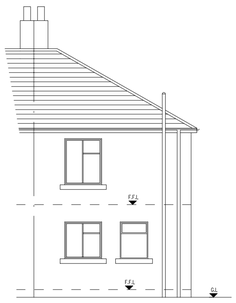
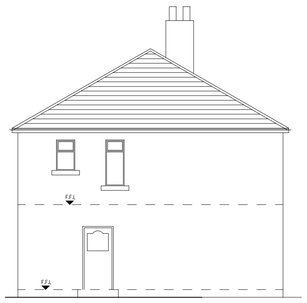
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



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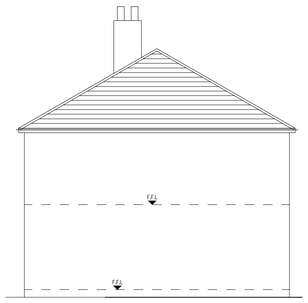
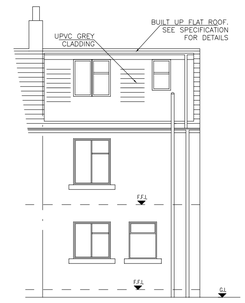
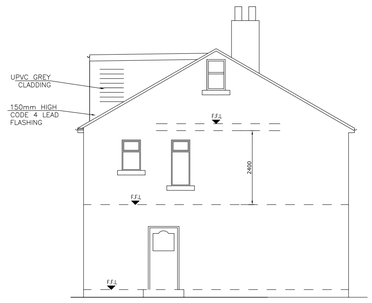


EXISTING SIDE ELEVATION 1:100

PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

NOTE: NO EXISTING PURLINS OR OTHER ROOF TIMBERS TO BE CUT OR SUPPORTS REMOVED UNLESS OR UNTIL NEW SUPPORTS ARE IN PLACE PERMANENTLY OR TEMPORARILY.

VENTILATION: TO NEW DORMERS VIA WINDOWS. WINDOWS TO GIVE MIN 1/20 OF FLOOR AREA AND TO HAVE TRICKLE VENTS TO HEAD TO GIVE NOT LESS THAN 8000Sq.mm FREE VENTILATION (TRICKLE VENT CONTROLLABLE).

INSULATION TO DORMER ROOF: 100mm KINGSPAN TP10 INSULATION TIGHT BETWEEN RAFTERS WITH 50/12.5mm KOOLTHERM K18 INSULATED PLASTERBOARD WITH SKIM FINISH. (PART L). VERTICAL INSULATION IN PARTITIONS/WALL TO BUTT UP TO INSULATION IN ROOF.

TO DORMER CHEEK: 100mm KINGSPAN INSULATION TIGHT FIXED BETWEEN STUDS. 12.5mm FOILBACKED PLASTERBOARD & SKIM.

NEW DORMER ROOF: SINGLE PLY WATERPROOF ROOFING OVER 18mm EXTERNAL GRADE PLY.

ROOF BUILT UP ON TIMBER FIRINGS TO GIVE 1:80 FALL OVER C16 FLAT ROOF JOISTS BUILT OFF FRONT WALL OFF DORMER ON WALL PLATE STRAPPED DOWN WALLS AT SIDES OF WINDOWS WITH 30mm x 5mm 1000mm EDGE COATED GALVANISED STRAPS PLUGGED & SCREWED TO WALL TO BUILDING REGS REQUIREMENTS AND AT RIDGE BUILT INTO WEB OF NEW RIDGE BEAM.

INSULATION FROM WALLS OF DORMER TAKEN UP & BUTT JOINTED TO ROOF INSULATION (TO PREVENT COLD BRIDGING).

DORMER SIDE CHEEKS: UPVC CLADDING OVER EXTERNAL QUALITY 18mm PLYWOOD FIXED TO S.W STUDS. INCLUDING ALL LEAD FLASHINGS & SOAKERS AT EXTERNAL CORNERS – PLASTERBOARD AND SKIM FINISH INTERNALLY: 1000 GAUGE POLYTHENE WITH LAPPED AND TAPPED JOINTS FIXED TO STUDS ON ROOM SIDE OF INSULATION.

ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW OPENING

INSULATION TO ROOF CONVERSION: EXISTING ROOF SLOPE: 150mm KINGSPAN TP10 OVER RAFTERS WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM FINISH OR MAKE UP RAFTERS TO 100mm DEEP & FIX 50mm THICK KINGSPAN TP10 INSULATION BETWEEN RAFTERS & INSULATED PLASTERBOARD THICKNESS 100/12.5mm OVER RAFTERS.

NEW WINDOWS: TO BE UPVC FRAMES & GLAZING TO MEET REQUIREMENTS OF PART L1 OF BUILDINGS REG.

FRAMES SEALED INTERNALLY AND EXTERNALLY TO STRUCTURE. FRAMES DRAUGHT PROOFED AND TO HAVE SEALED DOUBLE GLAZED UNITS WITH LOW E GLASS TO INNER PANE.

TO PARTY WALL: (WHERE NO PART OF DORMER CHEEK) KINGSPAN TW56 OVERALL THICKNESS 100mm ON 100mm DEEP BATTENS FIXED TO WALL.

MEANS OF ESCAPE: NEW BEDROOM WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33M2 AND AT LEAST 450mm HIGH AND 450mm WIDE THE OPENABLE AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.
FLOOR CONSTRUCTION:– (SECOND FLOOR). 22mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm crs u.n.o. (see plans).

CONSTRUCTION SPECIFICATION:–

VENTILATION TO NEW EXTENSION:– NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 5000SQ.mm BACKGROUND
VENTILATION TO HABITABLE ROOMS AND (2500SQ.mm TO WET ROOMS) (TRICKLE VENT CONTROLLABLE). NEW KITCHEN AREA TO HAVE MECHANICAL VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF (A) 30 LITRES/SECOND IF ADJACENT TO COOKING HOB OR (B) 60 LITRES/SECOND IF POSTIONED ELSEWHERE IN KITCHEN.

WINDOWS:– NEW WINDOWS TO BE IN PVC.U AND TO BE DOUBLE GLAZED WITH 4–20–4mm UNITS COMPRISING TWO LEAVES OF LOW E GLASS TO MEET THE REQUIREMENTS OF PART L. ALL GLAZING WITHIN 800mm OF THE FLOOR SHOULD BE TOUGHENED SAFETY GLASS. FRAMES TO INCORPORATE TRICKLE VENTS TO ACHIEVE 8000SQ.mm WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM

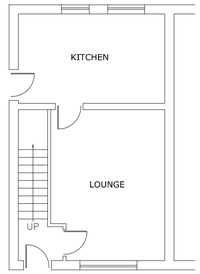
PLUMBING:– 32mm DIA WASTE PIPE TO WHB UNLESS LENGTH OF WASTE EXCEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SVP TO TERMINATE min. 900mm ABOVE ANY OPENING WITH BIRD CAGE OVER. 110mm UPVC RAIN WATER GUTTER, 63mm DIA RAIN WATER PIPE

VENTILATION TO BATHROOM:–
PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED INTERMITTENTLY.

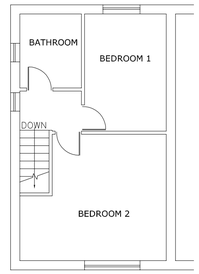
VENTILATION TO ROOF AREA :– ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAY OPEN EAVES AND FLY SCREEN. AIR GAP AT EAVES TO PROVDE CROSS VENTILATION OF ROOF SPACE.

HEATING:– EXTENSION TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

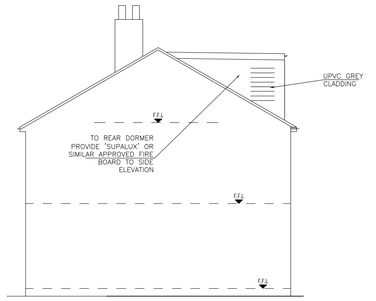
ELECTRICAL FITTINGS:– LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.



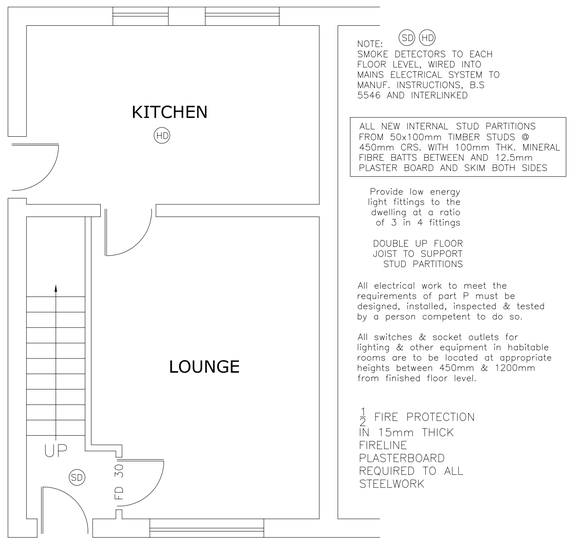
EXISTING GROUND FLOOR PLAN 1:100



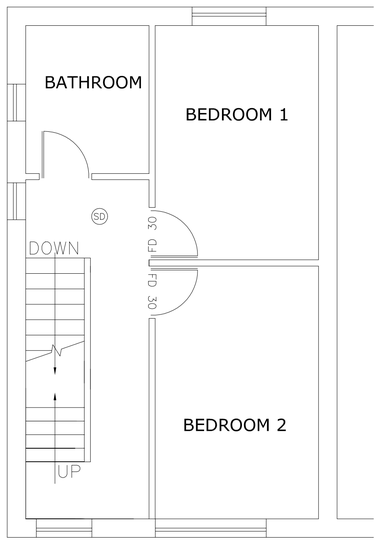
EXISTING FIRST FLOOR PLAN 1:100



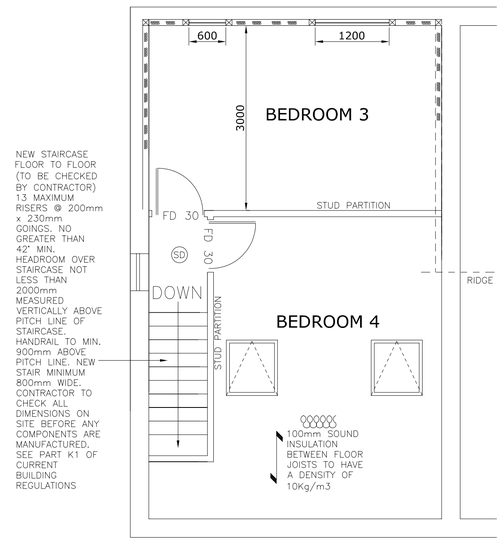
PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED LOFT FLOOR PLAN 1:50

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: PLANNING

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PROJECT:
PROPOSED HIP TO GABLE WITH REAR DORMER

TITLE:
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE @ SIZE:	CHECKED:	APPROVED:
1:100/50	AN	
CAD FILE:	DESIGN DRAWN:	DATE:
	AN	FEB – 2024

PROJECT No:	DRAWING No:	REV:
	01	-