



EXTERNAL OAK CLAD WALLS TO EXTENSION, GARDEN BUILDING AND ANNEX

0.10 U value W/m²K
U-value prepared by Recticel

External cladding to extension, garden building and annex conversion: Horizontal oak weatherboarding. External cladding to link: Vertical hit and miss oak cladding. Horizontal and vertical battens to link.

Use stainless steel annular ring shank cladding nail fixings as board manufacturers instructions, fixing to each cladding rail batten. face fix, min 2 nails per batten. Ensure all board fixings are in a neat row.

Exposed top and bottom edge of cladding boards to be drip chamfered. 10mm continuous shadow gap top and bottom of window box typically to run along perimeter of facade. Black pvc insect mesh.

38 x 50mm sw pressure treated horizontal battens at max 500mm vertical c/c mechanically fixed through to studs with stainless steel screws.

Link only: 38 x 50mm sw pressure treated vertical counter battens as ventilation zone at max 600mm horizontal c/c mechanically fixed (through plywood) into timber frame using stainless steel screws (min 50mm embedment into studs).

Proctors Frameshield 100 or similar approved breather membrane to outside of insulation. Min 150mm laps. All joints taped. Installed in accordance with manufacturers instructions.

50mm Recticel Eurothane GP insulation, mechanically fixed to outside of timber studs with stainless steel insulation support washer fixings to studs to manufacturers details. All joints to be closely abutted. For sheathing insulation outside of frame board joints should not be taped.

9mm WBP ply sheathing to outside face of framing screwed to frame at 300mm centres generally and 150mm centres to perimeter as structural engineers details.

Timber frame structural wall in accordance with structural engineers design & fixing details (150mm frame thickness for insulation requirements).
Sole plate as structural engineers details.

150mm Recticel Eurothane GP, tightly fitted between timber studs. Ensure no gaps.

Dupont Airguard reflective vapour control layer to entire wall. Lap and tape with Floor vapour control layer, at roof lap and tape to perimeter noggins between floor joists. Ensure continuity of airtight barrier by sealing at all junctions. Use Dafa tapes or similar approved.

25 x 50mm sw pressure treated batten service zone. Battens at same centres as timber frame studs and screw fixed in place. 12mm ply lining where required for fixings. (kitchen and bathrooms)

12.5mm Gypsum wallboard and skim finish internally. Scrim tape all joints, use moisture resistant plasterboard and knauf tile aqua panel in wet / shower areas.

3mm Plaster skim - Gypsum (BS5250)

General Notes

- This drawing is to be read in conjunction with other engineers designers subcontractors and specialist drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
- All workmanship and materials are to be carried out in accordance with current British Standards Codes of Practice and good building practice.
- All work to be to the satisfaction of the Building Control checking authority.
- Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
- Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
- The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
- All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
- This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

RESIDUAL RISK TO HEALTH & SAFETY

We have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements. Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain:
- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.

- The risks associated with working at height should be reduced by using appropriate scaffolding, platforms mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.

- The locations of all existing services and utilities must be confirmed prior to commencement of the works.
- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.

DRAINAGE LAYOUT SHOWN AS INDICATIVE- DRAINAGE DESIGN & LAYOUT TO BE IN ACCORDANCE WITH ENGINEERS DETAILS

PRELIMINARY

P3	13.12.22	Update following client meeting, Building Control comments and structural engineer info
P2	16.11.22	Update to engineer
P1	28.10.22	Preliminary issue to engineer

Rev

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DRAWING
Proposed GA Plans House, Extension and Link

SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1	Dec 2022		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
WD04	603	Building Regulations	P3

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