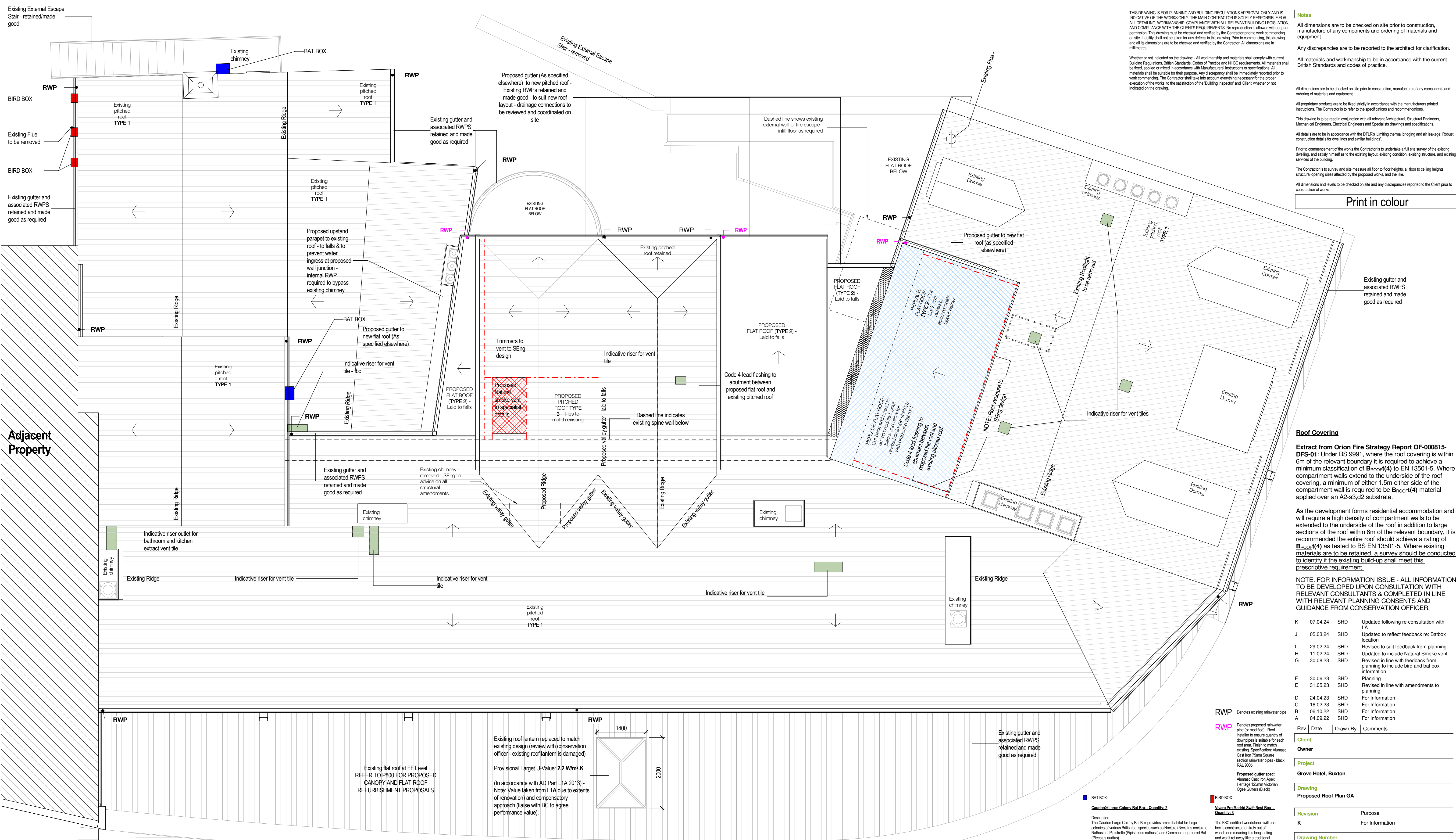




Proposed Roof Plan

Scale: 1 : 50

0.5 0 0.5 1 1.5 2 2.5

SCALE 50 1: m

GENERAL NOTES:

CONTRACTOR TO REVIEW CONDITION OF ALL ROOF FINISHES AND REPLACE TO MATCH - AND WITH APPROVAL OF CONSERVATION OFFICER.

CONTRACTOR TO REVIEW CONDITION OF ALL RAINWATER GOODS AND REPLACE/INSTALL NEW TO SUIT PROPOSALS - AND WITH APPROVAL OF CONSERVATION OFFICER.

ALL MECHANICAL VENTILATION UNITS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS AND TO SUIT LAYOUT LIMITATIONS ADVISED BY FIRE CONSULTANT. STEEL SUPPORTS AND TRIMMING STEEL FOR VENTILATION SHAFT TO SENG DESIGN.

ALL ROOF FIXINGS TO BE STAINLESS STEEL

ALL LEAD WORK IS TO BE IN ACCORDANCE WITH THE LEAD SHEET ASSOCIATION DETAILS AND RECOMMENDATIONS

VALLEY GUTTERS:
CODE 4 LEAD GUTTER TO BS EN 12588:2006 AT JUNCTION OF ANY PROPOSED ROOF HIP - LEAD LINED VALLEY GUTTERS

LEAD-LINED VALLEYS SHOULD BE CODE 4 OR CODE 5 AND SUPPORTED ON GUTTER BOARDS OF 19MM THICK MARINE PLY OR AS SPECIFIED. LEAD IN VALLEYS SHOULD BE LAID IN LENGTHS NOT EXCEEDING 1.5M AND BE LAPPED 150MM AT EACH LENGTH. TILES SHOULD BE CUT AND BEDDED WITH MORTAR BEDDED ON AN UNDERCLOAK (FOR EXAMPLE SLATE) TO PREVENT DIRECT CONTACT BETWEEN THE LEAD AND THE MORTAR - OR PROPRIETARY VALLEY TILES IN ACCORDANCE WITH MANUFACTURERS' DETAILS

NOTE: THE TILES SHOULD BE BEDDED IN MORTAR, LEAVING A MINIMUM 100MM WIDE CHANNEL (125MM MINIMUM FOR PITCHES BELOW 30°)

ROOF CONSTRUCTION TO BE INACCORDANCE WITH THE RECOMMENDATIONS IN BS 5250: 2002 CONTROL OF CONDENSATION IN BUILDINGS (8.4.2 PITCHED ROOFS)

ROOF PITCH TO BE CONFIRMED BY CONTRACTOR FOLLOWING ONSITE CHECK OF EXISTING WALL PLATE LEVELS AND CILL HEIGHTS WINDOWS.

CONTRACTOR TO REVIEW ALL EXISTING ROOF-WALL ABUTMENTS AND REPLACE/MAKE-GOOD ALL LEAD FLASHING IN ACCORDANCE WITH THE LEAD SHEET ASSOCIATION DETAILS AND RECOMMENDATIONS.

CONTRACTOR TO REVIEW ONSITE DRAINAGE TO CONFIRM LOCATIONS AND REUSE EXISTING CONNECTIONS WHERE POSSIBLE. NEW RWPS TO SUIT MODIFIED EXISTING ROOFING AND PROPOSED FLAT ROOF AT REAR TO SUIT ROOF INSTALLERS REQUIREMENTS - ALL TO BE APPROVED WITH CONSERVATION OFFICER.

ROOF CONSTRUCTION TYPE 1:

Existing pitched roof (and dormers) - Build-up to improve U-Value as much as practicable within limited head room - U-Value tbc with BC - See general notes re: AD Part L requirements for Listed buildings.

Provisional Target U-Value: 0.13 W/m².K
(In accordance with AD Part L1A 2013) - Note: Value taken from L1A due to extents of renovation)

Contractor to review condition of welsh slate tiles and replace to match in, and with approval of, conservation officer. Provide new Kingspan nivent breathable membrane (or equal and approved) and VCL layer in accordance with insulation supplier's details.

ROOF CONSTRUCTION TYPE 2:

Proposed Flat roof construction: Single-ply membrane on insulation on plywood deck on timber structure to SEng design/underdrawn with plasterboard.

Provisional Target U-Value: 0.13 W/m².K

BAT BOX:
Caudon® Large Colony Bat Box - Quantity: 2

Description
The Caudon Large Colony Bat Box provides ample habitat for large colonies of various British bat species such as Nodules (Nyctalus noctula), Nathusius' Pipistrelle (Pipistrellus nathusii) and Common Long-eared Bat (Plecotus auritus).

The 3 internal baffles, the front & back plates, and roof are all textured with a grooved surface to provide a large variety of hanging spaces. Bats are highly sociable, and this box can accommodate large numbers as well as providing maternity space for rearing young.

Each box comes with a mounting plate for ease of installation, minimising installation time.

Specification:
Dimensions: 420mm (H) x 250mm (W) x 198mm (D)
3 internal grooved baffles.
Lower entrance slot 185mm x 14mm, front slot 70mm x 20mm
Weight: 3.9kg
Supplied with Mounting plate
All of our bird and bat boxes are made in the UK from an innovative new 16mm spruce plywood product from Finland.

This new plywood product is an ultra-durable panel board for outdoor use in the most demanding conditions.

Direct from the sustainably managed forests of Finland, this spruce plywood is modified by an innovative vacuum treatment that renders the entire panel exceptionally durable whilst remaining lightweight and with exceptional dimensional stability. It has excellent rain resistance qualities as well as weather and boil proof bonding while still allowing water vapour to evaporate.

BIRD BOX:
Vivara Pro Madrid Swift Nest Box - Quantity: 3

The FSC certified woodstone swift nest box is constructed entirely out of woodstone meaning it is long lasting and won't rot away like a traditional wooden nest box. There is an opening at the back of the box for easy cleaning with the nest entrance on the underside of the box. This type of entrance is preferred by swifts but discourages house sparrows and starlings from occupying the box.

This box should be installed at least 5m above the ground, ensuring that there is unobstructed access for birds entering and leaving. If possible, boxes should be sited under the shelter of eaves or overhanging roofs.

Dimensions: 24.5cm x 38cm x 26.5cm (H x W x D)
Weight: 6kg
Material: FSC certified WoodStone

INSTALLED @EAVIS LEVEL - ALL MIN 5M ABOVE THE GROUND PER MANUFACTURERS SPEI

Rev	Date	Drawn By	Comments
K	07.04.24	SHD	Updated following re-consultation with LA
J	05.03.24	SHD	Updated to reflect feedback re: Batbox location
I	29.02.24	SHD	Revised to suit feedback from planning
H	11.02.24	SHD	Updated to include Natural Smoke vent
G	30.08.23	SHD	Revised in line with feedback from planning to include bird and bat box information
F	30.06.23	SHD	Planning
E	31.05.23	SHD	Revised in line with amendments to planning
D	24.04.23	SHD	For Information
C	16.02.23	SHD	For Information
B	06.10.22	SHD	For Information
A	04.09.22	SHD	For Information

Client	Owner
Grove Hotel, Buxton	

Project	Proposed Roof Plan GA
Revision	Purpose
K	For Information

Drawing Number	Scale	Date
C600		
Job No.	SHD/BX-GH-01	As @ A1 indicated
Suitability	Suitability	

Drawn By	Scale	Date
SHD		Sept 2022

ah2

Still House design