



Section B-B

Additional roof insulation
Existing point finish to be removed from interior plasterwork and ceiling finish checked for level.
A section of ceiling is to be carefully removed to check existing construction with Ty-Mawr's technical department to confirm that the following specification is suitable.
Finish:
Roof/ceiling finish to be lined with Ty-Mawr's internal insulation system consisting of:
60mm thick 'Homatherm ID-Q11' woodfibre board mechanically fixed to the ceiling with insulated fixings according to Ty-Mawr's recommendations.
Internal finish of 1 coat 3mm superfine plaster finish
on 1 coat fine hemp top coat
on 1 coat fine hemp plaster with mesh.
Point finish to be vapour permeable (Internal Silicate Paint/Ty-Mawr limewash/ Clay paint or Ecosphere) available from Ty-Mawr

Lead flashing

Reclaimed plain clay tiles to match existing.
on 50x25mm treated sw battens.
on breathable pitched roofing membrane.
on 100x50mm 'C16' rafters at 400mm centres
Secured to 100x75mm softwood treated wallplate or timber eaves section at head of joinery.
100x50mm 'C16' ceiling joists at 400m centres
All roof members to be preservative treated.
12.5mm plasterboard and skim finish to underside of ceiling joists.
Wallplate to be secured to inner leaf of external wall by 30x5mm galv. m.s. wallplate anchor strap at 200

Mechanical ventilation to Cloaks in Hall to provide not less than 15 litres per second with 15 minute overrun discharging to outside air via high level duct in hall/through porch roof void and grill on boarding above glazing.

102.5mm facing brickwork to match existing in appearance/brick gauge and bond.
50mm nominal width cavity.
100mm thick lightweight density blockwork inner skin.
15.0mm thick plaster and skim finish internally.
Stainless steel cavity wall ties at 750mm horizontal and 450mm vertical staggered centres. 300mm to reveals.

Substructure brickwork/blockwork internal and external leaves to be Class B semi-engineering bricks or 100mm 7N solid concrete blockwork.
FL quality facing bricks to be used in external leaf from underside of DPC to two courses below finished ground level.
Opening for services/drainage to have precast concrete lintel over and masked each side with rigid material.

Concrete foundations taken down to suitable load bearing strata.
Generally, foundations to suit site requirements and to be approved by building control or approved inspector.

Carefully take up existing stone flag flooring and store for relaying on Ty-Mawr's 'sublime' insulated floor system consisting of:
100mm limecrete slab with 40mm cork board edge insulation to perimeter laid on clip rail underfloor heating pipe layout to approval.
on geotextile layer.
on geogrid layer laid on 280mm thick compacted Glapor SG600 RFG.
on geotextile layer laid on subsoil.
'U' value of construction 0.18 W/m2K
All work to be carried out according to Ty-Mawr's specification.

GENERAL SPECIFICATION

CONTRACTOR:
Before work commences on site the contractor should check all relevant information. Any changes made by the contractor should be first agreed with the Local Authority Listed Building Department and Building Control. The Contractor is to verify all dimensions on site and report any discrepancy before quoting, ordering materials or manufacturing any fittings or commencing work on site etc.

MATERIALS & WORKMANSHIP
All materials are to be of the best quality and unless otherwise stated are to be new. All workmanship throughout this contract is to conform to the relevant Code of Practice as described in BS 8000 'Workmanship on Building Sites' as appropriate. Where no relevant Code of Practice exists, then such workmanship shall conform to standards known and accepted in the industry as being good and sound practice.
In addition to the compliance with the provisions of the British Standards and Code of Practice, the installation(s) shall comply with all current relevant statutory instruments and regulations, including the Building Regulation 2000 with amendments current at time of construction, unless specific written consent is obtained from the Local Authority to 'vary' the requirements or standards.

The use of accredited construction details and enhanced details should be adopted were possible and applicable.

Wall dry lining, roof insulation and new ground floor construction to the existing listed building are specified from materials and construction systems by Ty-Mawr (www.tyme.org.uk). These systems are designed to maintain the buildings vapour permeability, the installation and any adjustments needed to the specification once the areas have been opened up need to be checked and amended if necessary with Ty-Mawr's technical department (Tel No 01874 611350)

THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
The Construction (Design & Management) Regulations are in place to ensure the health, safety and welfare of construction projects.
The CDM Regulations place responsibility for managing the health and safety of a construction project on three main duty holders -The Client, The Principal Designer & The Principal Contractor.
GAJUK will carry out Principal Designer duties, in so far as highlighting potential risks and Health & Safety issues up to Building Regulation Submission.
The client must provide any relevant information they are already aware of in relation to the site.
For domestic clients their CDM duties are taken on by the contractor / principle contractor who will take on the client duties as well as their own.

FOUNDATIONS TO NEW PORCH
Concrete foundations taken down to suitable load bearing strata.
Generally, foundations to suit site requirements and to be approved by building control or approved inspector.
Backfilling to trenches in over site areas to be broken brick or stone.

REPLACEMENT GROUND FLOOR (TO AREAS OTHER THAN OVER BASEMENT LEVEL) AND NEW PORCH
Carefully take up existing stone flag flooring and store for relaying on Ty-Mawr's 'sublime' insulated floor system consisting of:
100mm limecrete slab with 40mm cork board edge insulation to perimeter laid on clip rail underfloor heating pipe layout to approval.
on geotextile layer.
on geogrid layer laid on 280mm thick compacted Glapor SG600 RFG.
on geotextile layer laid on subsoil.
'U' value of construction 0.18 W/m2K
All work to be carried out according to Ty-Mawr's specification.

REPLACEMENT GROUND FLOOR (TO AREA OVER BASEMENT LEVEL)
Reclaimed or new stone flags (to approval) laid on Ty-Mawr's insulated floor system consisting of:
100mm limecrete slab with 40mm cork board edge insulation to perimeter laid on clip rail underfloor heating pipe layout to approval.
on 100mm corkboard insulation available from Ty-Mawr.
on beam and block flooring to structural engineers specification.
Junction between suspended flooring and solid flooring to incorporate movement joint.
All work to be carried out according to Ty-Mawr's specification.

EXTERNAL CAVITY WALL TO PORCH
102.5mm facing brickwork to match existing in appearance/brick gauge and bond.
50mm nominal width cavity
100mm thick lightweight density blockwork inner skin.
15.0mm thick plaster and skim finish internally.
Stainless steel cavity wall ties at 750mm horizontal and 450mm vertical staggered centres. 300mm to reveals.

SUBSTRUCTURE BRICKWORK / BLOCKWORK TO PORCH
Internal and external leaves to be Class B semi-engineering bricks or 100mm 7N solid concrete blockwork.
FL quality facing bricks to be used in external leaf from underside of DPC to two courses below finished ground level.
Opening for services/drainage to have precast concrete lintel over and masked each side with rigid material.

DPC TO PORCH
DPC to be Hyload polymer free or similar approved.
150mm min. above external ground level

STEEL BEAMS
Steel beams to structural engineers design and specification.

FIRE PROTECTION TO STEEL BEAMS
All exposed steel beams to be encased in 2 layers of 12.5 mm Gyproc Fireline plasterboard with taped and staggered joints and skim finish, to give equivalent to 30mins fire resistance.

EXISTING EXTERNAL WALL DRY LINING
Preparation:
Existing paint finish to be removed from interior plasterwork and walls checked for level.
Timber panelling in ground floor living room to be carefully removed and checked for level backing of plaster.
Any areas of wall which are uneven or with no plaster to be plastered with levelling coat of Ty-Mawr's hydraulic lime plaster approx 15mm thick
Finish:
External walls lined with Ty-Mawr's internal wall insulation system consisting of:
40mm thick 'Homatherm ID-Q11' woodfibre board fixed to walls with 'Adhere Vii' adhesive and mechanically fixed with insulated fixings according to Ty-Mawr's recommendations.
Internal finish of 1 coat 3mm superfine plaster finish
on 1 coat fine hemp top coat
on 1 coat fine hemp plaster with mesh.
Paint finish to be vapour permeable (Internal Silicate Paint/Ty-Mawr limewash/ Clay paint or Ecosphere) available from Ty-Mawr

INTERNAL PARTITIONS
100x50mm cls treated softwood framing at 400mm centres finished both sides with 1 layer 12.5mm Gyproc Soundbloc plasterboard fixed with taped joints for skim finish.
50mm Isover acoustic partition roll (APR 1200) in cavity.
In wall areas where wall fixings will be required include additional layer of 12.5mm external quality plywood behind plasterboard layer to provide fixing.
Installation to manufacturers recommendations and guidance notes.

INTERNAL PARTITIONS FIRE RATED TO REI 30
100x50mm cls treated softwood framing at 400mm centres finished both sides with 1 layer 12.5mm Gyproc Fireline plasterboard fixed with taped joints for skim finish.
50mm Isover acoustic partition roll (APR 1200) in cavity.
Installation to manufacturers recommendations and guidance notes.

INTERNAL CEILING FINISH TO PORCH
12.5mm thickness Gyproc plasterboard and skim fixed to ceilings in accordance with manufacturers recommendations.
Joists to be taped and caulked.
Suitable timber noggins, 38 x 38mm, may be required between joists to support board edges. The provision of noggins depends on the spacing of timber joists.
Timber noggins provided at the perimeter.

EXISTING CEILING TO SECOND FLOOR (ADDITIONAL ROOF INSULATION)
Preparation:
Existing paint finish to be removed from interior plasterwork and ceiling finish checked for level.
A section of ceiling is to be carefully removed to check existing construction with Ty-Mawr's technical department to confirm that the following specification is suitable.
Finish:
Roof/ceiling finish to be lined with Ty-Mawr's internal insulation system consisting of:

60mm thick 'Homatherm ID-Q11' woodfibre board mechanically fixed to the ceiling with insulated fixings according to Ty-Mawr's recommendations.
Internal finish of 1 coat 3mm superfine plaster finish
on 1 coat fine hemp top coat
on 1 coat fine hemp plaster with mesh.
Paint finish to be vapour permeable (Internal Silicate Paint/Ty-Mawr limewash/ Clay paint or Ecosphere) available from Ty-Mawr

WINDOWS AND EXTERNAL DOOR TO PORCH
New door and windows to be purpose made painted timber to match existing door and window details.
Low profile sill to external door.
Neoprene or similar heavy duty weather stripping and seals.

PITCHED ROOF TO PORCH
Reclaimed plain clay tiles to match existing.
on 50x25mm treated sw battens.
on breathable pitched roofing membrane.
on 100x50mm 'C16' rafters at 400mm centres
Secured to 100x75mm softwood treated wallplate or timber eaves section at head of joinery.
100x50mm 'C16' ceiling joists at 400m centres
All roof members to be preservative treated.
12.5mm plasterboard and skim finish to underside of ceiling joists.
Wallplate to be secured to inner leaf of external wall by 30x5mm galv. m.s. wallplate anchor strap at 2000mm max. centres

BELOW GROUND DRAINAGE
Invert levels of existing drainage connections to be checked to ensure that an adequate fall and flow is achieved.
Drains should be installed to have gradient sufficiently steep to be self cleansing.
Where drains are required to pass beneath any structure, drains are to be encased with 150mm single size granular materials (pea gravel). Where the top of the drain is less than 300mm from the underside of the floor slab (600mm below hard paved areas), the drain is to be encased in C20 concrete.
Where drains pass through foundation walls, surround pipe in 500mm sand and support wall over with 1 course builder's lintel.
Where drains are encased in concrete, flexibility is to be maintained by installing 18mm Hydrocell joints in concrete surround at maximum 5m centres.
Upon the termination of concrete surround where passing through foundation walls, a flexible joint is to be sited 150mm from termination concrete/wall and a rocker pipe installed 600mm in length.
Where drainage trenches are liable to surcharge from adjacent foundations, backfill with concrete to a level above the level of surcharge to prevent differential settlement.
All new drainage to incorporate anti back flow protection.
All stormwater drainage is subject to approval of sustainable principles required by the local authority.

RAINWATER GOODS
New rainwater guttering and downpipe's to match existing, fixed at 750mm centres with down pipes fixed at max 2000mm centres.

ABOVE GROUND DRAINAGE
Provide new waste pipework using 38mm/50mm dia PVCU waste pipes to showers, basins and sink using 75mm deep seal trap.
All levels and positions of existing drains to be ascertained on site by excavation prior to commencement of any other work.
All details of new connections to be agreed with building control or approved inspector prior to construction.

ELECTRICS
Smoke alarm provision within house to be agreed on site.
The installation is to be designed and installed to comply with the latest requirements of the supply authority/IEE Regulation and completed by an approved contractor, providing certification upon completion. Exact position of light switches, light fittings and socket outlets to be agreed with the Client before work commences.
All electrical work is required to achieve the requirements of 'Approved Document P' (Electrical Safety) and must be designed, installed and tested by a person competent to do so.

SOCKETS & SWITCHES
Low level sockets to be positioned 450mm above finished floor level.
Switch outlets to be positioned 1050mm above finished floor level.

LIGHT FITTINGS
To comply with Approved Document L1B
Lighting control to be discussed and agreed with client prior to commencement on site.
All new fixed light fittings to be energy efficient light fittings (a complete luminaire or fitting that can only take lamp with efficacy greater than 45 lumens per circuit-watt) and a total output greater than 400 lumens.
External lighting to have lamp capacity not greater than 100W per light fitting and should automatically switch off when there is enough daylight or after the area becomes unoccupied or light fittings with a efficacy greater than 45 lumens per circuit watt which automatically switches off when there is enough daylight and is manually controlled by occupiers.

HEATING & HEATING CONTROLS
To specialist detail and design.
All to be submitted to building control or approved inspector for approval.
Temperature control via room thermostat, thermostatic radiator valves or other equivalent form of sensing device.
Heating installation to comply with Approved Document L1B.

HOT & COLD WATER & WATER SAFETY & WATER EFFICIENCY
Hot and cold water installation to be in copper tubing to comply with BS2871 Table C with approved fittings to the satisfaction of the water bylaws. 15mm back-siphonage check-valves to BS6282 Part 1 fitted to hose fed appliances (e.g. washing machines).
In accordance with Approved Document Part G: 2010 the hot water storage vessel if installed is to be fitted with a device to prevent the temperature of water stored in the vessel at any time exceeding 100°C (compliant with G3 (4) paragraphs 3.10 - 3.23). The hot water supply temperature to a bath must be limited to a maximum of 48°C by the use of an in-line blending valve or other appropriate temperature control device to be compliant with G3 (4) paragraphs 3.65 - 3.68.
The declared loss factor of the vessel should be equal or better than 0.85 x (0.2 + 0.051 \sqrt{V}) kWh/day.

Hot and cold water installation to comply with Approved Document L1B.

GENERAL NOTES

- This drawing is not to be scaled.
- All dimensions shown are in millimeters, and do not take into account applied finishes, unless specifically indicated otherwise.
- Any omissions or discrepancies found shall be reported to the Architect immediately.
- This drawing is to be read in conjunction with the relevant sections of the specification, schedules or bill of quantities.
- The contractor shall submit full shop/setout drawings for approval (based on site dimensions) prior to the commencement of any site works, or placing of any orders for the manufacture of any fittings, fixtures or components shown.

REVISIONS

No	Date	Description	Rev By
-	-	-	-



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PROJECT

Alterations to Kimberley House
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CLIENT

Mr. & Mrs. R. Bailey

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Drawing Title

Proposed
Section B-B

Drawn	GAJ	Date	03.10.2022
Checked	-	Scale	1:25 @ A1
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1689	06		
Issue Status	Rev		
Listed Bldg & Bldg Regs	-		