

Pitch Roof: To Building 1 Re-lay clay tiles set aside on 25 x 50 battens treated battens on 25 x 50 counter battens on 130 Kingspan K107 on vapour barrier on existing boarding. Boarding to be lined with 12.5 plasterboard. Insulation provided will achieve a 'U' value of 0.15.

To building 2: Clay tiles to match existing on 25 x 50 treated battens on breather membrane on truss rafters to extended area. Rockwool 400mm fibre insulation to whole roof over ceilings, lined with 12.5 plasterboard.

Rainwater Goods

Half round PVC gutters providing 0.96 l/s free flow to 76mm diameter down pipes to North West elevation of Building 1 and South West elevation of Building 2.

Internal Stud Partitions:

89mm x 38mm softwood treated timbers studs at 400mm ctrs with 38 x 89mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Taped and jointed complete with beads and stops.

Internal lining to existing perimeter walls: To both buildings be 12.5 plasterboard on Gypliner framing fully filled with Rockwool insulation, 50mm cavity.

Sanitation, hot water safety and water efficiency: Details regarding cold water supply, water efficiency, Hot water supply & system are to be provided to building control to show compliance with Approved Document G 2010. 'Wholesome' cold water must be provided for the purposes of drinking water, washing and food preparation. Water efficiency calculations (showing that the potential water consumption is limited to 125 litres per person per day) are to be provided to building control upon completion of construction works. Hot water is to be supplied and to sink in food preparation areas. The hot water systems including associated storage or expansion vessels shall be designed to resist the effects of any temperature or pressure that may occur in either normal use or as a result of a reasonably anticipated malfunction. The hot water system must be designed to ensure that stored water does not exceed 100 degrees C and the discharge from any safety device is visible and at a point where it is not a danger to persons.

Plumbing : Soil & Vent pipe to serve new en-suites connected to 100 drains above. Sanitary appliances to have 75mm deep seal traps. Waste size: - Sinks to have 40mm dia. wastes up to a 3m max run (unvented) & a 50mm dia. wastes up to a 4m max run (unvented) To comply with BLDG REG AD H (2002 edition).

Foundations: To open area of Building 1 and extension of Building 2 mass concrete 450 trench fill to the depth required by the building control inspector.

External Walls: Up to dpc 250 thick brick to North West elevation of Building 1 and extension to Building 2 . To open area of Building 1 and extension to Building 2 - 140 studding with 20mm boarding externally on 25 x 50 batten on 12mm WP plywood boarding on vapour barrier, full filled cavities with Rockwool insulation, Inner lining to be 12.5 plasterboard on 25 x 50 battens on 25mm Rockwool on vapour barrier.

Floor: Ground floor to be 75mm fibre reinforced screed with under floor heating pipes on 125 micron vapour barrier On 150 Kingspan insulation with 25mm perimeter insulation. 1200g DPM on sand blinding on 100mm existing and new concrete slabs.

Drainage Generally: surface water disposal to existing drainage soakaway. Foul drainage to be connected to existing main drain within the site.

Windows and French Doors; Part Q: Ensure all window and door locks comply with requirements of part Q. Timber double glazed windows and doors with 'Low E' glass, all to detailed drawings & specifications. Safety glass to be provided to all doors.

Lighting/Electrics:

All light fittings are to be low energy in accordance with Building Regulations Part L1A)

All electrical controls, switches and sockets, t.v. sockets and telephone jack points are to be fixed between 450mm and 1200mm above finished floor level.

Electrical Safety (Part P): All electrical works are required to meet the requirements of PP and must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion Building Control must be satisfied that either - 1. An electrical installation certificate has been issued under a Competent Person Scheme or 2. An appropriate electrical certificate has been issued for the work, and that it has been signed by a person competent to do so.

Smoke Alarms: Ensure inter-linked, mains wired smoke detectors are installed to entrance hall and positioned no further than 3M from any habitable room door. Heat detector to kitchen All to comply with BLDG. REG. AD. B Section 1.

Heating:

Is to be provided by provision of a new oil-fired boiler with under floor heating pipework to be size calculated to achieve a minimum ambient temperature of 20C and provision of hot water to storage cylinder for domestic use.

Commissioning certificate & operating and maintenance instructions to be made available upon completion of the installation.

Solar panels are to be installed to Building 2 to provide a source of electricity for both buildings.

Conservation of fuel and power: All cold-water pipes and all central heating pipes not contributing to useful (designed) heat are to be insulated.

Pressure Test:

A pressure test is to be carried out upon completion, results to be passed on to the energy assessor to produce the Energy Performance Certificate.

NOTES

SP1555
SPENTBLISS
SDATES

REVISIONS

rev	date	
A	19/6/26	SOLAR PANEL ADDED

CLIENT

MR & MRS ROWLES

PROJECT

69 HIGH STREET
WEST LAVINGTON
WILTSHIRE
SN10 4JB

DRAWING

SECTION AA

The Old Ride
Bath Road
Bradford on Avon
Wiltshire
Tel 01225 865220
Fax 01225 869086

ASHLEY
DESIGN

SCALE 1:20
DATE JUNE 2026
DRAWN RMS
CHECKED

DRAWING NUMBER

2871-06

REVISIONS

REV	DATE	DESCRIPTION
A		

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