

Single Storey Extension – Wayside, Burndell Road, Yapton.

Description of Works: The flat roof single storey extension appears to have been built around the 1980's. The felt roof covering is at the end of its life and is leaking over its entire area causing the underlaying timber structure to rot and fail. The lead flashing along the older part of the building has long since been removed and further exacerbated the water ingress. The roof construction includes a fascia board with roofing felt rolled over the edge which looks out of place in this environment against the historic building. PVC rainwater goods further detract from the visual impact. The cobble walls have been constructed using cement mortar and are constructed to a much lower standard of workmanship than the older cobble walls.

The proposal: Build up the extension wall height to form a small parapet wall. Install new rubberised roof covering and paint the extension outer walls with Farrow & Ball exterior masonry paint (White Tie). Paint exterior woodwork in Farrow & Ball exterior eggshell (French Gray). Install Heritage grade PVCu rainwater goods in a simple hopper and downpipe arrangement.

Proposed Schedule of Work:

- Strip off existing fascia boards, plastic guttering, felt roof and base layer of OSB board.
- Inspect roof joist for reuse. Replace like for like as required.
- Extend parapet wall by 4x courses of bricks.
- Lay new timber board sub layer to roof, install surface primer and 'Resitrix SK Partial Bond' glass re-enforced EPDM synthetic rubber membrane to manufacturer's instructions.
- Install double chamfered wall coping stone to parapet wall.
- Paint masonry walls in Farrow & Ball exterior masonry paint (White Tie).
- Paint windows and door in Farrow & Ball Exterior Eggshell in French Gray.
- Install Heritage grade PVCu rainwater downpipes & hoppers.

See supporting documents:

- Photos of existing extension
- Rainwater goods detail
- Picture of proposed coping stone
- Details of flat roof rubber membrane

Schedule of Materials:

- Sk Resitrix Rubber flat roof membrane - <https://www.resitrix.com/gb/>
- Rainwater goods - The Cast Iron Effect Company - <https://castironeffect.co.uk/>
- Paints - Farrow & Ball

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Photos of Existing Extension:

Felt roof covering to single store extension:



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Felt roof covering to single store extension showing lead flashing removed:

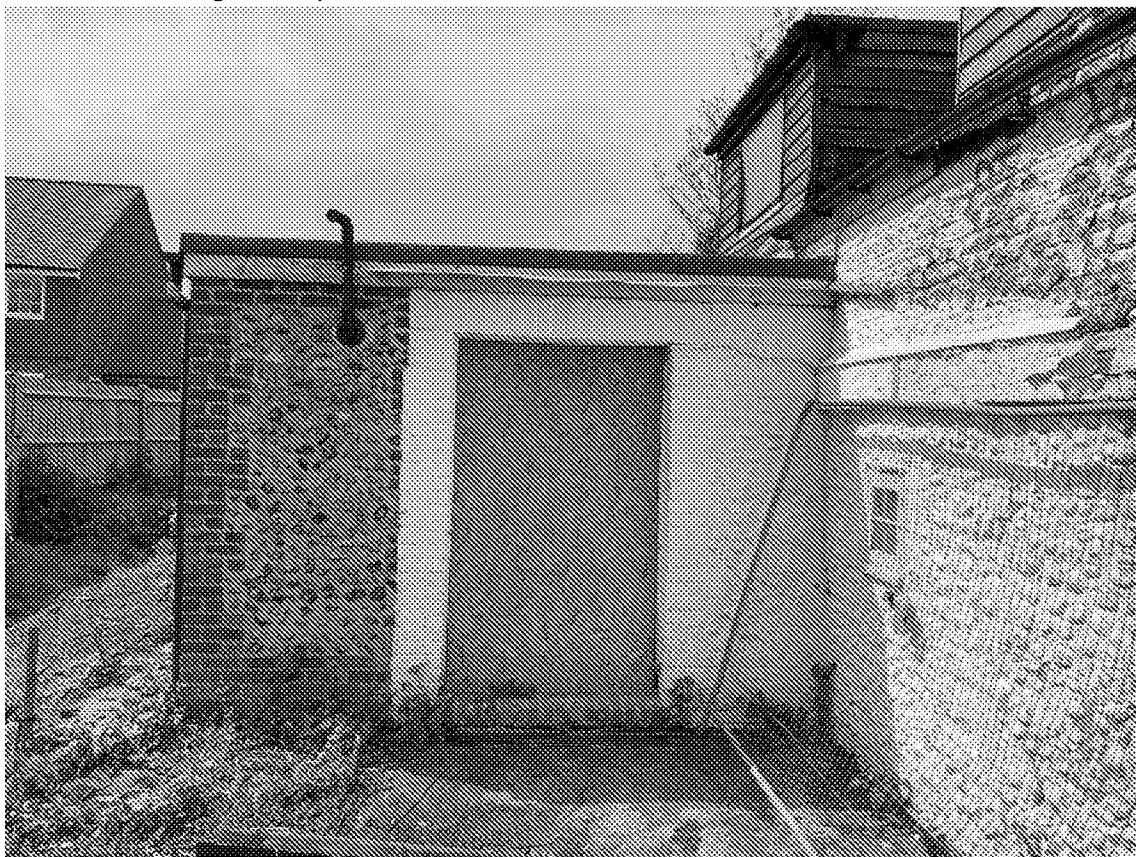


West elevation single storey extension:



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East elevation single storey extension:

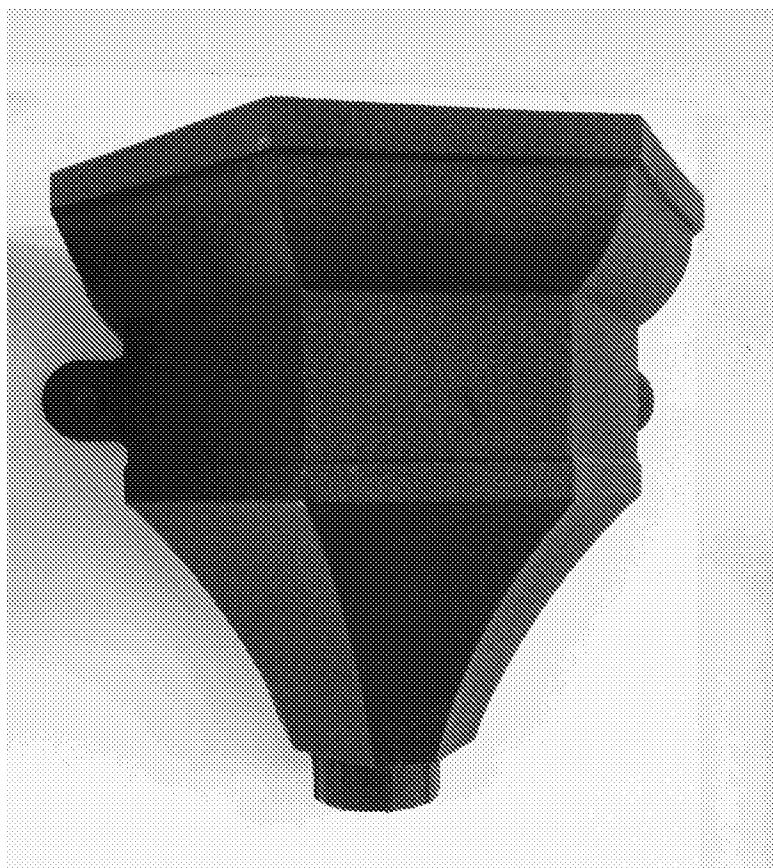


South elevation single storey extension:



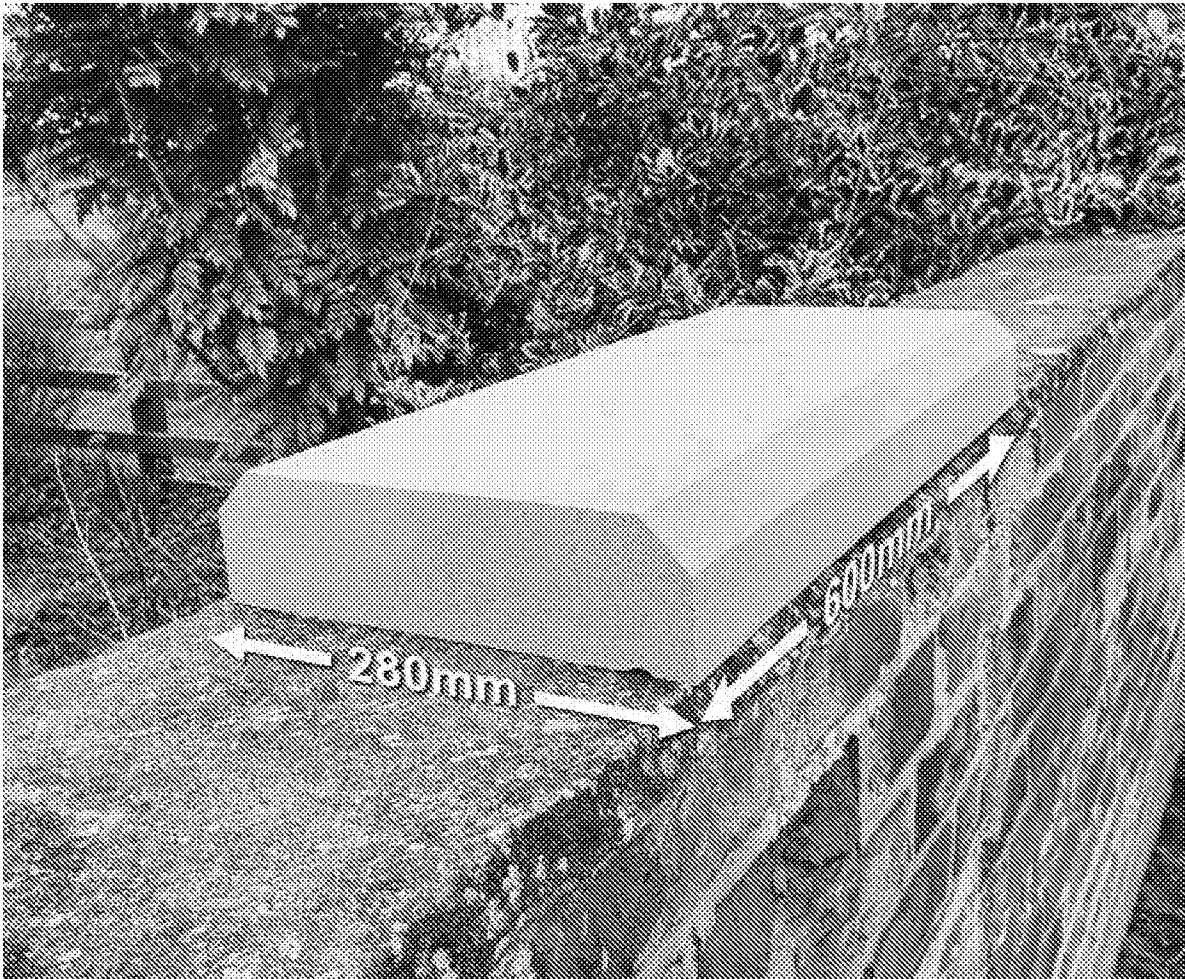
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Rainwater Downpipe & Hopper:



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Proposed Parapet Wall Coping Stone:



Proposed Flat Roof Rubber Membranes:

RESITRIX[®] SK
PARTIAL BOND

The self-adhesive
waterproofing membrane

PARTIALLY SELF-ADHESIVE 3-IN-1 WATERPROOF MEMBRANE

RESITRIX[®] SK Partial Bond is a heat weldable and glass-reinforced, composite rubber membrane with an EPDM core. The underside is partially coated with self-adhesive polymer modified bitumen, with a detachable release film.



RESITRIX® SK Partial Bond

PRODUCT SPECIFIC PROPERTIES:

- Designation acc. to DIN SPEC 20000-201: DE/E1 EPDM-BV-V-CG-1,6-PBS; designation acc. to DIN SPEC 20000-202: BA/MSB-nQ EPDM-BV-V-CG-1,6-SK
- CE certification acc. to DIN EN 13956 and DIN EN 13967
- Meets the requirements under DIN 18531, the specialist rule for sealing applications (flat-roof guideline) and DIN 18195 and their subsequent standards DIN E 18532, DIN E 18533, DIN E 18534 and DIN E 18535

THE FOLLOWING INSTALLATION VARIANTS ARE POSSIBLE:

- Partially self-adhesive on full-surface primers



Detailed substrate requirements and processing information can be found in the RESITRIX® specification guidelines or the RESITRIX® installation instructions.

PRODUCT SPECIFICATIONS			
OVERALL THICKNESS:	2.5 mm ± 10%	WIDTH SUPPLIED:	1,000 mm
WEIGHT PER UNIT AREA:	approx. 2.75 kg/m ²	STORAGE LIFE:	12 months in original packaging
STANDARD DELIVERY LENGTH PER ROLL:	10 m		

TEST RESULTS			
TEST CRITERIA		TARGET VALUE	ACTUAL VALUE
Tensile strength acc. to DIN EN 12311-2		longitudinal: ≥ 250 N/50 mm transverse: ≥ 200 N/5	361 N/50 mm 333 N/50 mm
Elongation at break acc. to DIN EN 12311-2		longitudinal: ≥ 300% transverse: ≥ 300%	600% 600%
Dimensional change after 6 h at 80 °C acc. to DIN EN 1107-2		longitudinal: ≤ 0.5% transverse: ≤ 0.5%	+ 0.1% + 0.2%
Cold bending test at -30 °C acc. to DIN EN 1109 / DIN EN 495-5		No tears	No tears
Ozone resistance after 14 days in water acc. to DIN EN 1844		Grade 0	Grade 0
Joints	• peel strength acc. to DIN EN 12316-2	≥ 80 N/50 mm	140 N/50 mm
	• shear strength acc. to DIN EN 12317-2	≥ 200 N/50 mm	570 N/50 mm
Water vapour diffusion resistance index (μ) acc. to DIN EN 1931			approx. 58,000
Application category acc. to DIN 18531			K1 /K2
Property class acc. to DIN 18531			E1
Building material class acc. to DIN 4102, Part 1		B2	B2
Reaction to fire acc. to DIN EN 13501, Part 1		Class E	Class E
Fire behaviour acc. to DIN 4102, Part 7 and DIN EN 1187		Resistant to flying sparks and radiating heat	Resistant to flying sparks and radiating heat

PRODUCT IDENTIFICATION	
60122176	