM, BRANCH ROAD. LITTLEBOUROUGH. WEST YORKSHIRE. FOR MR AND MRS WILDMAN.

Drawing Title	Job No.	Sheet No.	Revisions
BUILDING REGULATION LONGITUDINAL SECTION C	W1050	09	B
This drawing is copyright	Scale 1:25@A1	Date 21/03/22	Drawn NSH