

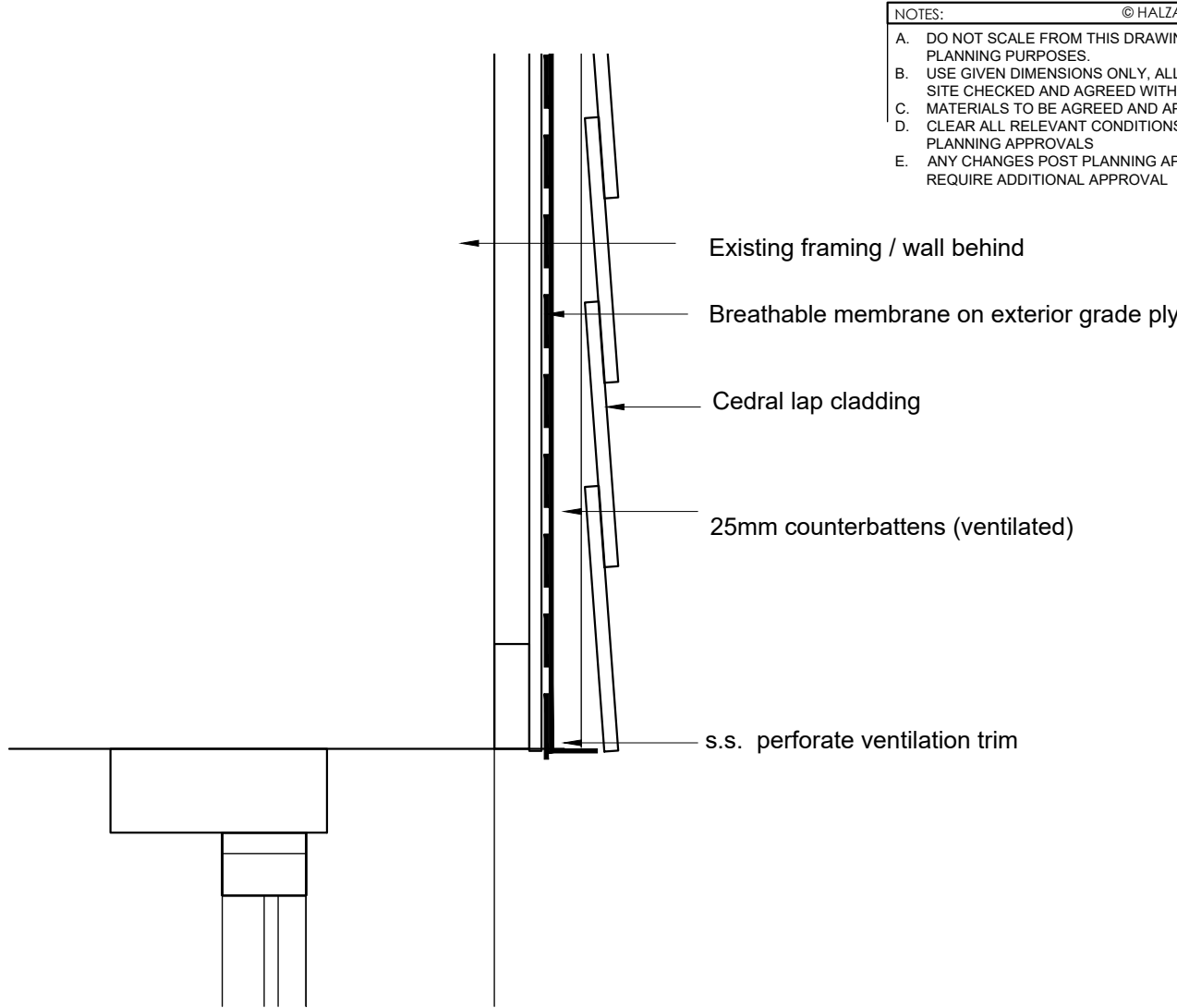


NORTH EAST ELEVATION - AS PROPOSED 1:50

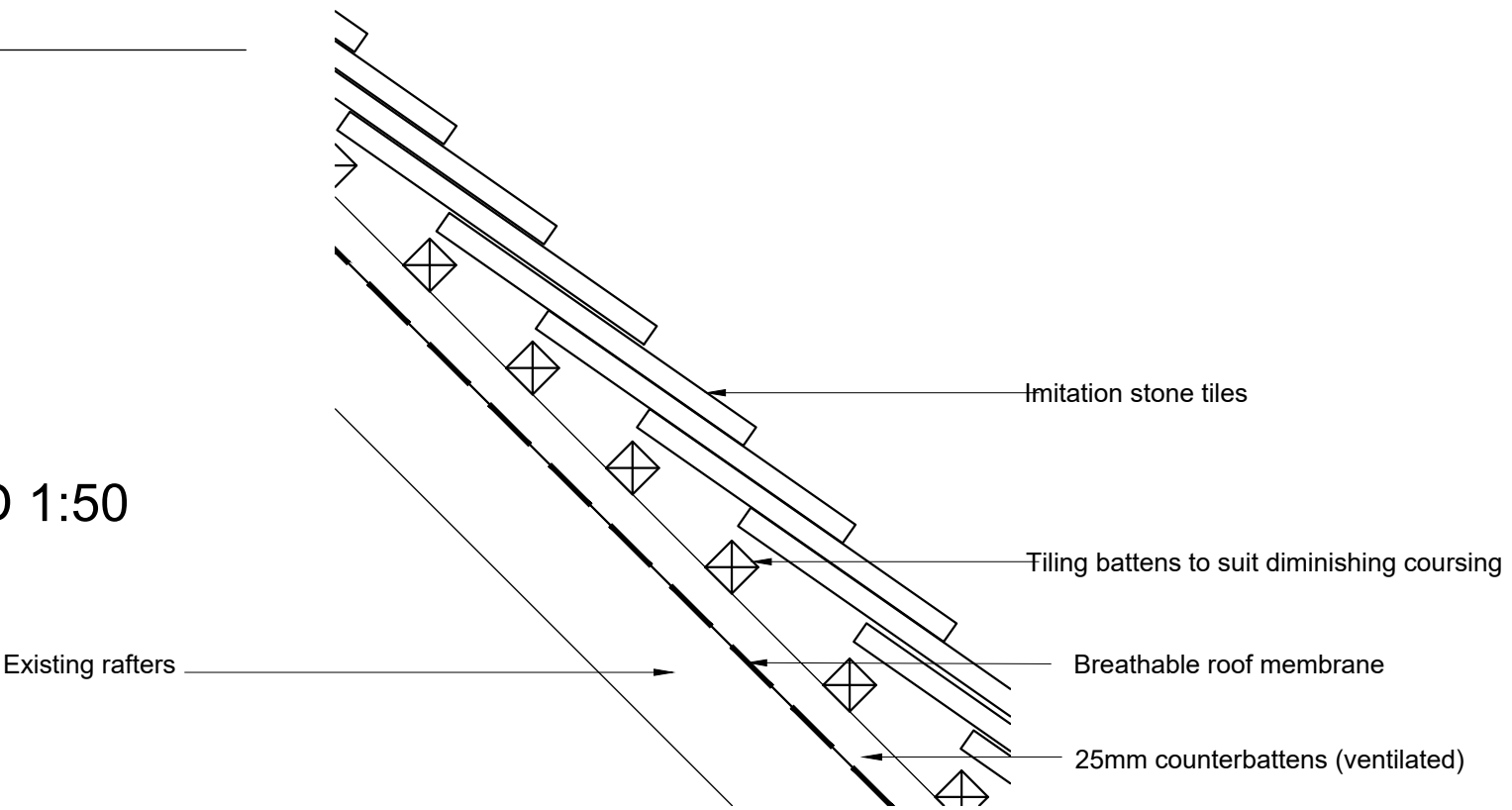
SOUTH EAST ELEVATION - AS PROPOSED 1:50

SOUTH WEST ELEVATION - AS PROPOSED 1:50

CLADDING DETAIL 1:5



ROOF DETAIL 1:5



Roof Repairs

- (A) Existing roof tiles and tiling battens to be carefully removed and set aside. Exposed rafters to be inspected and repaired as necessary. Any timbers showing signs of rot or woodworm to be treated with an appropriate conservation-grade preservative. Install new breathable roofing underlay laid strictly to the manufacturer's installation instructions. Fix 25 x 50 mm treated counter-battens over rafters, followed by treated tiling battens sized to suit the selected tile and set out to achieve correct diminishing coursing.

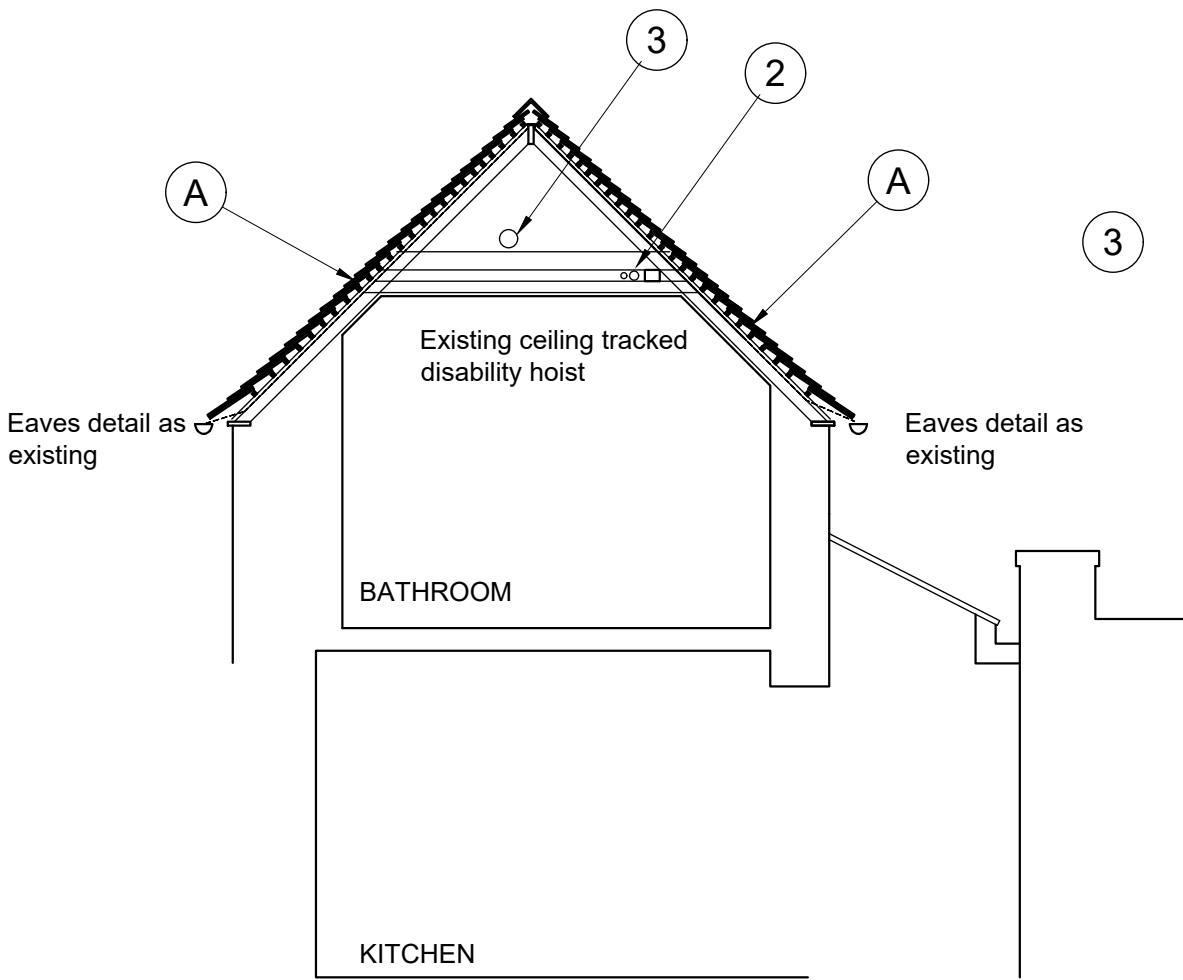
New roof tiles by Fairford Roof Tiles Ltd - Traditional Weathered Tiles

Provide 75 mm Knauf Loft Roll insulation laid between the rafters. This level of insulation is below current Building Regulations standards due to the constraints of the historic structure; a formal exemption will be required as part of the application. Where the plasterboard lining to the sloping ceiling is found to be modern board (not lath and plaster), replace the board with a 75 mm PIR/plasterboard laminate to improve thermal performance while maintaining the existing internal appearance.

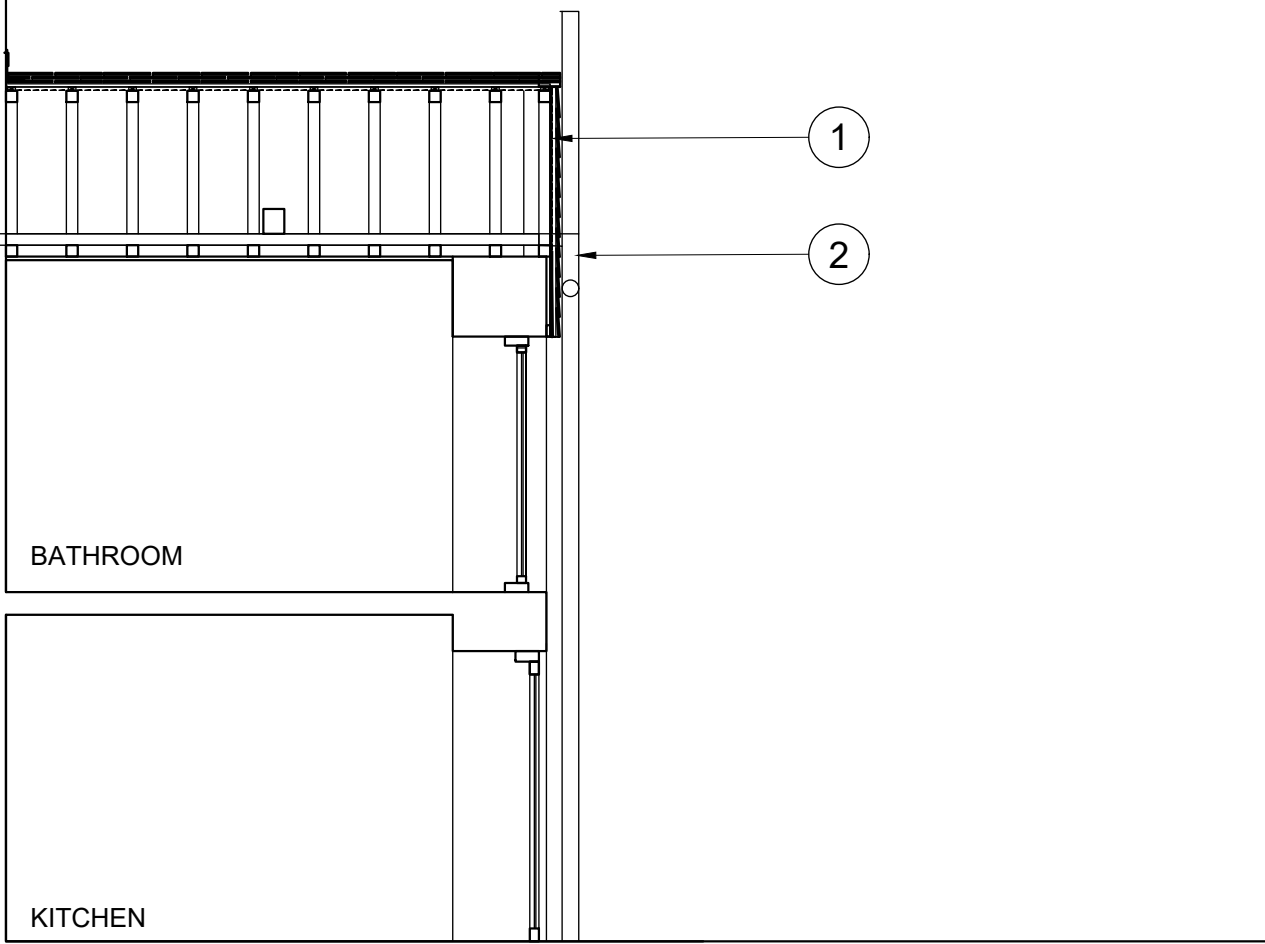
- (B) New lead soakers and lead cover flashing to be installed at the roof abutment with the existing wall. All leadwork to be formed, lapped and dressed in accordance with the Lead Sheet Association standard details, ensuring full weathering of the junction without altering the existing wall fabric. Lead to be treated with patination oil on completion.
- (C) Existing ridge tiles to be carefully removed, cleaned and set aside for reuse. Ridge line to be reinstated using the salvaged tiles, bedded and pointed to match existing. Incorporate suitable ridge tie-down straps fixed to structural members below to provide secure restraint without altering or damaging the existing historic fabric.
- (D) Existing guttering to be reinstated in its original position following completion of roof works. Any sections found to be damaged, distorted or beyond repair to be replaced on a like-for-like basis in material, profile and appearance to match the existing, ensuring no alteration to the building's historic character.
- (E) Provide 300 mm Knauf Loft Roll 44 insulation laid between and over the existing ceiling joists to improve thermal performance without altering the historic roof structure. Fix 100 mm PIR insulation to the back of the attic access hatch, ensuring all edges are neatly sealed to minimise air leakage while retaining the existing hatch appearance.

Gable Cladding Repairs

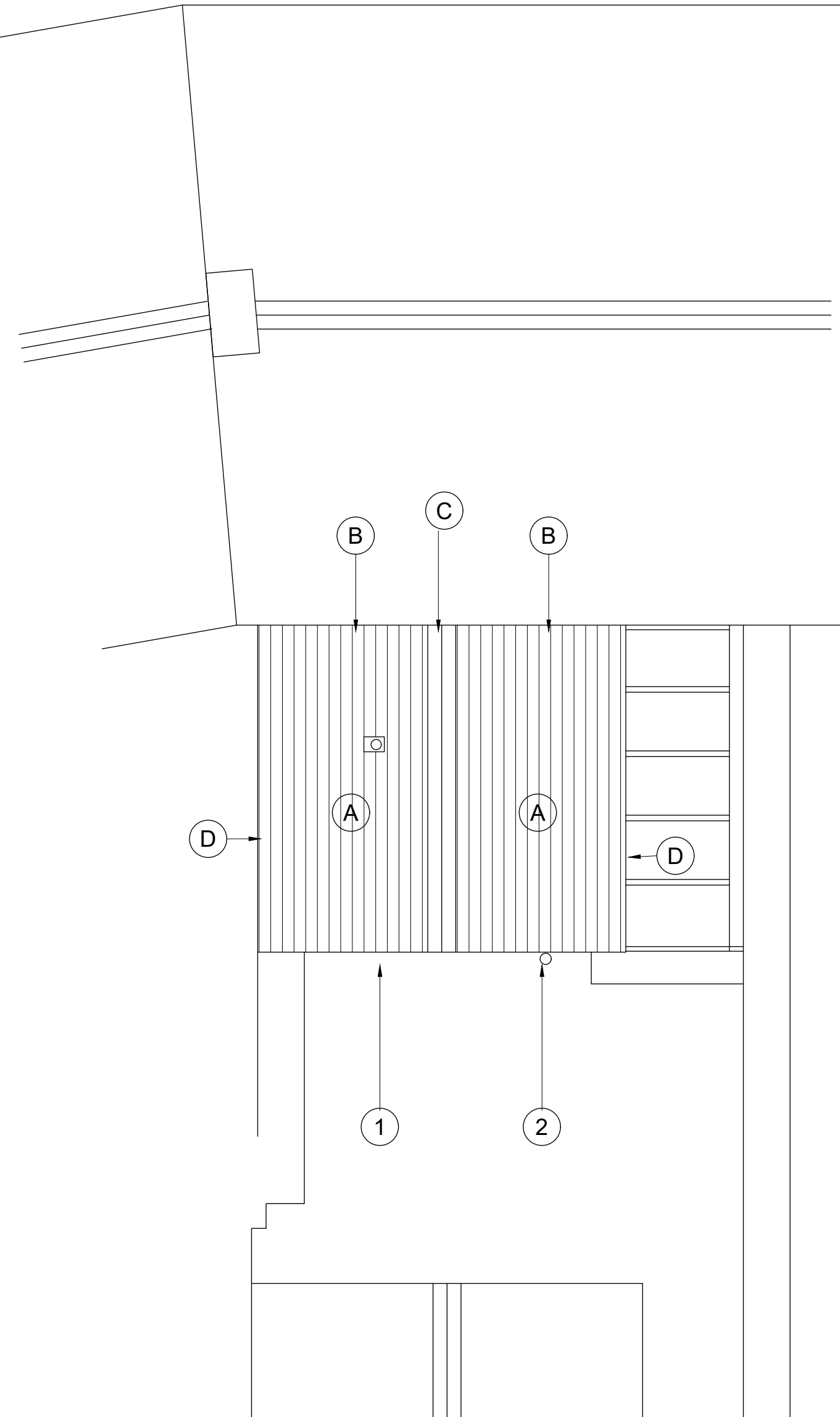
- (1) Remove existing poor-quality feather-edge boarding and carefully expose the framing behind. Make localised repairs to the existing timber frame as required, retaining as much historic fabric as possible. Install a breathable membrane over the repaired frame, followed by counter-battens to create a continuous ventilation space behind the cladding. Re-clad using new Cedral Lap boards in Basalt Grey (C74), installed to the manufacturer's guidance.
- (2) Existing 100 mm diameter waste pipe serving the second-floor bathroom to be repositioned within the roof space, set closer to the side where the existing SVP is located. New route to pass through the Cedral Lap cladding, with external pipework rationalised, tidied and simplified to improve the appearance of the elevation. Connect the 40 mm waste pipe into the repositioned 100 mm pipe within the roof void
- (3) Extractor-fan ventilation outlet to be reinstated within the cladding in its original position. Vent to be installed through the Cedral Lap cladding, finished to match the surrounding boards and detailed to ensure minimal visual impact on the historic elevation. Maintain the existing opening size and appearance, ensuring the reinstated vent preserves the established character of the façade.



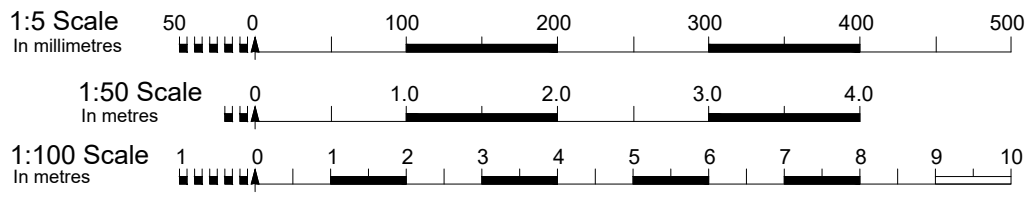
SECTION AA - AS PROPOSED 1:50



SECTION BB - AS PROPOSED 1:50



ROOF PLAN - AS PROPOSED 1:50



REVISIONS (sheet only)		
DR	DRAWING NUMBER PREFIXED WITH	
EX	EXISTING DRAWING, NOT TO BE SCALED EXCEPT FOR PLANNING PURPOSES, BASED ON INFORMATION PROVIDED BY:	
SK	SKETCH DRAWING, INFORMAL DRAWING, NOT FOR OFFICIAL USE, NOT TO BE USED FOR PLANNING PURPOSES, NOT TO BE SCALED.	
PL	DRAWING TO ACCOMPANY A PLANNING APPLICATION, CAN BE SCALED FOR PLANNING PURPOSES ONLY, NOT FOR CONSTRUCTION (NFC).	
BR	DRAWING FOR A BUILDING REGULATION APPLICATION AND APPROVAL, ONLY, USE GIVEN DIMENSION ONLY, NOT TO BE SCALED, NFC.	
WD	WORKING DRAWING, INCLUDES ADDITIONAL DETAIL OVER AND ABOVE BR DESIGNATION, USE GIVEN DIMENSION ONLY, NOT TO BE SCALED.	

A1 FOR PLANNING PURPOSES

TITLE ROOF REPAIRS 49 THE TRIANGLE, MALSEBURY SN16 0AH		HALZAC DESIGN LTD ARCHITECTURAL DESIGN SERVICE 10 THE TRIANGLE, MALSEBURY SN16 0AH TEL: 01781 070166	
DRAWING ROOF PLAN, SECTIONS & ELEVATIONS AS PROPOSED SCALE AS SHOWN	JOB NUMBER 26-022	DWG NUMBER PL03	REV
DRAWN: CR	DATE: APR28		