Copyright retained in accordance with the copyright, design, and patents act 1988.

DO NOT SCALE OFF DRAWINGS
Dimensions to be checked on site.

**PREFABRICATED 40° TRUSSED ROOF (VAULTED CEILING)**
Pitched roof construction, comprising: Smooth faced Staffordshire blue clay tiles, on 50 x 25 tanalised softwood battens, on Glidevale VP300 vapour permeable roofing membrane or equivalent underlay with 25mm drape, on proprietary attic trusses to supplier design & detail. Ensure in-line tile vents are installed to provide min. 3,000mm2/m eaves ventilation in accordance with BS5250.

Fit 150mm thick Unilin XT/PR rigid insulation in-between rafters. Fix 70mm Unilin XT/PR insulation to U/S of rafters, with DuPont Tyvek AirGuard Air & Vapour Control Layer to underside, 12.5mm plasterboard and skim finish. Ensure joints are lapped & taped to maintain continuous vapour control. Discuss and agree decoration requirements with client. All materials installed as per manufacturers written instructions and recommendations. Overall roof construction to achieve Max. U-Value of 0.12 W/m2K, inline with SAP assessment.

**INSULATED DORMER CHEEKS**
Insulated timber frame construction comprising: Code 5 lead flashing, on 18mm WBP plywood, on 50x50mm tanalised softwood battens to form ventilated cavity, on Proctor Wraptite self-adhered breather membrane, on 9mm OSB/3, on attic truss webs to supplier design & detail. Fill stud centres with 140mm Unilin XT/TF insulation (k=0.022), line internal face of studs with continuous 40mm layer of Unilin XT/TF, followed by Tyvek Airguard Air & Vapour Control Layer (AVCL). Finish walls internally with 12.5mm plasterboard & skim. All to achieve max. U-Value of 0.18W/msqK. Ensure joints in VCL are taped and lapped min. 150mm.




**GLAZING**
Frames to be timber in chalky downs finish and fitted with 24mm sealed double glazed units comprising 4mm outer pane, 16mm argon filled air gap and 4mm low E soft coat glass inner pane. All to achieve max U-value of 1.2 W/m2K in accordance with SAP information.

Specification of all new doors and windows to be agreed with client prior to order and installed in line with manufactures guidance. Install proprietary insulated cavity closers to heads, jambs and cills.

Glazing indicated '*' to be safety glass to meet current building regulations/standards.

Windows indicated 'E-E' to be for emergency egress purposes. Opening light to be min 0.33m2 unobstructed and at least 450mm(w) x 750mm (h).

Supply & install brickwork soldier coursing at window & door heads and stone cills to all windows. Discuss & agree specification for stonework with client prior to order.

FRONT ELEVATION AS PROPOSED 1:50

Supply & install ball top finial at gable end. Exact specification to be discussed & agreed with client.

Supply & install Bat gable vent below apex in line with BNG requirements. Exact specification to be discussed & agreed with client.

Supply & install cast gable vent stone in line with BNG requirements. Stone to match window cills. Exact specification to be discussed & agreed with client.

**INSULATED DORMER CHEEKS**
Insulated timber frame construction comprising: Code 5 lead flashing, on 18mm WBP plywood, on 50x50mm tanalised softwood battens to form ventilated cavity, on Proctor Wraptite self-adhered breather membrane, on 9mm OSB/3, on attic truss webs to supplier design & detail. Fill stud centres with 140mm Unilin XT/TF insulation (k=0.022), line internal face of studs with continuous 40mm layer of Unilin XT/TF, followed by Tyvek Airguard Air & Vapour Control Layer (AVCL). Finish walls internally with 12.5mm plasterboard & skim. All to achieve max. U-Value of 0.18W/msqK. Ensure joints in VCL are taped and lapped min. 150mm.

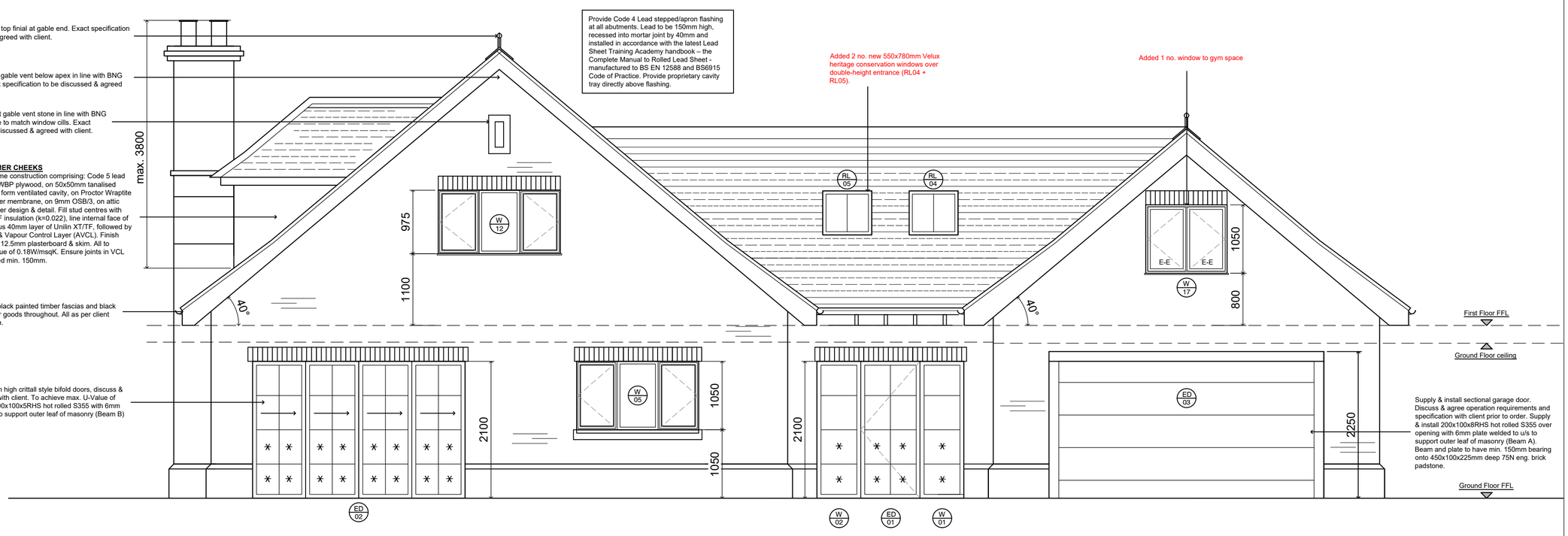
PC to provide new black painted timber fascias and black aluminium rainwater goods throughout. All as per client chosen specification.

Supply & install 2.1m high crittall style bifold doors, discuss & agree specification with client. To achieve max. U-Value of 1.2W/m2K. Install 200x100x5RHS hot rolled S355 with 6mm plate welded to u/s to support outer leaf of masonry (Beam B) over opening.

Provide Code 4 Lead stepped/apron flashing at all abutments. Lead to be 150mm high, recessed into mortar joint by 40mm and installed in accordance with the latest Lead Sheet Training Academy handbook – the Complete Manual to Rolled Lead Sheet - manufactured to BS EN 12588 and BS6915 Code of Practice. Provide proprietary cavity tray directly above flashing.

Added 2 no. new 550x780mm Velux heritage conservation windows over double-height entrance (RL04 + RL05).

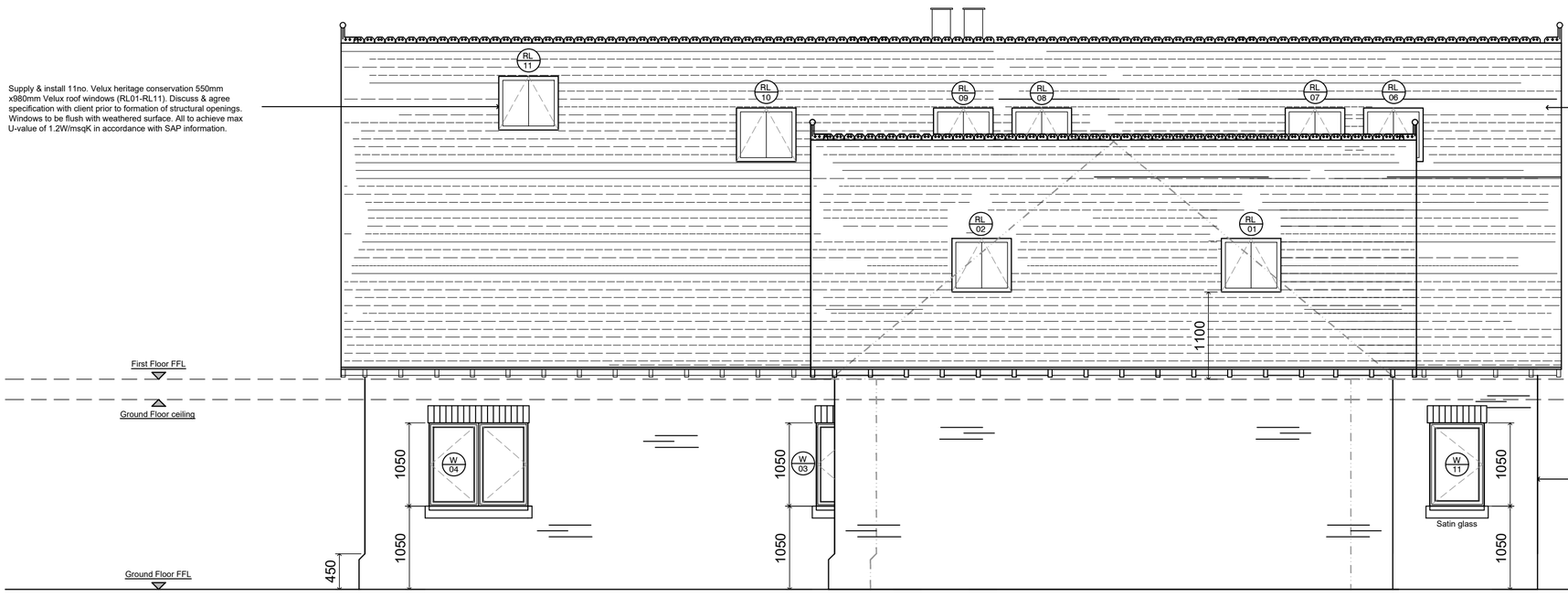
Added 1 no. window to gym space




Supply & install sectional garage door. Discuss & agree operation requirements and specification with client prior to order. Supply & install 200x100x8RHS hot rolled S355 over opening with 6mm plate welded to u/s to support outer leaf of masonry (Beam A). Beam and plate to have min. 150mm bearing onto 450x100x225mm deep 75N eng. brick padstone.

SIDE ELEVATION AS PROPOSED 1:50

Supply & install 11no. Velux heritage conservation 550mm x980mm Velux roof windows (RL01-RL11). Discuss & agree specification with client prior to formation of structural openings. Windows to be flush with weathered surface. All to achieve max U-value of 1.2W/msqK in accordance with SAP information.




**PREFABRICATED 40° TRUSSED ROOF (VAULTED CEILING)**
Pitched roof construction, comprising: Smooth faced Staffordshire blue clay tiles, on 50 x 25 tanalised softwood battens, on Glidevale VP300 vapour permeable roofing membrane or equivalent underlay with 25mm drape, on proprietary attic trusses to supplier design & detail. Ensure in-line tile vents are installed to provide min. 3,000mm2/m eaves ventilation in accordance with BS5250.

Fit 150mm thick Unilin XT/PR rigid insulation in-between rafters. Fix 70mm Unilin XT/PR insulation to U/S of rafters, with DuPont Tyvek AirGuard Air & Vapour Control Layer to underside, 12.5mm plasterboard and skim finish. Ensure joints are lapped & taped to maintain continuous vapour control. Discuss and agree decoration requirements with client. All materials installed as per manufacturers written instructions and recommendations. Overall roof construction to achieve Max. U-Value of 0.12 W/m2K, inline with SAP assessment.

**EXTERNAL WALL CONSTRUCTION**
Denotes: 365mm o/a new cavity wall construction, comprising 102.5mm thick blend of Weinerberger Kassandra/Renaissance red facing brick outer leaf, 150mm cavity fully filled with 150mm Knauf DriTherm 32 insulation (0.032W/mK), 100mm Plasmore fibolite 3.6/N concrete blocks (or similar approved with a thermal conductivity of max. 0.24 W/mK) inner leaf. Finish walls internally with 12.5mm plasterboard on adhesive dabs with taped joints and skim finish. All to achieve max. U-Value of 0.18W/m2K. All as per SAP assessment. Build additional brick outer leaf to form plinth and cap off with cant brick. Foundation to be a minimum 750mm wide. Optional 37.5mm thk. Unilin XT/TL insulation -backed plasterboard (k=0.022) may be included to window & door reveals to mitigate cold bridging through fraSAP assessor.

REAR ELEVATION AS PROPOSED 1:50

Supply & install ball top finial at gable end. Exact specification to be discussed & agreed with client.

Supply & install Bat gable vent below apex in line with BNG requirements. Exact specification to be discussed & agreed with client.

Supply & install cast gable vent stone in line with BNG requirements. Stone to match window cills. Exact specification to be discussed & agreed with client.

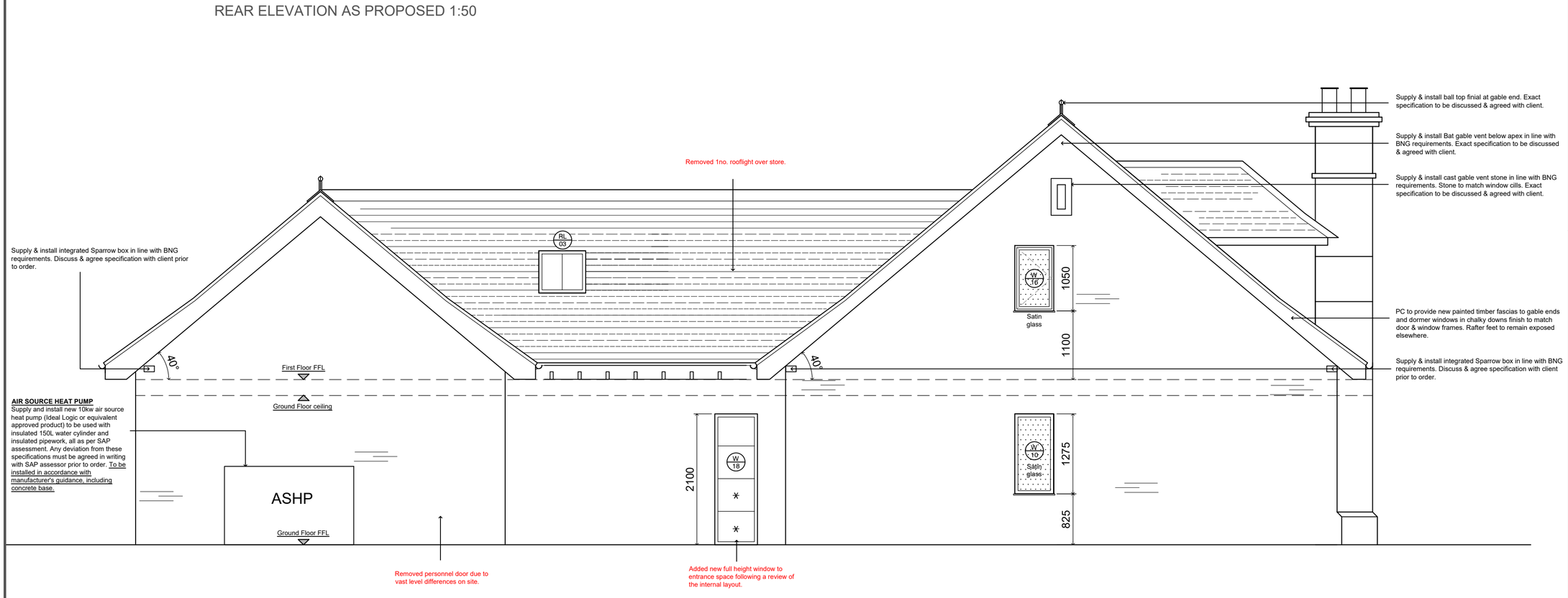
Removed 1no. rooflight over store.

Supply & install integrated Sparrow box in line with BNG requirements. Discuss & agree specification with client prior to order.

**AIR SOURCE HEAT PUMP**
Supply and install new 10kw air source heat pump (Ideal Logic or equivalent approved product) to be used with insulated 150L water cylinder and insulated pipework, all as per SAP assessment. Any deviation from these specifications must be agreed in writing with SAP assessor prior to order. To be installed in accordance with manufacturer's guidance, including concrete base.

PC to provide new painted timber fascias to gable ends and dormer windows in chalky downs finish to match door & window frames. Rafter feet to remain exposed elsewhere.

Supply & install integrated Sparrow box in line with BNG requirements. Discuss & agree specification with client prior to order.




Removed personnel door due to vast level differences on site.

Added new full height window to entrance space following a review of the internal layout.

SIDE ELEVATION AS PROPOSED 1:50

**CDM Regulations 2015**
Principal contractor to plan for mitigation measures in response to hazards. CDM Regulations require that **all** projects are to:

- **Have workers to be competent and are suitably skilled for the work they carry out;**
- **Contractors to provide appropriate supervision, instruction and information to all on site workers to provide a safe working environment;**
- **Have a written construction phase plan.**

**Worcester Lloyd** are appointed as `Designer` only, unless a written appointment has been completed for the formal appointment as `Principal Designer`. If Worcester Lloyd has been appointed as **`Principal Designer`** then refer to 'Pre-construction information pack' for design health and safety information for this project.

**Building Control**
Drawings are in draft until approved in writing by Building control. These drawings are to be read in conjunction with all consultants information, including but not limited to; Structural design and SAP assessment.

**Planning Conditions**
Refer to planning approval notice for all Pre-Commencment, Pre-Occupation and Management Conditions. Drawings are to be read in conjunction with the planning approval notice.

| Rev | Note | Date |
|---|---|---|
| D | Removed rear door into garage | 08.04.26 |
| C | Revised rooflight & dormer positions | 07.04.26 |
| B | Added escape window to room over garage | 03.03.26 |
| A | Revised cill heights | 05.02.26 |

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| | |
|---|---|
| Project | **6 Bullhurst Lane, Weston Underwood** |
| Drawing Title | **Elevations as Proposed** |
| Scale 1:50 | |
| Sheet A1 | Drawn By SW Checked By PA |

| Date | Job No. | Drawing No. | Revision |
|---|---|---|---|
| Jan' 26 | 185 2025 | 015 | D |

**Non-material Amendment Application**
Changes from the approved planning drawings we are requesting permission for have been highlighted in red.

# Building Regulations Application