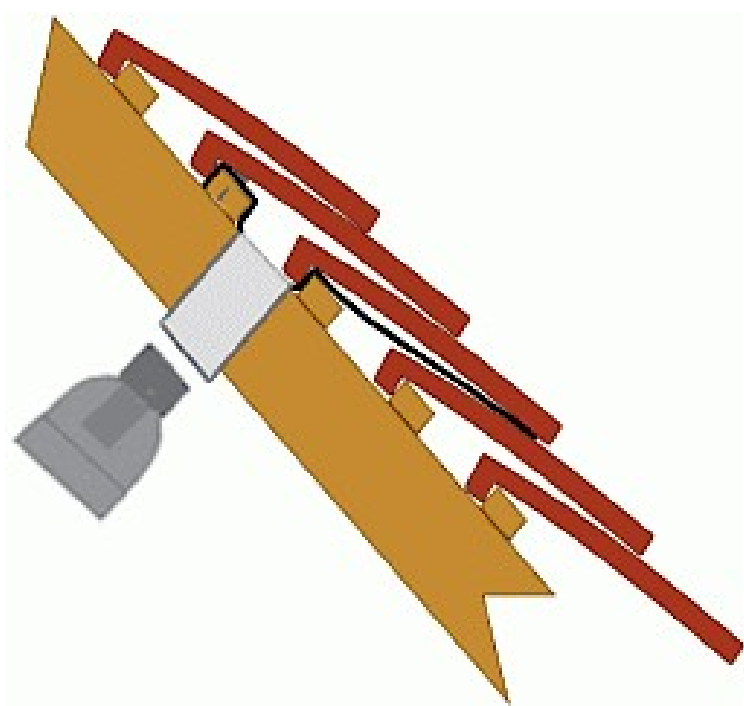


## The Coach House, Upton House, Deal Road, Worth Planning Conditions – (No. 3)

### No.3 a) Mechanical vents / flues

Any ventilation grills will be from the Tudor Roof tile company limited, and will be installed within the roof tiles as per the manufacturers recommendations. See imaged and details below.



Concealed Vent outlet for mechanical extract units and SVP's

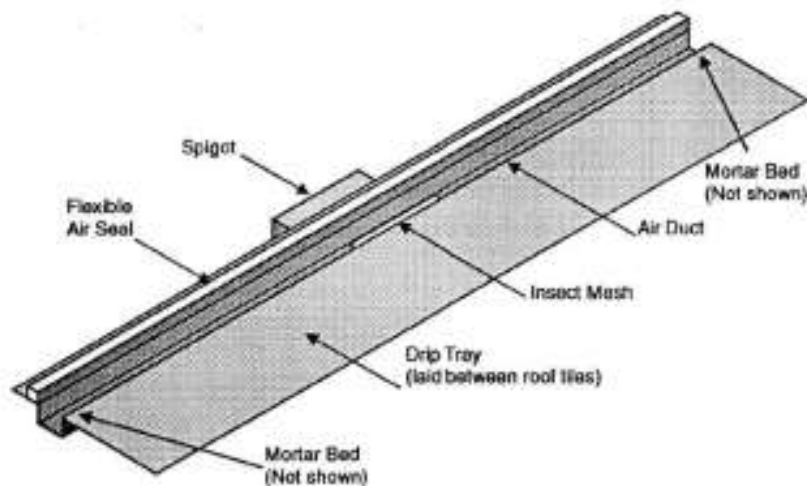
# Tudor Roof Tile Co. Limited

## Under Tile Vent System Fitting Instructions

Please take a few moments to read these instructions. Installation following these notes will ensure speedy and correct fitting of the under tile vent system.

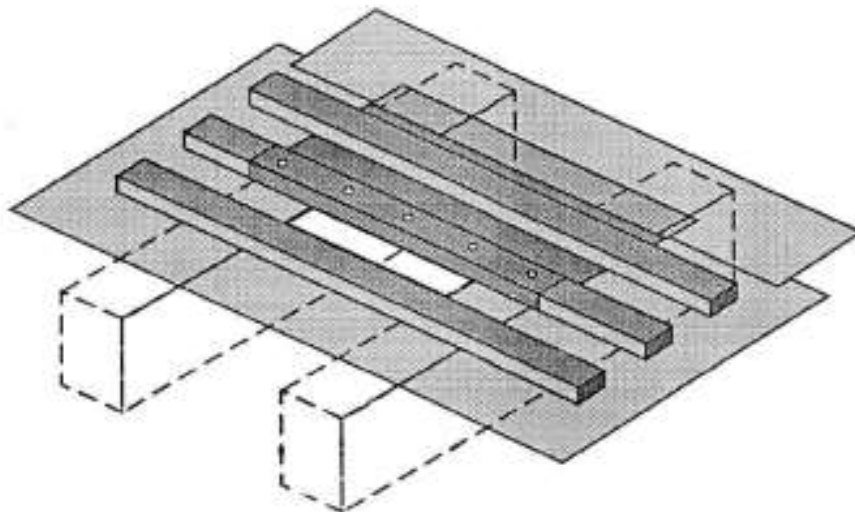
**1**

Remove vent from packaging and unfold. Identify the spigot and the drip tray sections.



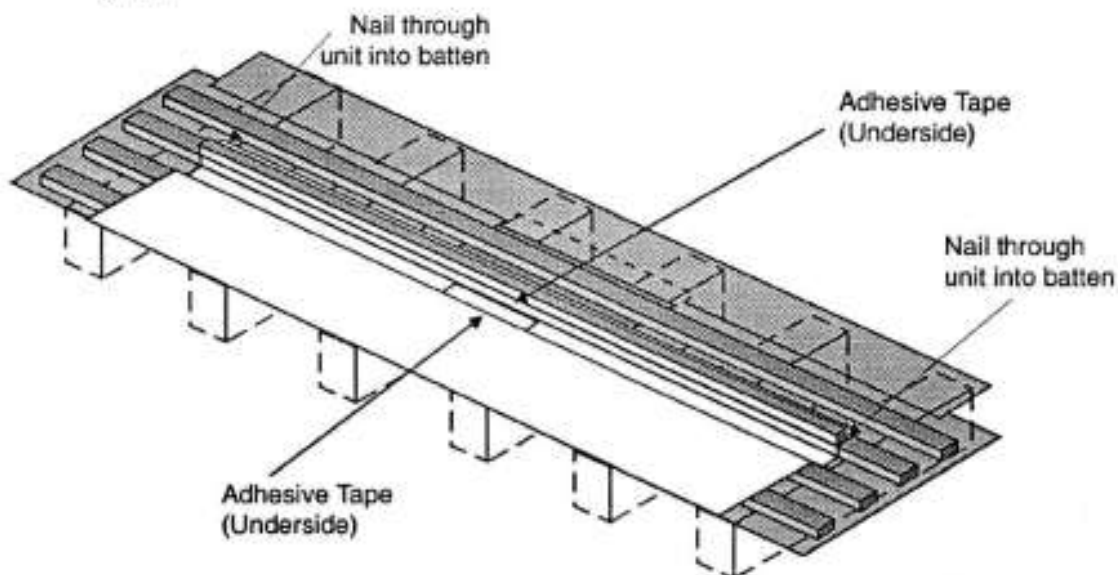
**2**

Select a suitable position and cut out a rectangle on underlay approximately 295mm x 65mm between rafters and battens. Insert a second layer of felt over the two adjacent rafters above cut-out. Take this up the roof slope to lap under the next horizontal stretch of underlay or over ridge. Turn this piece of felt up over the batten immediately above the ventilation cut-out and fix to top of battens with felt tacks. Ensure supplementary felt insert is fixed taut between rafters to deflect any moisture to felt covering adjacent rafter spacings.

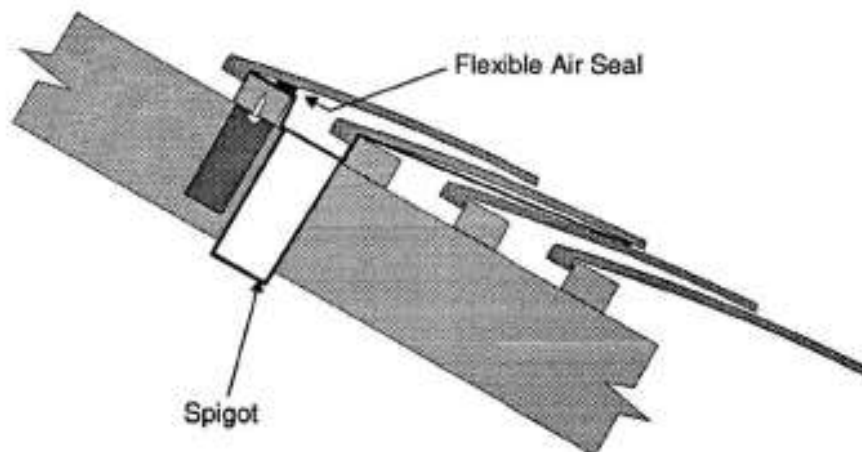


# Tudor Roof Tile Co. Limited

- 3** Insert spigot through the cut-out and position the full length of the tray in the gully between the battens. Whilst supporting the unit, locate and remove in turn, release paper from the double sided tape adjacent to the long sides of the spigot. Rub down tape firmly ensuring fold lines in the drip tray line up with the batten edges. Nail the top of each end of the unit to the batten.



- 4** Continue tiling and lay drip tray between tile courses as shown. Apply a mortar bed at both ends of the unit. Ensure tiles are double nailed on both courses over the entire unit. Take care that both mortar bed and flexible air seal are firmly depressed during nailing. Continue nailing up the roof space.



- 5** After applying silicon mastic the spigot can be interconnected with other fittings as specified.

June 2018



No.3 b) Brick and Tile samples

## ROOF TILES

Proposed tiles to be a Rosemary Clay Classic Clay Tile (used to be manufactured by Redland, now BMI group)  
Colour selection – Light Mixed Brindle



All images taken from the manufacturers website

<https://www.bmigroup.com/uk/p/rosemary-clay-classic-tile-light-mixed-brindle-smooth-2421399034/?pathname=%2Fuk%2Fredland-pitched%2Fclay-and-concrete-plain-roof-tiles%2Frosemary-clay%2Frosemary-classic%2F>

# Rosemary Clay Classic

With natural strength from the finest Etruria Marl clay, Rosemary is offered in a range of weathered, brindled and single colours to achieve any look.

## KEY ADVANTAGES

- Rosemary has endured on Britain's rooftops since 1837
- Smooth and sanded finishes
- Withstands the harshest extremes of the UK's weather



PRODUCT DATA	
<b>Size (overall)</b>	265 x 165mm
<b>Minimum Pitch</b>	35°
<b>Maximum Pitch (subject to fixing specifications)</b>	90°
<b>Minimum Headlap</b>	below 90° 65mm / at 90° 35mm
<b>Maximum Headlap</b>	88mm
<b>Minimum Gauge/Batten Spacing</b>	88mm
<b>Maximum Gauge/Batten Spacing</b>	below 90° 100mm / at 90° 115mm
<b>Hanging Length (approx)</b>	254mm
<b>Cover</b> (all figures are net & do not allow for wastage)	
Linear cover of 1 tile	165mm
Covering capacity	below 90° 60 tiles/m <sup>2</sup> / at 90° 52 tiles/m <sup>2</sup>
<b>Weight</b> (at max. gauge approx) <sup>*</sup>	
per pallet, including pallet (approx)	1.10 tonnes
per 1000	1.29 tonnes
<b>Battens Required</b> (at max. gauge)	below 90° 10.0m/m <sup>2</sup>
<b>Batten Size</b>	
Rafter centres up to 600mm	38 x 25mm
<b>Nail Size for Slates</b> **	40 x 2.65mm (AVA)
<b>Pallet Quantities</b>	
	Tiles per pallet 840
	Tiles per pack 14
	Packs per pallet 60

\*All weights nominal

\*\* (AVA) Aluminium Alloy



SCAN THE QR CODE  
for more information or  
to order a tile sample

**BMI Redland**

BMI Group UK Limited, BMI House, 2 Pitfield, Kiln Farm, Milton Keynes, MK11 3LW.

Product, technical standards and codes of practice are under constant review. We reserve the right to change and amend products and information without prior notice. For the latest information, suitability and specification advice, please contact our BMI Redland Technical Services prior to installation.



## BRICKS

Bricks will be second hand reclaimed bricks from with the site. An existing garden wall within the site was dismantled and the bricks salvaged. Photos below showing the existing bricks.



Some (sample) of the reclaimed bricks



Reclaimed bricks





Photo of the existing Coach House



Photo of the existing garden wall





Photo of the existing garden wall