

**St Andrew's Church, Church Lane, Aldringham IP164QT**  
**Rebuilding of existing single storey Victorian link between the nave of the church and the attached modern vestry to improve the Parish Room, and related works.**  
**Schedule of Work V4 dated 6 March 2024**



Recent photos of the church with its modern vestry extension. This application relates to proposed rebuilding of the link between the nave and the modern extension, which would not alter these views.

**LISTING**  
**TM 46 SE ALDRINGHAM-CUM-THORPE CHURCH LANE**  
**5/4 Church of St Andrew 7.12.66 II**

***“Parish church. C13 core, with later work especially C15. Ruinous by early C19 and extensively restored 1843 when remains of west tower were cleared away and the west end rebuilt with the present belfry. C19 south porch and north vestry. Flint, cement rendered in part; slate roof. Nave and chancel under one roof. C14 priest’s doorway (blocked) and lancet window to south wall of chancel; other windows of C15, restored. Fine C15 font; remains of C13 piscina on south side of sanctuary. Victorian furnishings”.***

Listing NGR: TM4517560275  
Entry Name: Church of St Andrew  
Listing Date: 7 December 1966 Grade: II  
Source: Historic England Source ID: 1287886  
English Heritage Legacy ID: 400981  
Location: Aldringham cum Thorpe, Suffolk Coastal, Suffolk, IP16 District: Suffolk Coastal  
Civil Parish: Aldringham cum Thorpe Church of England Parish: Aldringham with Thorpe St Andrew  
Church of England Diocese: St. Edmundsbury and Ipswich

**Introduction**

Roy Tricker’s 2012 guide to this small and attractive parish church suggests it could be on the site of a Saxon church dating from c1183 with the core of the chancel constructed in the 1200s, and the south door of the nave from the 1300s. During the 1400s a substantial tower was raised, the Perpendicular windows installed, and an earlier South porch and rood loft stair were added. The wide buttress on the south wall likely served as a support

for this stair, and on the outer face lower right of this buttress, a small scratch sundial without a gnomon can still be seen. In 1537 the Parish of Aldringham became a "perpetual curacy".

Between 1687-1842 the church became ruinous and much of the tower collapsed. In 1808 the chancel was thatched with reed and of the 52 feet original length of the nave, only 20 feet were roofed with tiles, indicating that only the north wall of the tower remained. It seems that some medieval benches survived, together with part of the painted rood screen. In 1842 a grant from the Incorporated Church Building Society enabled repair and enlargement of a building that was "almost wholly in ruins". The remains of the tower were taken down (though the foundations may survive below ground level) and the nave walls were reinstated so that today the church comprises a continuous nave and chancel under a single roof, having no chancel arch. Internal dimensions are approx 62' by 20'.

Another phase of work began in 1872 with the addition of the present South porch, more buttressing and the present seating. Decorative glass and furnishings were added in the 1890s. The arrival of the Revd Charles du Gard Makepiece in 1890, from his curacy at the Evangelical stronghold of St Mary's Islington, began a new chapter in the life of the church. More changes were to take place inside the building, thanks to Letitia Gannon who, with her brother Edward, lived at Stone House. Edward died in 1894 and in July 1895 the east window was given in his memory. The glass is by the London firm of Alexander Gibbs. Although prolific and well-known for their glass, it is not so well-known that they also branched out into church furnishings and we see in this church interesting examples of their craftsmanship. They designed and made in 1895 the pulpit, altar table, Communion rails and the reredos. Letitia Gannon died in November 1896 and Alexander Gibbs was commissioned to make the stained glass in the west window in memory of her.

A new vestry and parish room were added in 2003.

Today, the church provides seating for a congregation of around 110 people but access for the disabled is compromised by steps down into the church and up to the pew platforms, and facilities are restricted for wheelchairs, children, functions, display and storage. The following proposals are designed to address these shortcomings and have been discussed informally with the DAC who visited the church in April 2020 and gave their informal approval.

### **Pre-app Submission DC/23/3915/PREAPP**

A pre-app was submitted and this brought about a site meeting with the applicant, agent, Steve Milligan and Elizabeth Martin, and a subsequent email from the Local Planning Authority noting that the church... "was extended in the early 21st Century under planning permission C/01/0665 which granted consent to alter the existing 19thC vestry extension on the north side of the church, to link to a new structure. The current proposal is to demolish the former 19thC vestry, which currently links between the nave of the church and the modern vestry and to rebuild a larger linking structure to provide improved facilities. The loss of the existing linking element is unfortunate, however, it is argued that this structure is of lower historic significance being 19thC, although, it is attractive in its scale, form and materials. Currently, the former vestry structure with its historic fabric is retained whilst linking to the new vestry addition. This has minimal visual impact. It is proposed to replace this linking structure with a new linking structure, which is wider. It is now proposed to maintain the existing ridge height of the current structure, on that of the proposed extension. The pitch would be dropped down to cover the wider link and form a simple dual pitched roofed structure. This depth of slope will allow the width of the proposed link to be visually evident. A discussion was held on site in respect of alternative approaches to minimise this visual impact, such as a central flat roofed element, either side of a steeper slate roofed element replicating the existing pitched element, or a flat roofed structure, as well as options to provide extra space elsewhere, such as extending the modern element etc. However, none of these options were thought to be acceptable to the architect/client. Drwg No 971/23/2B shows the eaves of the extension higher than that of the existing extension, however, the side elevation shows the eaves lower than the existing extension. It is presumed that the eaves on the linking element are to be at a lower relationship. The existing new vestry, (except for the mainly concealed south facing wall), is built of flint with stone coloured brick quoins and diagonal buttresses to corners which closely reflect the visual qualities of the materials and detailing of the Church. The new vestry structure is clearly recent in its construction, but the choice of materials has enabled it to merge in relatively quietly, close to the side of the church. The proposed new link is to use of salvaged flint walling material from the 19th C element (on a brick plinth) to the west elevation and glass/metal panels and door to the east, under a slate roof. These materials appear acceptable, subject to detail. Rainwater goods will need to be in a cast metal. The increased size of the proposed link to the new vestry structure creates what appears more of a single large modern element on the side of the church rather than a separate structure linked in minimal way as is the current situation. The loss of the existing structure is unfortunate, but it is recognised that this element fails to provide the accommodation required to improve the offer to the congregation. It is considered that the proposal would cause harm to the significance of the designated heritage asset, of St Andrews, however the impact of this harm would be deemed to be low. However, the public benefit gained can be weighed against this harm and on balance is likely to be supported if subject of a planning application. Suggested Additional Information at application stage: Details of the materials, large scale detailing to the eaves, large scale sections of glazed panels/door/colour, confirmation of rainwater goods, will be required".

**COMPONENTS**

The main features of the church consist of:-

Component	Walls	Roof
Nave/Chancel	flint and stone	slate
South Porch	flint and stone	slate
New vestry & parish room	brick, flint and stone	slate

**PETITIONERS**

David Copp Churchwarden

Hill House, Aldeburgh Road, Aldringham, Leiston, IP16 4PU

Rex Bourne Churchwarden

6 Foxglove End, Leiston, Suffolk, IP16 4UT

Rev'd Sarah duBoulay Priest-in-Charge

The Vicarage, Church Walk, Aldeburgh, Suffolk. IP15 5DU

**SUMMARY OF WORKS PROPOSED WITHIN THE CHURCH**

- to improve access by those with restricted mobility and provide facilities for children and those in wheelchairs, read with submitted drawings

**Floor**

- the existing floor is herringbone wood-block oak parquet with margins against the pew platforms; the parquet is worn in places, and cast-iron ventilation grilles once serving an underfloor heating system (no longer operational) are let in. There is a step down to the floor from the south porch, and a step up from the floor onto the pew platforms

- the proposal is to overlay the parquet floor with a raised and levelled/shimmed platform of ex 100x50mm treated timbers @ 450mm centres, laid on dpm, supporting an engineered wooden floor of parquet pattern, oak finish typically 70x280mm unit size, with margins similar to existing (see image arrowed below), flush with the south porch floor and the pew platforms, thereby reducing changes of level and making the church more welcoming for those with restricted mobility. Perimeter ventilation gap to be included. The existing parquet floor to remain in position below, one grating to be lifted for re-use elsewhere, and the other gratings to be floored over

- the pulpit to be lifted onto the level of the new floor

- the lectern is close to the front pew and obstructs the view especially at weddings and funerals. It is to remain at its existing level but the box on which it sits is to be replaced and a lift-out infill panel of similar plan size let into the new raised floor, so that the lectern can be moved back and forth on rollers



LECTION



**Cottage**  
HW6402  
Multi Layered Engineered European Oak; Brushed; Herringbone Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge  
Thickness 14/3mm  
Width 70mm  
Length 280mm  
Grade Character  
**£66.95**



**Trend**  
HW6404  
Multi Layered Engineered European Oak; Brushed; Herringbone Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge  
Thickness 14/3mm  
Width 70mm  
Length 280mm  
Grade Character  
**£67.95**



**Coffee**  
HW6408  
Multi Layered Engineered European Oak; Brushed; Herringbone Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge  
Thickness 14/3mm  
Width 70mm  
Length 280mm  
Grade Character  
**£67.95**



**Burnish**  
HW696  
Multi Layered Engineered European Oak; Sanded; Herringbone Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge

V COLLECTION



**European Oak**  
HW601  
Multi Layered Engineered European Oak; Sanding Required\*\*; Herringbone Pattern; Unfinished; Tongue & Groove; 4-Sided Bevelled Edge  
Thickness 14.5/3mm  
Width 70mm  
Length 280mm  
Grade Character  
**£64.95**



**Nature**  
HW692  
Multi Layered Engineered European Oak; Brushed; Herringbone Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge  
Thickness 14.5/3mm  
Width 120mm  
Length 600mm  
Grade Select  
**£68.95**



Our latest family...



**Walnut Cocoa**  
HW6500  
Multi Layered Engineered American Black Walnut; Sanded; 1-Strip Pattern; Matt Lacquered Finish; Tongue & Groove; Bevelled Edge  
Thickness 12/2mm  
Width 190mm  
Length 1920mm  
Grade Select  
**£101.95**



**Walnut Cocoa**  
HW6540  
Multi Layered Engineered American Black Walnut; Sanded; Herringbone Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge  
Thickness 12/2mm  
Width 120mm  
Length 600mm  
Grade Select  
**£84.95**



**Walnut Cocoa**  
HW6560  
Multi Layered Engineered American Black Walnut; Sanded; Chevron Pattern; Matt Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge




**Walnut Cocoa**  
HW6412  
Multi Layered Engineered American Black Walnut; Sanded; Herringbone Pattern; Satin Lacquered Finish; Tongue & Groove; 4-Sided Bevelled Edge

**Pews**

- the existing half-pew near the altar rail to be removed from the church to provide more space
- each side at the western end of the main area of pews, two pews to be removed and reconstructed on the southern wall to make bookshelves, with a display shelf over



<p><b>Electrical</b></p> <ul style="list-style-type: none"> <li>- existing tubular heaters by the altar rails to be uplifted and relocated nearby, probably on the side walls or the front row of pews</li> <li>- a double power point on the end of, or directly above, provided to each of the new bookshelf/display shelves in the nave, primarily to provide a power supply for an 'online' donations machine</li> </ul>	
<p><b>WORKS PROPOSED WITHIN THE NEW PARISH ROOM</b></p> <p><i>- to make better use of the existing space in conjunction with alterations to the old vestry, linking it to the church, read with submitted drawings</i></p> <p>The parish room is 20 years old, finished with carpet tiles, painted plastered walls and a flat painted plastered ceiling with recessed spotlights and fire exit signage. It includes a kitchen, floor covered with reinforced vinyl sheet flooring in good condition, painted plastered walls above ceramic wall tiling above kitchen worktops. Flat painted plaster ceiling with access hatch to roof space. Fluorescent light. Smoke/heat detector. Fire blanket. Sink, two ring hob, cooker, dishwasher, water softener, extract fan with isolator. Also a wc finished with vinyl sheet flooring in good condition with integral coved skirting, painted plastered walls above ceramic wall tiling. DDA compliant wc and wall mounted basin, handrails, electric radiator and water heater, fold-down baby changing unit. Casement window, fluorescent light and call-alarm is inoperative</p>	
<p><b>South Wall</b></p> <ul style="list-style-type: none"> <li>- widen the existing masonry opening on the south wall of the vestry, to approx 3.3m to door frame height. Remove the existing entrance door and replace with new 4-leaf folding sliding doors which will open back with two leaves each side. Doors to be solid timber</li> </ul>	
<p><b>Toilet</b></p> <ul style="list-style-type: none"> <li>- alter the existing internal door so that it will open both inwards and outwards</li> <li>- take out the existing window and block up the opening, forming a niche for storage</li> <li>- make good the defective call-alarm system</li> </ul>	
<p><b>General</b></p> <ul style="list-style-type: none"> <li>- take up and replace carpet</li> </ul>	
<p><b>WORKS PROPOSED TO THE OLD VESTRY</b></p> <p><i>- this space now serves as a corridor with storage and the proposal is to increase the floor area to improve facilities for the congregation, priest and visitors, read with submitted drawings</i></p> <p>The old vestry is a C19 addition to the church on the north side, with a slated roof a little lower than the vestry roof. The west external wall is modern brick and the east external wall a "random mix" mainly flint and reused rubble with an electricity meter; at the south end the internal link to the church is through an arch-headed door which is unaffected by the proposals. The floor is of parquet and there is a full height cupboard with sliding doors and storage above, and timber dado panelling. To the east a small paved courtyard separates the church from the vestry, and on the north wall of the church is a buttress against which a chimney once serving the boiler was added.</p> <p>The proposal is to take down and rebuild the east and west walls of the old vestry to increase the floor area, and also reconstruct the slated duopitch roof linking the church and new parish room, at a gentler pitch. As much as possible of the material forming the existing vestry east wall is to be recycled into the construction of the new west wall, by carefully taking it down, cleaning it, bedding it in lime mortar and tying it in to a backing wall. The re-used material will be used above a plinth of white brickwork.</p>	
	

St. Andrews Church, Aldringham Cum Thorpe (ARG 015) SCCAS Rpt. No. 2008/237

### Porch & Vestry

The standing buildings also include a south porch and vestry complex to the north.



Plate 6 Porch S. wall

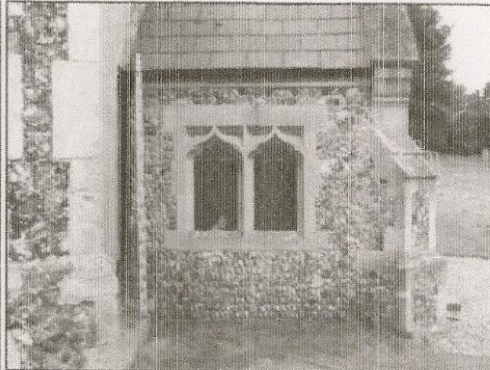


Plate 7 Porch W. wall

The porch (0187) (Plates 6 & 7) is faced with uniformly sized, uncoursed knapped flints, some of which are the same chocolate brown variety used in the buttresses and west nave wall. In addition, the limestone dressings on the diagonal porch buttresses are similar in both architectural style and limestone type to those used in the corner buttresses, a further indication that they all form part of the same phase of refurbishment. The hood mould around the exterior doorway has headstops, as does the actual south nave doorway inside the porch. The latter may also be Victorian in date as there is documentary evidence (see discussion) that the nave south doorway was one of the architectural features requiring major consolidation work. There are windows in both side walls of the porch which, given the size of the structure, are large and incorporate heavy limestone dressings. With essentially two-lights divided by perpendicular tracery element, the windows are stylistically broadly in keeping with the rebuilt west nave window.

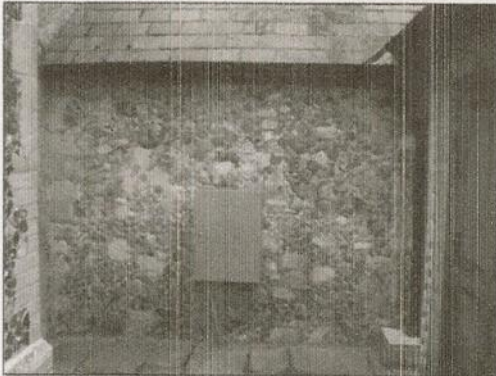


Plate 8 Victorian vestry, E. wall

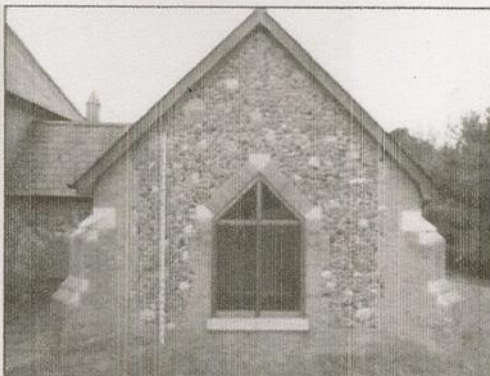


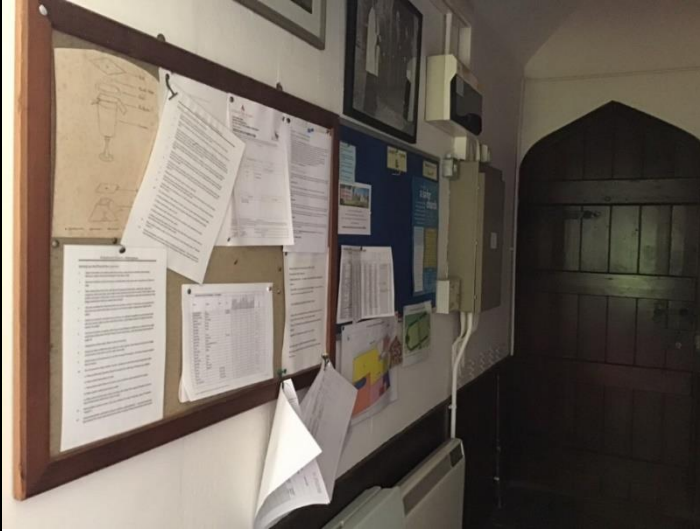
Plate 9 Modern vestry, E. wall

The vestry complex on the north side of the church comprises the small Victorian vestry (0188) which now effectively forms a link through into the modern building (0189) to the north. Materials used to construct the Victorian vestry include a random mix of rounded flints, sandstone, re-used limestone masonry and over-fired bricks, the latter either wasters from a kiln, or possibly even salvaged from the fabric of an industrial structure (Plate 8). The modern vestry (Plate 9) is constructed using a facing fabric comprising mixed flints and stone broadly similar in character to that of the earlier vestry phase. Dressings are mainly in buff-coloured brick with tooled limestone forming the principle elements.

## SCHEDULE OF WORKS FOR THE OLD VESTRY

### PREPARATORY WORKS

- remove the slates from the roof and retain for possible salvage, disassemble the existing roof structure and provide protection from the weather
- remove the existing safes, chattels and fittings and retain under cover; weather protect and seal up the church door and the opening to the parish room
- uplift the wood block flooring and retain on site for salvage, remove the dado panels, remove the meter box and uplift the external pavings, take down the existing east and west walls retaining materials for salvage to be used in the reconstructed west wall, break out the existing floor slab and grub up existing foundations



### FOUNDATIONS

#### new foundations to be piled

- it is understood the foundations to the existing modern vestry were piled to minimise impact on any archaeology, so the proposal is that the new foundation to the re-built external east and west walls will also be on a piled foundation using micro piles kept at least 500mm clear of the church foundations
- underpinning is not anticipated to the existing church walls retained

### GROUND FLOOR

- ornamental iron grating re-used from the church to be located just inside the new external door
- construct short length of timber ramp linking new floor (flush with parish room) to church floor level, approx 90mm up over 1.5m; ramp to be carpet finished, abutting parquet floor on the line of the retained door
- selected floor finish to be laid onto 75mm thick 1:3 sand cement screed reinforced with fibres (except ramp)
- screed laid onto flooring grade thermal insulation including 30mm thick edge insulation all round exposed perimeter of building; flooring insulation to be 100mm thick Celotex over new ground floor area and overlay with 1000g polythene vapour control layer as Celotex recommendations
- insulation laid on 1200 gauge visqueen dpm, all joints lapped and taped
- dpm laid onto insitu raft carried on mini piles by specialist

#### Ground Floor U-Value guidance: Extensions and Alterations

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based upon traditional oversites and beam and block floors with a P/A ratio of 1, insulation thickness may be reduced if the P/A ratio is lower, but calculations may be required.

The values below will suffice in most circumstances, with insulation either above or below the concrete slab and in beam and block and floating floor scenarios.

It is now a requirement to provide a 25mm perimeter upstand of PIR insulation as standard, except floating floors.

Table B: Minimum U-Value now required 0.18W/m<sup>2</sup>K

Product	Thickness
Celotex GA4000	100mm
Recticel Eurothane Gp	100mm
Jabfloor insulation	100mm + 60mm
Ecotherm Eco-Versal	100mm
Kingspan K103	100mm

Note: To offset additional glazing, PIR insulation thickness in the floor is more likely to be specified/required to be **150mm on most jobs**. This is because it may be more cost-effective than upping wall thickness etc. Timber floors may be better to insulate as a floating floor however for insulating between joists see examples below.

**D.P.C.**

**new construction**

- to be type C to BS 743 to be mortar bedded on all new walls and finished min 150mm above ground level

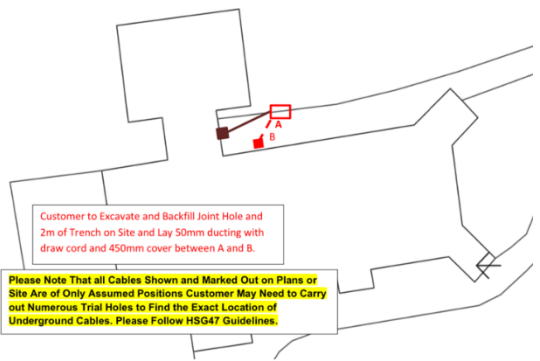
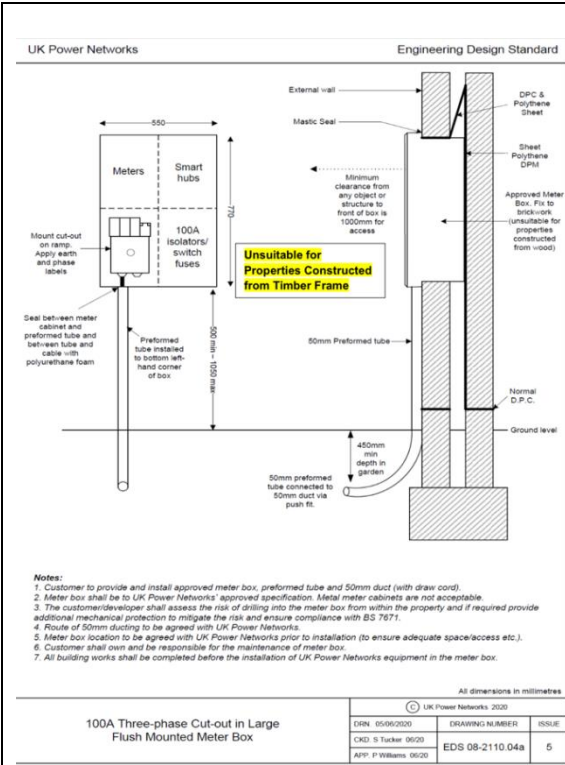
**EXTERNAL WALLS**

**EXISTING**

- retain existing buttress of stone quoins with flint infill and slated table, together with chimney, but cut raking flashing abutment to suit new roof construction
- provide new meter box to be surface mounted on existing walls
- the pictures below are all of the existing east wall (with existing meter box) and the two flanking walls – existing church with buttress and former chimney, and wall of newer vestry extension







- Customer to do: -
- Customer to Contact Supply Company to move and reconnect meter on day of works
  - Customer to Contact Electrician for Internal Wiring
  - Customer to Install Three Phase Meter Cabinet
  - Customer to Excavate and backfill 2m of trench on Site from A to B
  - Customer to Excavate and backfill joint hole (1.5m long x 400mm either side of cable x 300mm under cable)
  - Customer to carry out safe digging practice as per HSG47
- UK POWER NETWORKS to do: -
- Supply 3m of 50mm ducting and 50mm Hockey Stick to site
  - Supply and install new cable in pre-laid duct on site
  - Joint New Service to Existing Service
  - Install three phase termination in Meter Cabinet



above, former lean-to prior to construction of vestry extension, below victorian wall abutment to nave

### NEW WEST WALL

- new brick wall plinth to match existing brickwork in colour, texture, gauge and bond
  - new facing bricks to be by Imperial Bricks Ltd, Crowgreaves Farm, Stableford, Bridgnorth, Shropshire WV15 5LT Telephone: 01746 330994 Email: sales@imperialbricks.co.uk
- Reclamation Cambridge Buff is a handmade cream/buff brick with a subtle aged finish. These bricks undergo a special process to give an identical appearance to genuine reclaimed bricks, exhibiting a slightly weathered grey appearance. Reclamation Cambridge Buff is available in imperial and metric sizes, genuinely handmade, fully frost resistant and manufactured to BS EN 771-1.
- DIMENSIONS IMPERIAL: 9 x 4¼ x 2¾" 228 x 108 x 68mm  
TOLERANCE T1 RANGE RM FREEZE THAW F2 PACK SIZE 560 / 630  
COMPRESSIVE STRENGTH Mean – 26.2 N/MM<sup>2</sup> WATER ABSORPTION Mean – 19%  
SOLUBLE SALT CLASSIFICATION S2
- Laid as the outer skin of a cavity wall using NHL lime mortar with flush joint; no masonry openings; the proposed new wall is tucked behind the angle buttress of the modern vestry extension



### above plinth level

- new outer skin to be constructed with brick chains matching plinth, providing a margin to the re-used doughtakings (flint etc where sound) to be selected and coursed – the extent cannot be determined until the salvaged material has been cleaned down. Redundant associated mortar to be removed from site

### new cavity wall

- wall ties to be proprietary stainless steel to BS1243 (140) part 2 to be built in @ 900mm horizontally and 450mm vertically
- new cavity wall inner leaf to be good quality 100mm block, faced internally with mechanically fixed 52mm thick insulated plasterboard with skimmed plasterboard
- 100mm overall cavity, filled with 100mm Dritherm insulation
- ensure continuity of thermal insulation between wall and floor / roof insulation to minimise risk of cold bridging

## NEW EAST WALL

- the new east wall is fully glazed within a new timber frame with flush threshold, central side-hung glass door and fixed 24mm thick toughened glazed panels each side, the jambs detailed to conceal proposed steel support posts to the new fascia and roof above
- new windows to be pre-fitted with trickle ventilators to achieve min. 8000mm<sup>2</sup> where serving habitable rooms
- openable elements of doors and windows to be draft stripped
- any glazing lower than 800mm above finished floor level to be identifiably toughened glass
- new windows and glazed doors to limit air leakage and to achieve U = 1.6W/m<sup>2</sup>K
- all new glazing to be clear unless specifically noted otherwise
- Part Q states that windows and doors must be designed to resist physical attack by unauthorised individuals attempting to access the property. They must be sufficiently robust and fitted with appropriate hardware; they should meet PAS 24 or Secured By Design requirements to comply

### Cavity Wall guidance: Extensions and Alterations

#### Cavity walls

Below are tables of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

This is based on a 'standard' cavity construction wall detail with a brick or medium dense block outer leaf and a lightweight block inner leaf with plasterboard on dabs.

In most instances, the overall wall width will be greater than 300mm unless a suitable PIR full-fill cavity insulation board is used.

Please see the key for ease - this includes some but not all products that can be used. Specialist advice from architects, energy assessors and manufacturers may be required.

Table D: U-Value now required 0.18W/m<sup>2</sup>K

Cavity width	Detail
100mm	Suitable full fill insulation with thermal conductivity of <b>0.021 W/mK</b> , 100 blockwork inner leaf with thermal conductivity of <b>0.15 W/mK</b>
100mm	Full fill insulation with thermal conductivity of <b>0.032 W/mK</b> , 100 mm blockwork with thermal conductivity of <b>0.15 W/mK</b> 52.2 insulated PIR plasterboard finish (40mm PIR + 12.5mm plasterboard).

## INTERNAL WALLS



- new internal stud wall forming the new vestry is to be ex100 x 50mm softwood framing @ 400 centres including soleplate, noggins and head plate faced within vestry 11mm OSB sheathing finished with single layer 12.5mm skimmed soundbloc board; voids filled with 80mm mineral wool acoustic rated quilt. Outer face finished with decorative pinboard for display purposes. Wall to conceal steel post supporting roof structure. Include ceiling joists carried between this wall and the outer block wall providing a ceiling to the vestry approx 2m high, skimmed plasterboard finish, faced above with 22mm ptgv flooring providing a floor for storage above. Storage height to be 1.5m framed out to suit cosmetic sliding doors 4 leaves
- include short length of studwork nib wall skimmed both sides to edge the ramp, carried to ceiling height and concealing a steel post and a small full height lockable cupboard

## STEELWORK

- all steelwork to be finished in red oxide and half hour fire protected with 15mm fire line board OR two layers 12.5mm plasterboard, outer layer skimmed
- steels supporting structure are to achieve 30 minutes fire resistance
- steelwork dimensions to be taken from site dimensions and not scaled from drawings
- steelwork is expected to include ridge beam for new roof, supported on steel posts each side of D3, new beam and post above doors D4, and new picture frame around D1

## SMOKE & HEAT DETECTORS

- no change to existing

<p><b>SPACE HEATING</b></p> <ul style="list-style-type: none"> <li>- responsibility for achieving Part J rests with the person carrying out the work. Installation and commissioning certificates issued by accredited installers will be required by Local Authority Building Control</li> <li>- there are electric storage heaters to the new vestry, parish room and disabled toilet</li> <li>- new space heating to be by electric convectors</li> </ul>	
<p><b>HOT AND COLD WATER</b></p> <ul style="list-style-type: none"> <li>- no change to existing except the external tap on the existing west wall is to be relocated to the new east wall</li> </ul>	
<p><b>CONSERVATION OF FUEL &amp; POWER</b></p> <ul style="list-style-type: none"> <li>- draft proofing to be provided to all new doors and windows and frames which are to be sealed inside and out</li> <li>- fabric insulation where provided is to be continuous for continuity</li> </ul>	
<p><b>DOORS</b></p> <p><b>new internal doors</b></p> <ul style="list-style-type: none"> <li>- D2 vestry door to be 762x1981 leaf, jib door without architrave matching adjacent stud wall finish</li> <li>- D3 church door retained; - D4 bifold doors 4No leaves</li> <li>- cupboard doors</li> </ul> <p>new external door and side screen to be painted/stained white</p>	
<p><b>FOUL DRAINAGE</b></p> <p><b>existing system</b></p> <ul style="list-style-type: none"> <li>- existing foul drainage system understood to be in working order, discharging to an existing septic tank/treatment plant; no change proposed</li> </ul>	
<p><b>SURFACE WATER DRAINAGE</b></p> <div data-bbox="193 1010 480 1288">  </div> <p><b>gutters and downpipes</b></p> <ul style="list-style-type: none"> <li>- existing guttering and downpipes to be retained unless otherwise noted</li> <li>- new guttering to new roof only, to be black cast Alumasc Heritage half round gutters and matching circular downpipes</li> <li>- “a full range of traditional gutter profiles with simple spigot joints, wet sealed and bolted with an extensive range of fixing options. Heritage aluminium gutters are manufactured using modern aluminium casting techniques and are factory finished. A range of traditionally designed, socketed extruded aluminium downpipes. Connections between pipes and fittings are made with loose cast sockets, available with ears for fixing back to the wall. Pipes can also be fixed with a choice of base clips to give alternative projections”</li> </ul> <div data-bbox="193 1335 805 1664">  </div> <p><b>below ground</b></p> <ul style="list-style-type: none"> <li>- H3 Rainwater drainage - first point of discharge for the rainwater for the new extension should be to a soakaway, unless acceptable soil porosity or 5.00 mtrs distance cannot be achieved. Allow a new soakaway of one metre cubed egg-crate located min 5m clear of the extension</li> </ul> <p><b>drainage to paved/landscaped areas</b></p> <ul style="list-style-type: none"> <li>- include acodrain just outside new entrance screen full width of hardstanding</li> <li>- included relocated gully on back/west wall linked to existing system</li> </ul>	
<p><b>EXTENSION ROOF</b></p> <p><b>existing roof</b></p> <ul style="list-style-type: none"> <li>- uplift existing as described above</li> <li>- include weather protection during the works but not allowance for a full temporary roof</li> </ul>	

**roof coverings**

- new roof to be finished with good quality new natural slates to match existing
- new ridge to match existing slate bodymix angled ridge, mechanically fixed
- new ridge height to be at the same level above ground as existing
- include Tyvec breather felt with Hyload at eaves
- the roof tile fixing to be in accordance with BS 5534

**structure**

- the structural arrangement is a steel ridge beam RB1 supported on steel posts
- include 50x150 C24 collars @ 400mm centres above ridge beam and 50x100 C16 @ 400mm ceiling joists below
- common rafters over extension to be 47x147 C24 @ 400mm centres and layboards 38x220 C24
- include 50x100mm wallplate strapped down internally with 900mm bat straps at 1200mm centres

**valley abutments**

- valley rafters to be 47x195 C24
- C2 Resistance to Moisture - lead valley details include airtrak type vent

**insulation**

- allow 100mm thickness of Celotex insulation between 147mm deep rafters, retaining min 50mm clear between upper face of insulation and underside of felt; underside of insulation taped throughout to minimise risk of air leakage. In addition, underline rafters with 60mm Celotex insulated plasterboard

**new ceilings**

- to be pitched and flat as drawn, finished with single layer of 12mm plasterboard and skim plaster, where pitched to include a vapour control layer
- include access hatch with fold-down ladder through the new ceiling into the roof void

**fascia and soffit**

- to be painted timber boxed softwood eaves with 150mm deep soffit and 180mm fascia
- include over-the-fascia vent

**Pitched roof U-Value guidance: Extensions and Alterations****Vaulted Ceilings**

Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.

The table below assumes, as an example, 150mmx47mm rafters with a 50mm ventilation void, thermal values will suffice in most circumstances. This is based on a pitched roof with a vaulted ceiling (no ceiling joists installed) and a plasterboard finish.

Table I: Minimum U value now required 0.15W/m<sup>2</sup>K

Product	Rafters at 600mm cc	Rafters at 450mm cc	Rafters at 400mm cc
Kingspan Kooltherm K7	100 mm between rafters + 45mm under	Follow 400 cc guidance	100 mm between rafters + 50mm under
Celotex GA4000	100 mm between rafters + 50mm under	100 mm between rafters + 60mm under	Follow 450cc guidance
Recticel Eurothane GP	100 mm between rafters + 60mm under	Follow 400 cc Guidance	Follow 600cc Guidance
Ecotherm Eco-Versal	100 mm between rafters + 50mm under	Follow 400cc Guidance	100 mm between rafters +60mm under
<b>Other options are indicative only. Minimum U-value now required 0.15W/m<sup>2</sup>K</b>			
Celotex GA4000 between and over rafters	75mm between rafters and 75mm over rafters at 400cc. Full design should be sought with condensation risk analysis, not all PIR manufacturers will allow this.		
Celotex XR4000 over rafters	140mm over rafters		
TLX Silver with PIR insulation between	120mm of PIR between with TLX silver underneath. Air gaps, timber size and design to be discussed		
TLX Gold with PIR insulation between	145mm PIR between, TLX gold above rafter, design to be discussed.		

**ELECTRICAL**

- existing system to be tested at the start of the works and employer advised accordingly
- existing meter and consumer unit to be relocated and renewed
- contractor to supply electrical test certificate on completion of the works which are to be fully in accordance with the current edition of the IEE Code; contractor to register certificate on line
- new installation to include RCD protection to power and lighting circuits

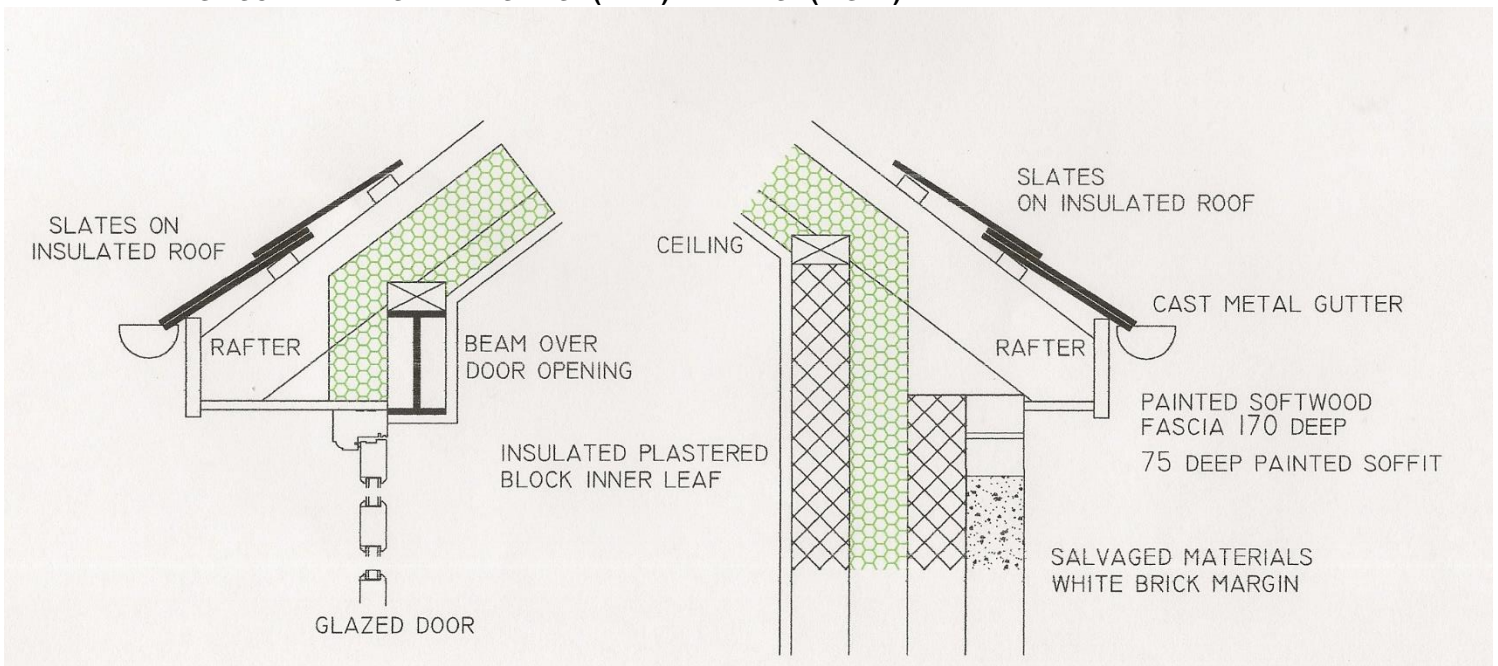
- switches and sockets for lighting and other equipment to be positioned within 450mm and 1200mm of finished floor level
- all new sockets, switches and fittings to be MK white plastic finish unless noted otherwise
- within new extension, all new lighting to be energy efficient
- external light fittings to take only lamps having a luminous efficacy greater than 40 lumens/circuit watt
- recessed lighting must not be installed in insulated voids without first agreeing the detail with Building Control
- all wiring and electrical work will be designed, installed, inspected and tested in accordance with the Building Regulation Part P
- prior to covering all wiring / cables the applicant is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the Installation Test Certificate, a competent person's Electrical Installation Certificate compliant with BS7671 is to be given to the employer and the Local Authority
- security system**
- no allowance
- ethernet cabling**
- no allowance
- satellite dish / tv**
- no allowance
- externals**
- to be confirmed
- new internals**
- 6No double switched socket outlets including one on the new nib wall cupboard door side to suit display and adjacent spur for electric heating
- spotlights for wall mounted displays
- include heater in vestry

**ELECTRICAL NOTATION ON DRAWINGS**

Approx. positions and types of fittings are shown on the drawings, annotated as follows:-

- DSO double socket outlet
- LS light switch
- DS door operated light switch
- ESO external socket outlet (single)
- P ceiling mounted light
- EL external light
- TEL hard wired telephone outlet connected to existing system
- HD heat detector
- SD smoke detector
- SP spur
- CO carbon monoxide detector
- CU consumer unit

**LARGE SCALE EAVES DETAILS EAST (LEFT) AND WEST (RIGHT)**



**FITTING OUT**

- construct desk and shelving within new vestry
- assist employer moving and relocating safes
- dry-line and plaster the south wall of the parish room currently external which will become internal along the side of the new vestry, retain and refurbish the existing dado boarding and re-use what is dismantled at low level
- construct display area on north wall of church

**EXTERNAL WORKS**

- allow to re-lay uplifted paving slabs outside new front door
- make good path

End of document