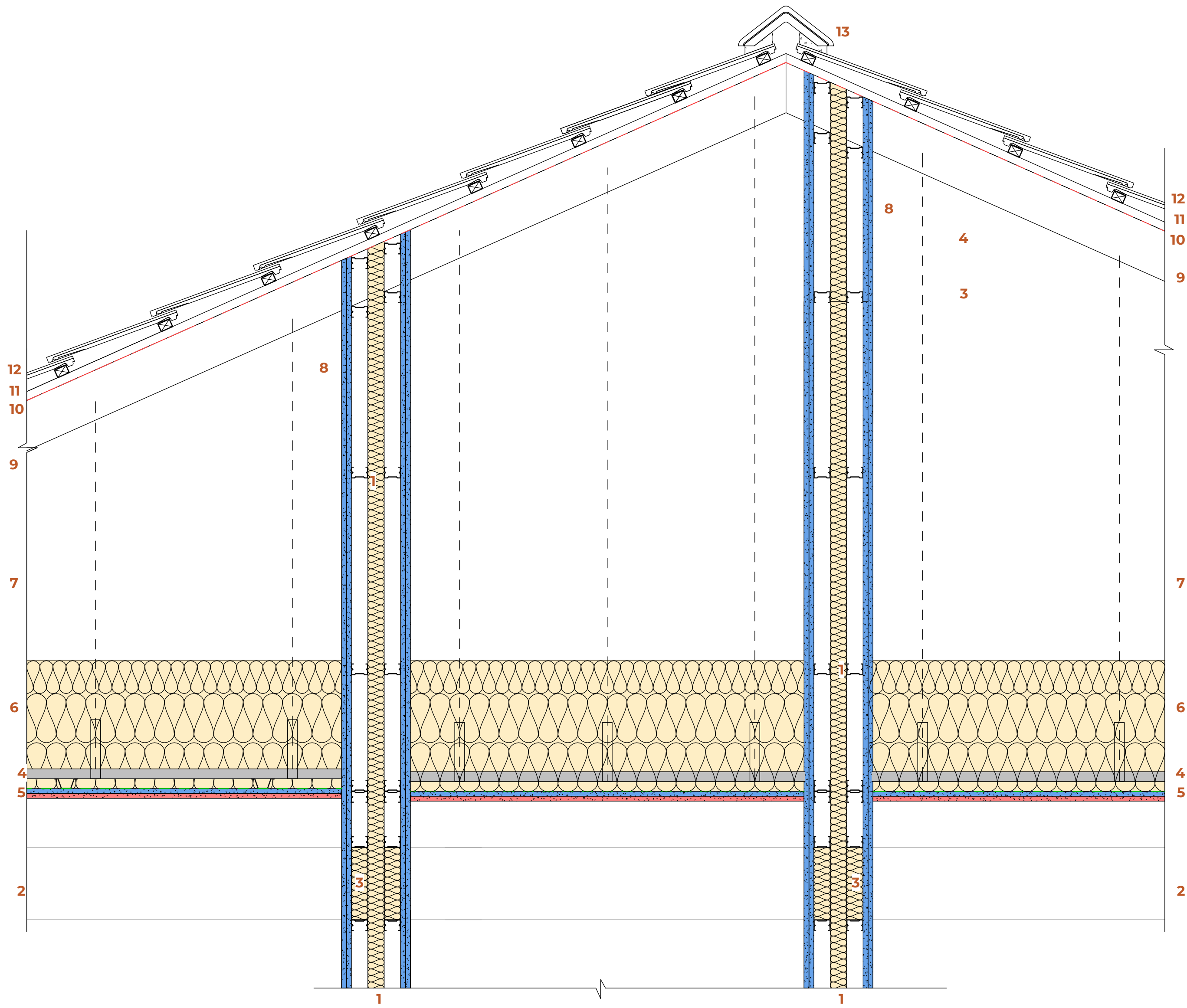
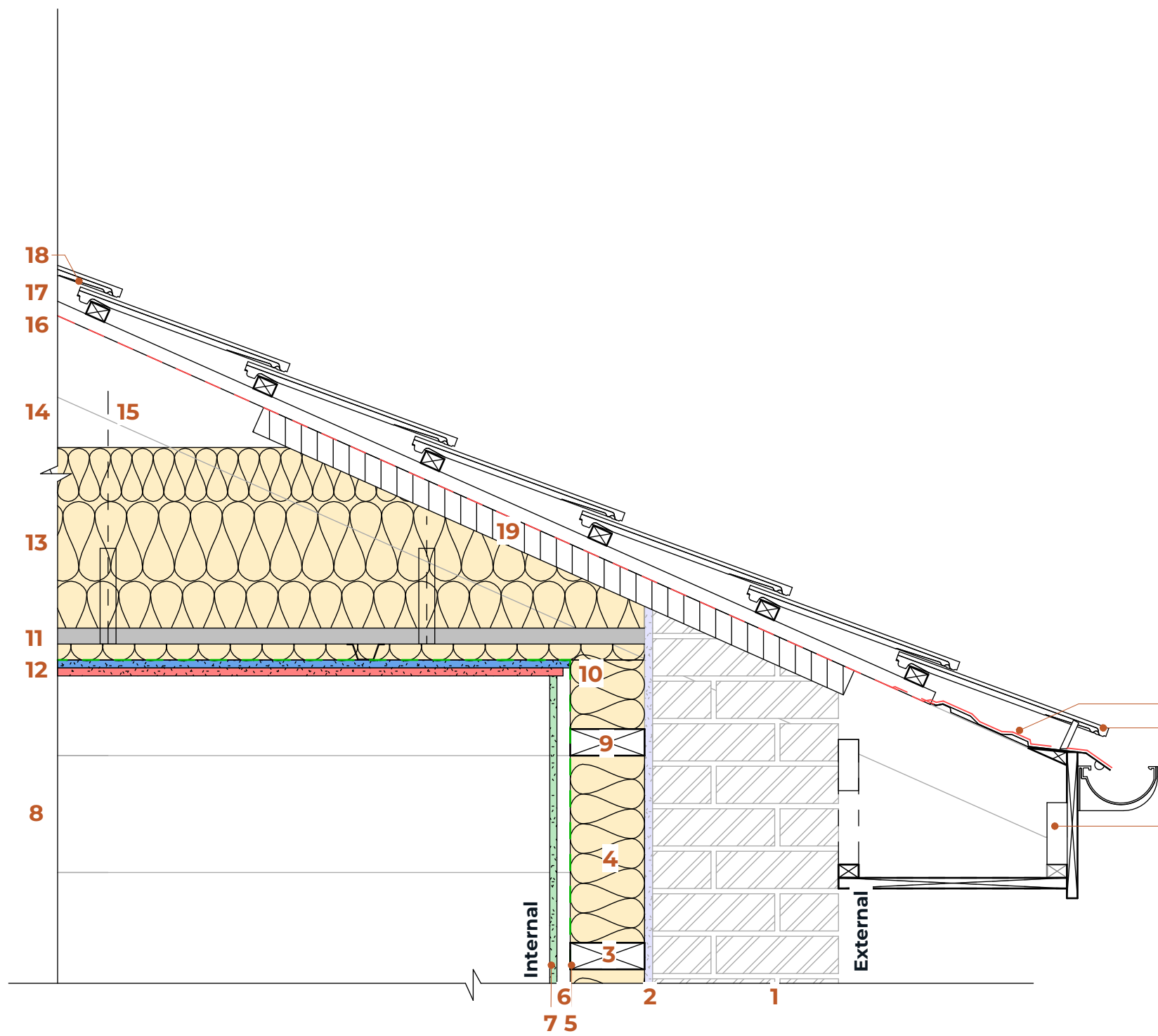




Ceiling to Separating WallDetail - Third Floor

- 1. New Internal Wall Build up as per Wall Build up schedule- Type 1A/B/C/D see **1268**
 - 2. Existing King Post Truss
 - 3. Between wall build up - wrap existing truss joists with Rockwool Flexi or Similar
 - 4. New Suspended MF Ceiling System **TBC** Installer to confirm weight capacity
 - 5. 2no. Layers of Plasterboard - with VCL **TBC**
 - 6. 400mm total (150+150+100mm) insulation Rockwool Loftroll 0.44
 - 7. Ventilated Ceiling Void - Smoke alarm require in this area - Access Panel to be designed by others for maintenance
 - 8. Compartment walls must extend to the underside of the roof deck or covering, fire-stopped to maintain fire resistance - detail **TBC**
 - 9. Existing Joists (True Depth TBC)
 - 10. Breathable Membrane such as Tyvek
 - 11. 25mm Counter Battens
 - 12. Existing Slate Roof Tiles to be removed and replaced, retained where possible (subject to condition) or new like-for-like. To be installed strictly in accordance with manufacturers guidance including battens and spacing and overlap.
- Tile specification as agreed with conservation officer on site.**

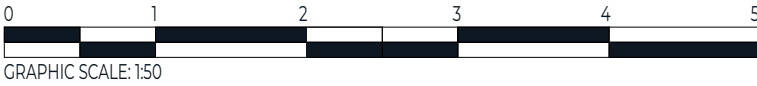


Eaves Detail

- 1. Existing External Walls (to be prepped accordingly prior to any further works)
 - 2. Seciltek Reabilita Cal RB (20 mm)
 - 3. 140x50mm timber frame fixed at max 600mm centres
 - 4. STEICOflex 036 (140 mm)(0.036 W/mK) packed between timber frame
 - 5. STEICOMulti renova VCL separating membrane
 - 6. 25mm vertical timber battens as wiring zone
 - 7. Plasterboard (12.5 mm)with 2.5mm Plaster skim.
 - 8. Existing King Post Truss
 - 9. Top timber to sit above King Post Truss, with noggins connecting frame to existing joists.
 - 10. VCL to lap
 - 11. New Suspended MF Ceiling System **TBC** Installer to confirm weight capacity
 - 12. 2no. Layers of Plasterboard - with VCL **TBC**
 - 13. 400mm total (150+150+100mm) insulation Rockwool Loftroll 0.44
 - 14. Ventilated Ceiling Void - Smoke alarm require in this area - Access Panel to be designed by others for maintenance
 - 15. Existing Joists (True Depth TBC)
 - 16. Breathable Membrane such as Tyvek
 - 17. 25mm Counter Battens
 - 18. Existing Slate Roof Tiles to be removed and replaced, retained where possible (subject to condition) or new like-for-like. To be installed strictly in accordance with manufacturers guidance including battens and spacing and overlap.
- Tile specification as agreed with conservation officer on site.**
- 19. Eaves tray to ensure ventilation via eaves (likely require 2no. due to wall and insulation depths)
 - 20. Felt Support Tray with tilting fillet with UV durable underlay dresses into gutter
 - 21. Eaves Clip
 - 22. Existing Gutters and Rainwater Pipes to be replaced with Brett Martin - Plastic Cast Iron Guttering - 160mm Half Round Cast Iron Style Gutters with 105mm Round Cascade Downpipes
 - 23. Replacement Fascia Board and Soffit Board (retaining US Soffit Level) - replacement Fascia and Soffit using Black Rockpanel boards - fixed in accordance with manufacturers details.

General Notes

- 1. This drawing is subject to Copyright & must not be copied or reproduced without consent.
- 2. Only figured dimensions only are to be taken from this drawing. DO NOT SCALE FOR CONSTRUCTION PURPOSES.
- 3. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work prior to the commencement on site. Any errors are to be reported to inc Architects Ltd.
- 4. This Drawing should be read in conjunction with all relevant Engineers & Specialist's drawings and specifications.
- 5. All new works to be carried out are to comply with the latest editions of the building regulations and all subsequent amendments.
- 6. All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
- 7. The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
- 8. All dimensions are in millimetres unless otherwise stated.
- 9. All structural information should be as per the Structural Engineers Design and Specification
- 10. The Contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.
- 11. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Architect shall be informed PRIOR to construction on site.
- 12. Until technical approval has been obtained from the relevant Building Control Authority, all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given, it is entirely at their own risk.
- 13. N.B. inc Architects Ltd are not appointed as Principal Designer on any works on this project, as described under the Construction (Design and Management) and The Building Regulations 2010 (Building Regulations) as amended by The Building Regulations etc. (Amended) (England) Regulations 2023.



C	April 2026		Detail added in response to Conservation Comments
B	Dec 2025	DD	Titleblock change to suit planning comment
A	Dec 2025	DD	Planning Discharge
Rev	Date	By	Detail



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RIBA Chartered Practice

Client
Vanguard Group Developments (UK3) Limited

Project
Proposed Conversion/Development at:
London Mill, Ashbourne Road, ST13 5AS

Drawing status
RIBA Stage 4 - Planning Discharge

Drawing title
Roof Details

Drawing number
25 031 - INC - DR
1243
Revision
C

Scale(s)	Date
1:10 @A1	Oct 2025
Drawn	Checked
DD	KM

