Roof Structure Associated Notes:

- Insulation for Vaulted Roof Build up - Rafter (engineer to size) with 150mm Kingspan Kooltherm K7 Pitched Roof Board partially filling space between rafters, 3mm skim coated 72.5mm Kingspan Kooltherm K118 Insulated Plasterboard fixed under rafters to achieve a min. U-Value of 0.11W/m²K.

- Roof lights to have structural opening as per window schedule, contractor to allow structural opening / tolerance as per manufacturers' details. Rafters to be doubled up around rooflights as per engineers' details.

- Code 4 lead flashing to roof / wall abutment(s) with a minimum 150mm lapping.

- New timber rafters as per engineers' / manufacturers details.

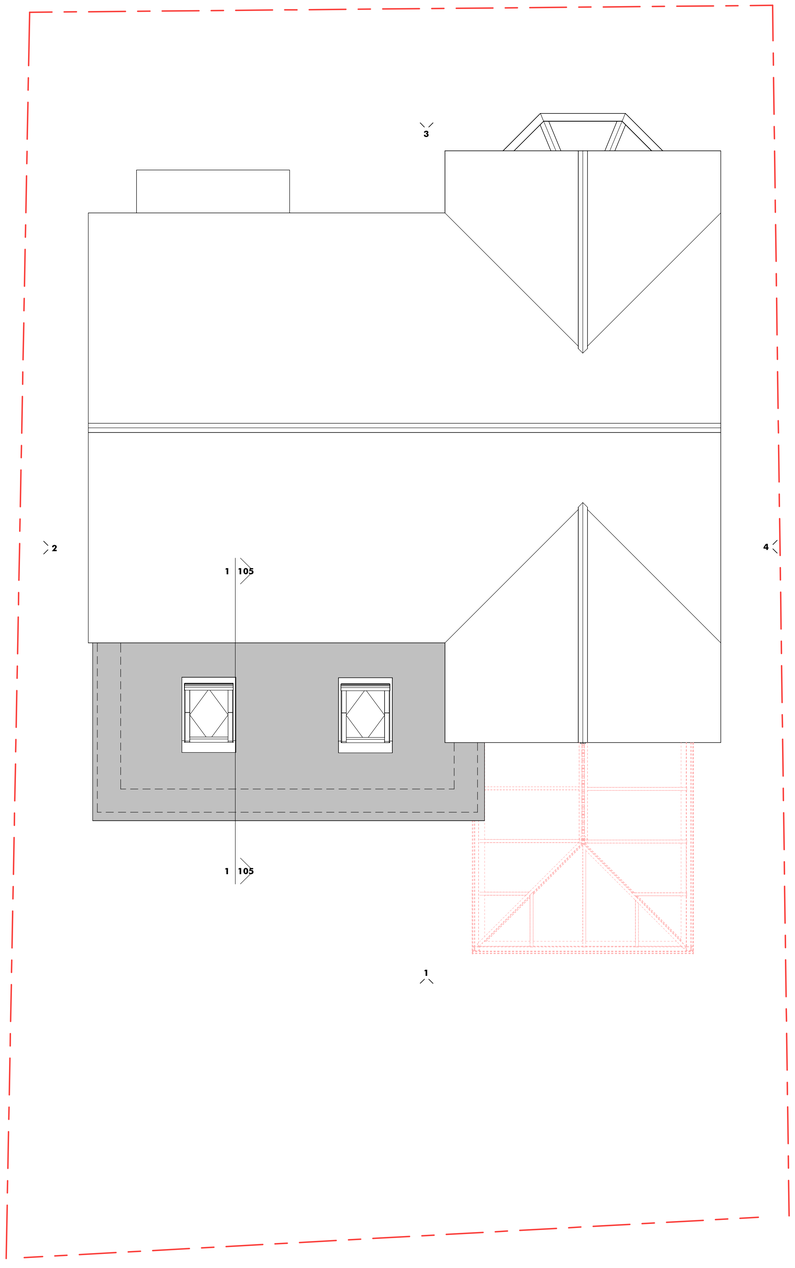
- Timber bearer to take timber rafters - to engineers' details.

- Roof pitch to be set to suit the window(s) on the first floor. Ensure roof tiles can be constructed to this pitch prior to selection, manufacturer to confirm suitability.

- Contractor to ensure there is a minimum of 150mm lead flashing to the underside of the first floor windows. Cavity tray must be installed within the existing property above the flashing line. To be set out prior to construction.

- New fascia and soffit boards to be installed throughout the roof, fixed to rafter feet in accordance with manufacturers guidelines.

- Roofs within 6 metres of boundary to meet classification of B roof (t4) as set out in BS EN 13501-5. Contractor to ensure installed roof is compliant.



Roof Plan - Proposed

All notes to be read in conjunction with outline specification and architectural / engineers drawings.

- To be read in conjunction with the planning consent and approved drawings

- Dimensions and levels given should be checked prior to manufacture / construction

- Any substitution of materials / products noted within specification below to be with materials / products of an equal or better performance

- Finished ground floor levels shall be generally as drawing and shall be confirmed with the client and builder on site before work commences

- Structural drawings and Calculations have been prepared by the structural engineer and are always to be read in conjunction with the architectural drawings. If there are any discrepancies between drawings, please report back to the Architect or Structural Engineer

- The proximity of neighbouring properties/walls to the proposed works shall be the subject to formal agreement and procedures as set out in the Party Wall Act 1996. All as may be required and in accordance with the Party Wall surveyor's instructions and guidance.

Rev	Drawn	Date	Details
	ERS	05.11.24	First Issue

TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk

Note
Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding

All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Information contained within this drawing is the sole copyright of TMV Architects and should not be reproduced or imparted to a third party without written permission

Scale Bar
0 0.5 1 1.5 2 2.5

Building Control

Drawing Name
Proposed Roof Plan

Project Name
7 Royce Close, Yaxley,
PE7 3QY

Project No.
1157

Dwg No.
103

Rev.

Scale
1 : 50 @ A1

Drawn
ERS

Date
05.11.24