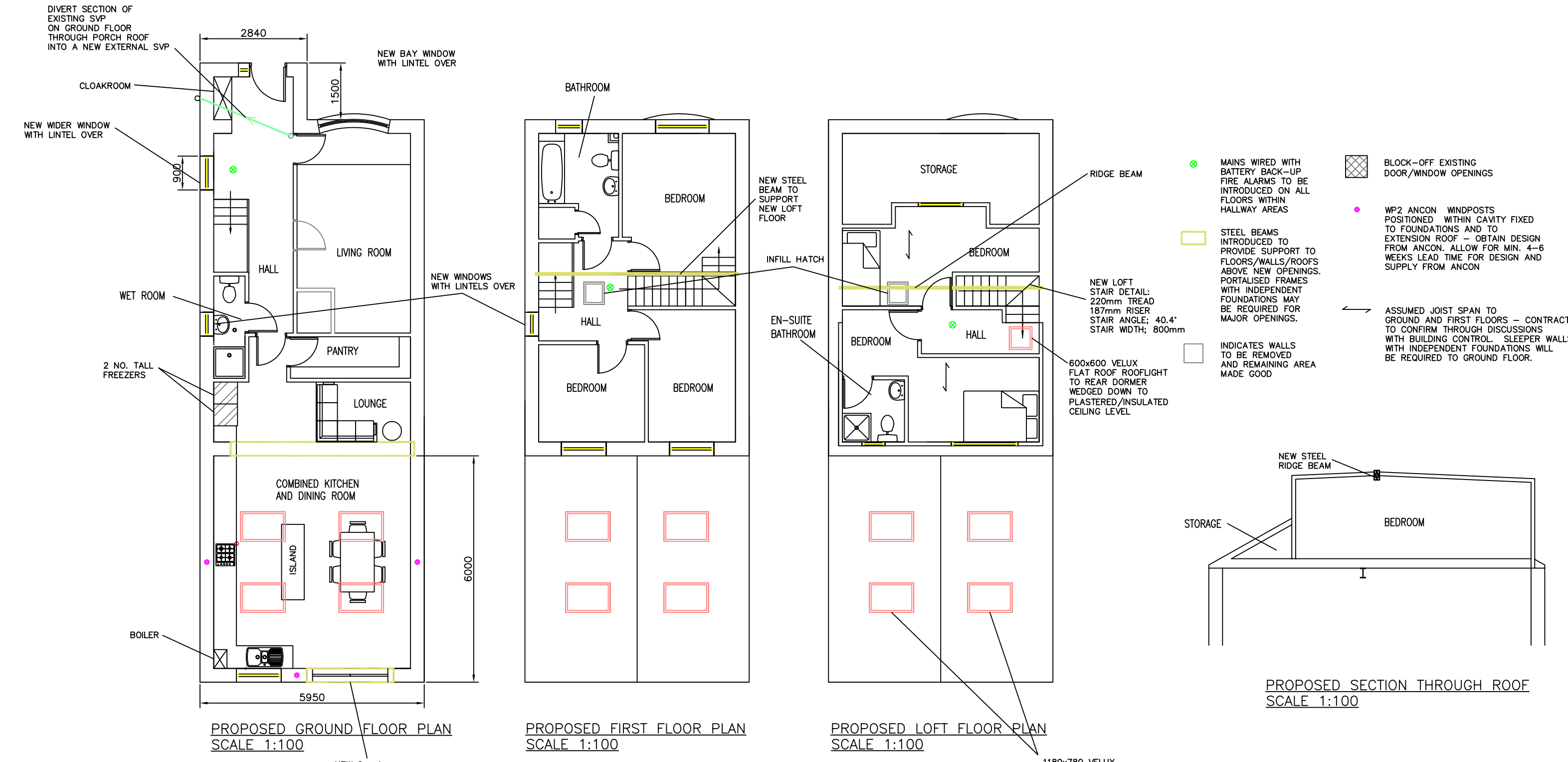
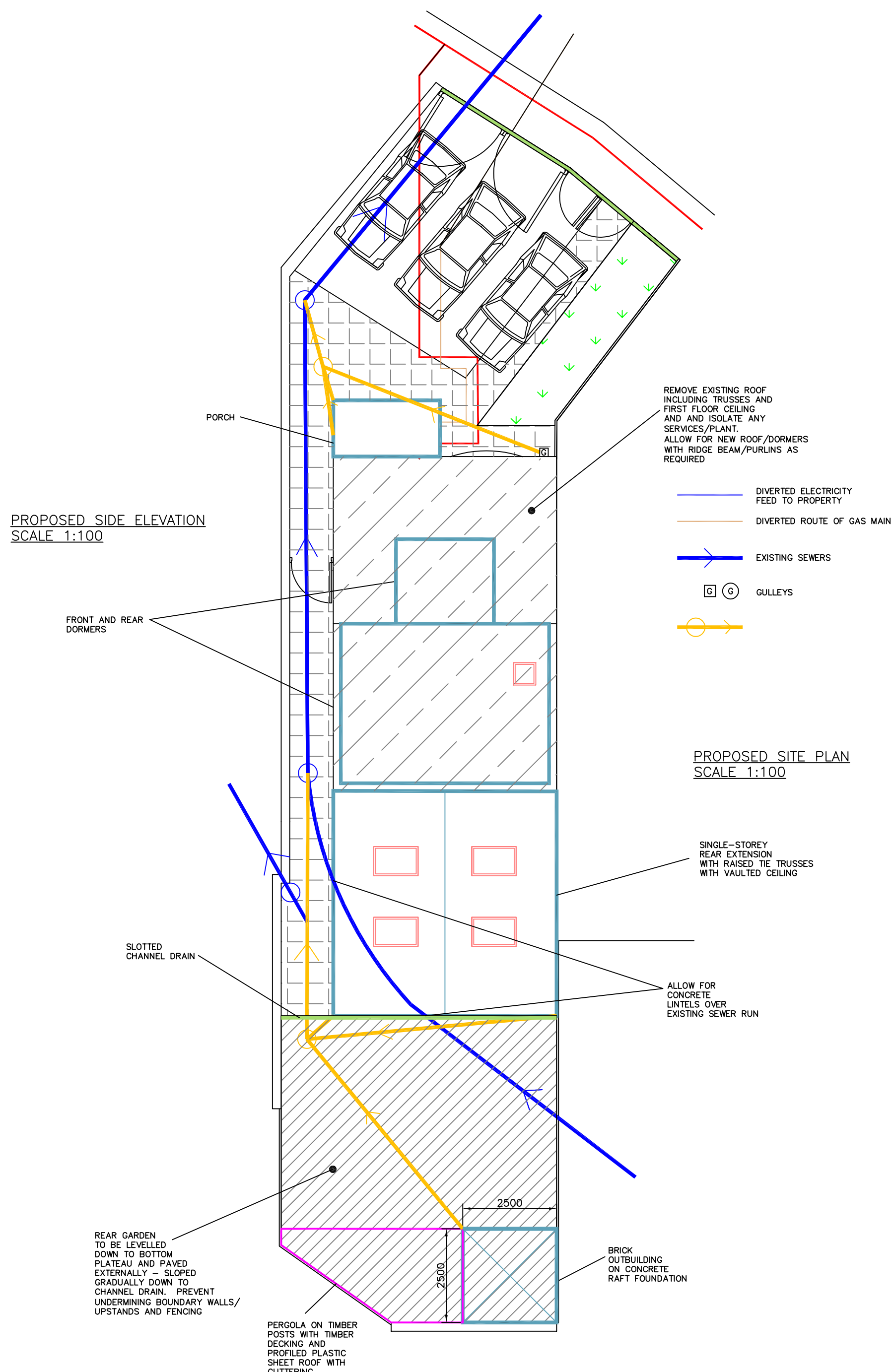




DORMER CONSTRUCTION DETAILS

INSULATION TO ROOF CONVERSION: EXISTING ROOF SLOPE: 125mm KINGSPAN 200 OVER BATTENS WITH 125mm FOL BACKED PLASTERBOARD & SOAK FINISH OR MAKE UP RAFTERS TO 100mm DEEP & FILL 75mm BACK KINGSPAN 210 INSULATION BETWEEN RAFTERS & INSULATED PLASTERBOARD OVERHALL. PROCEED WITH OVER RAFTERS.

NEW DORMER ROOF: STONE CHIMNIES BEDDED ON 3 LAYERS OF BUILT UP FELT ROOFING USING A 6.5:1:1 TYPE 30 PARTIAL BOND FELT AS A PRESSURE RESISTING LAYER. ALTERNATIVELY A SIP OR PRESURE SPIN ROOF MAY BE USED.

ROOF BUILT UP ON TIMBER FRIMS TO GIVE 1:100 FALL APPROX. 75mm TO CORNER ON 125mm FLYT ROOF ROOFLIGHT TO REAR DORMER WEDGED DOWN TO FLATBED INSULATED CEILING LEVEL.

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

WALLS: EXTERNAL WALLS - TIMBER FRAMED WITH SHIPLAP CLADDING. SEE DETAIL.

INTERNAL NON-LOAD BEARING WALLS: INTERNAL WALLS TO BE CONSTRUCTED USING 100x600mm SW TIMBER STUDS SPACED AT 400mm CENTRES AND JOIST PLATES BRIDGED AT 400x600mm CENTRES AND JOIST PLATES BRIDGED AT 400mm CENTRES. FRAMES TO BE BORED WITH SIPS WITH 125mm CHIMNEY WALLS/DORMER WALLS JOINTS AND FINISHED WITH 100mm 20mm THICK INSULATED PLASTERBOARD. PLASTERBOARD ARE TO BE TIED TO THE TIMBER STUDS USING CHIMNEY DORMER WALLS. ALL NEW INTERNAL WALLS TO HAVE 65mm MINIMUM WOOL INSULATION IN THE PARTITION.

NEW WINDOWS: TO BE UPVC FRAMES & GLAZING TO MEET REQUIREMENTS OF PART 11 OF BUILDINGS REG.

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

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

HEATING SYSTEM: EXTENDING TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR (INCLUDING MOVING ANY HEAT RADIATORS).

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

VENTILATION: TO NEW DORMER VIA WINDOWS. WINDOW TO GIVE MIN 1/20 OF FLOOR AREA AND TO HAVE THREE PARTS TO REAR TO GIVE NOT LESS THAN 8000mm² FREE VENTILATION (TRICKLE VENT CONTROLLABLE).

MEANS OF ESCAPE: WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.3m² AND AT LEAST 800mm HIGH AND 400mm WIDE. THE OPENING AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.

INSULATION TO ROOF: 0.16W/m² U VALUE 100mm KINGSPAN INSULATION TIGHT FIBRE BETWEEN RAFTERS WITH 200mm OVER 125mm EXPANDED PLASTERBOARD & SOAK FINISH. VERTICAL INSULATION IN PARTITIONS TO BUTT UP TO INSULATION IN ROOF.

NOTES:

1. DRAINAGE FROM DORMERS TO DISCHARGE INTO DRAINS LEVEL OUTLIES.

2. ALLOW FOR TEMPORARY TENTING TO DORMERS TO PREVENT WATER INGRESS DURING CONSTRUCTION.

3. NEW LINTELS MAY BE REQUIRED TO CATER FOR ADDITIONAL LOADING FROM ALTERED ROOF AND REAR CORNER.

NOTE - SUFFICIENT CAR PARKING SPACES AVAILABLE TO FRONT OF PROPERTY

NEW FLOOR CONSTRUCTION TO PROPOSED LOFT FLOOR: 22mm THK. T&G FLOOR GRADE CHIMBOARD ON C16 FLOOR JOISTS @ 450mm CRS. SET 25mm ABOVE EXG CEILING JOISTS. FLOOR JOISTS TO BE SUPPORTED OFF EXISTING LOAD BEARING WALLS OR NEW STEELWORK.

100mm SOUND INSULATION BETWEEN FLOOR JOISTS TO HAVE A DENSITY OF 10kg/m³

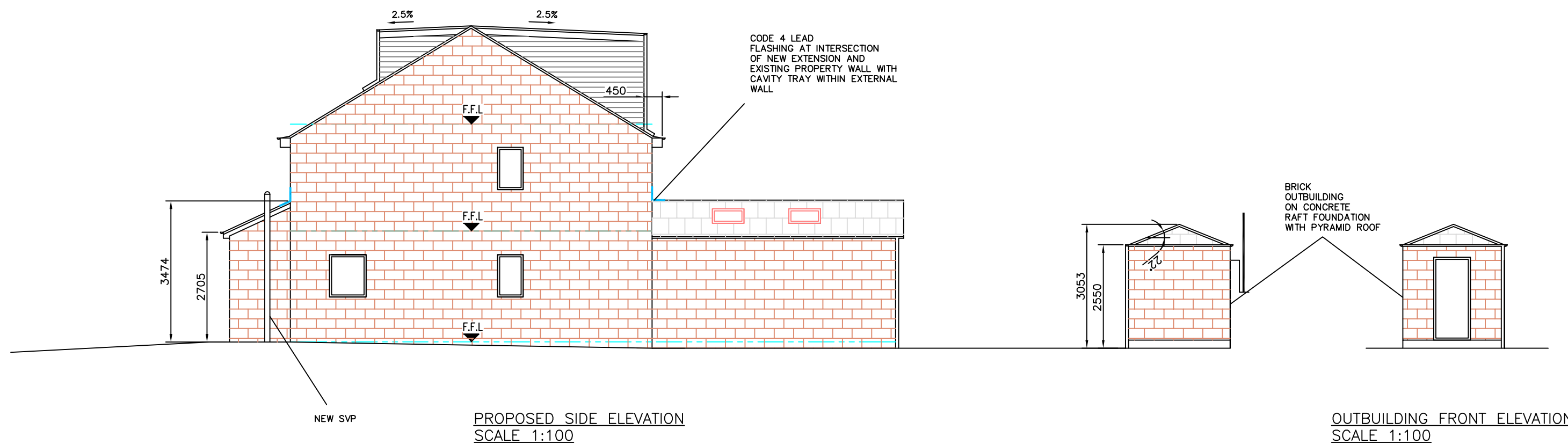
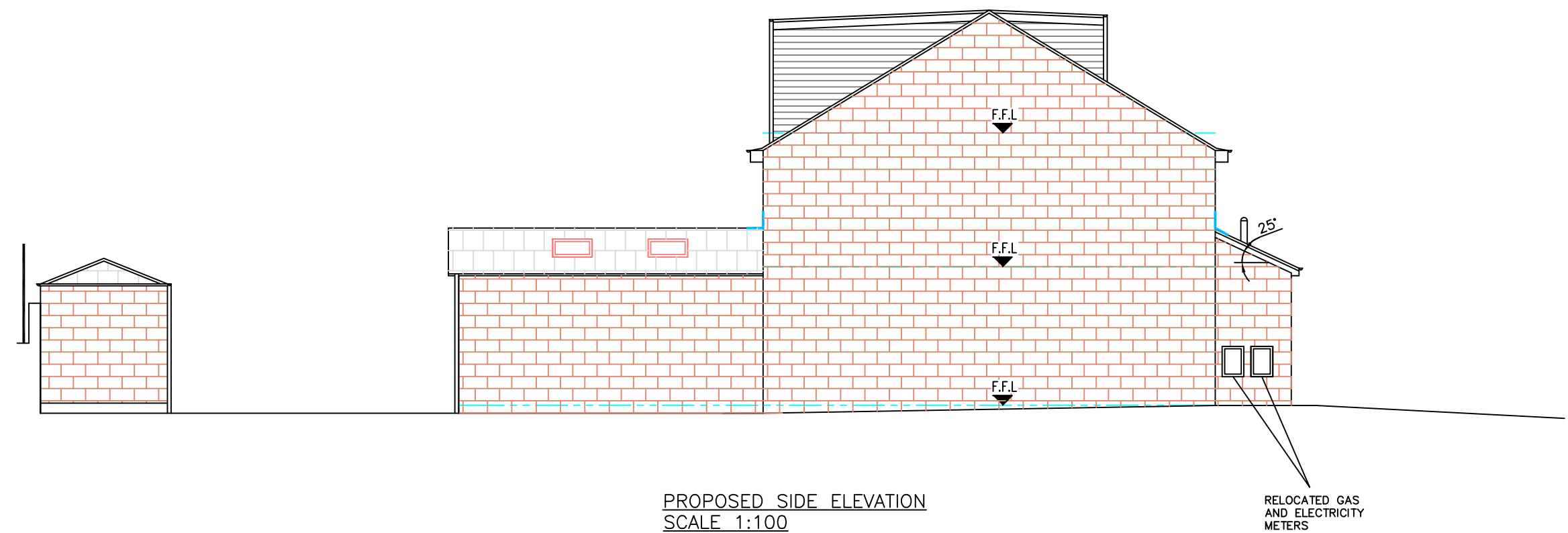
DOUBLE UP FLOOR JOISTS TO SUPPORT STUD WALLS IN LOFT

CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORKS INCLUDING SCAFFOLDING PROPRIETARY ON SITE TO MAINTAIN STABILITY FOR DURATION OF WORKS.

LINTELS - ALL LINTELS TO ACHIEVE 100mm D&B BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

FIRE STRATEGY FOR LOFT FLOOR: FIRST AND LOFT FLOORS BY INSTALLING MAINS WIRE AND INTERLINKED WITH WATER BELLER. MAKE THE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL FLOORS.

FOR HALF HOUR FIRE DOORS ON GROUND AND LOFT FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.



NOTE:

FRONT PORCH, REAR EXTENSION & OUTBUILDING: WALL CONSTRUCTION - TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY.

ROOF CONSTRUCTION - RAISED: TE-TRUSSES TO REAR EXTENSION WITH PORTULAND CEMENT LOW-INTENDED ROOF TILES TO REAR EXTENSION AND FINK TRUSSES TO FRONT PORCH AND OUTBUILDING WITH MARLEY PLAN CONCRETE TILES.

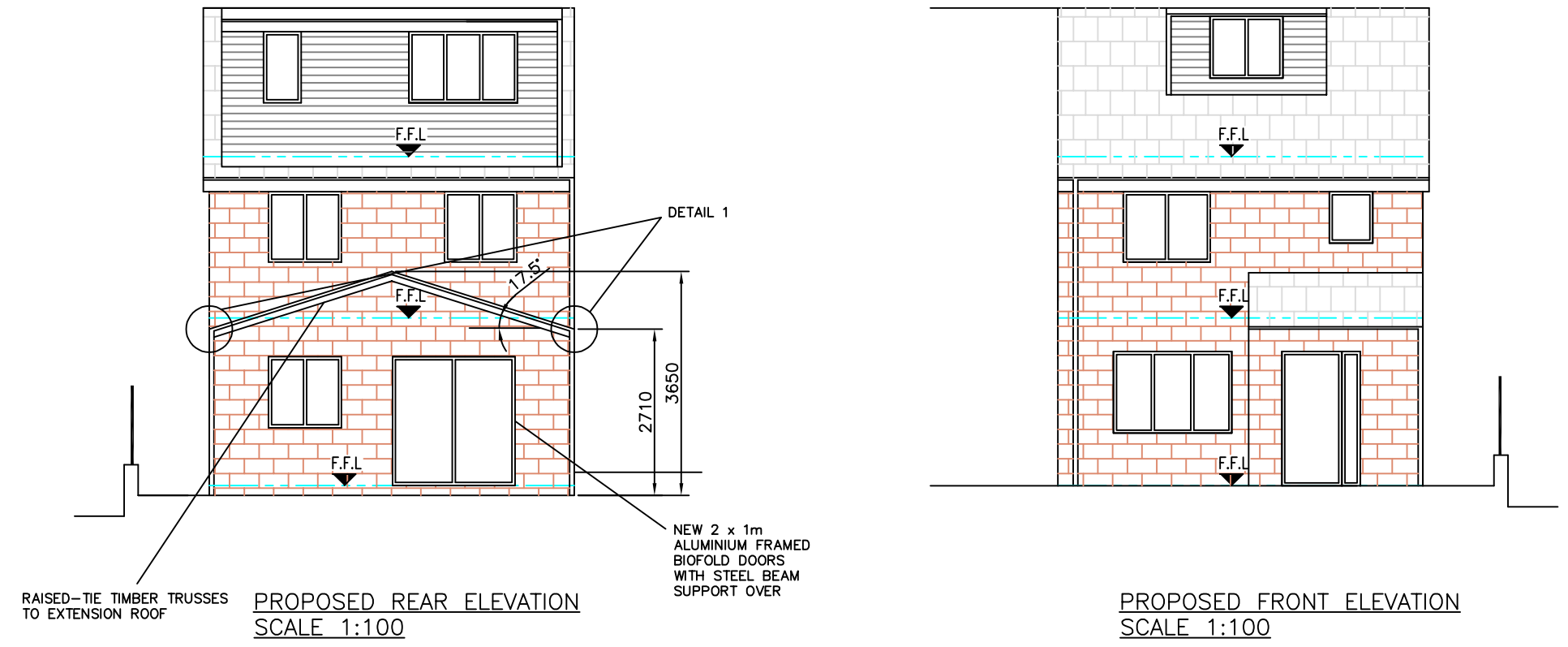
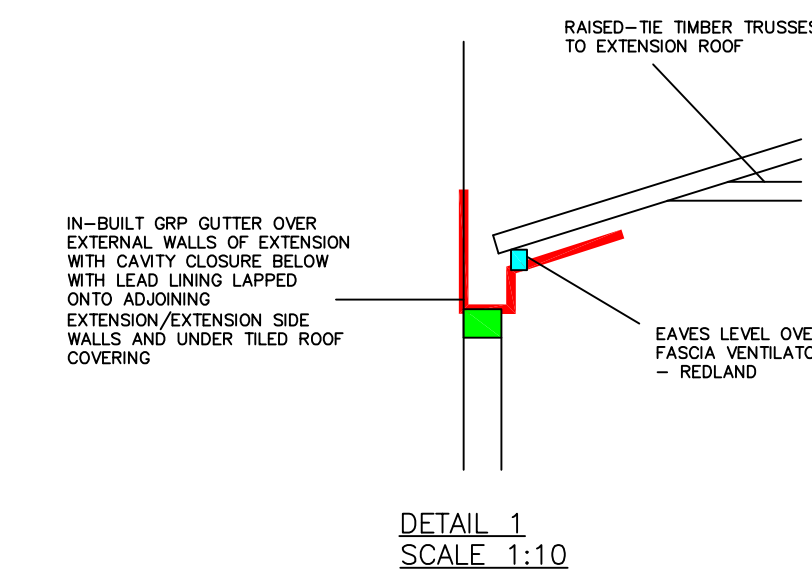
FLOOR CONSTRUCTION - INTERNAL FLOORS: TO GROUND FLOOR TO BE OF GROUND-BEARING CONCRETE CONSTRUCTION AND REMAINING FLOORS TO BE OF SUSPENDED FLOOR CONSTRUCTION.

NOTE:

UNDER THE PARTY WALL ACT 1996 - NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORK NEAR PROPERTY BOUNDARIES. THIS NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORKS INCLUDING SCAFFOLDING PROPRIETARY ON SITE TO MAINTAIN STABILITY FOR DURATION OF WORKS.

LINTELS - ALL LINTELS TO ACHIEVE 100mm D&B BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

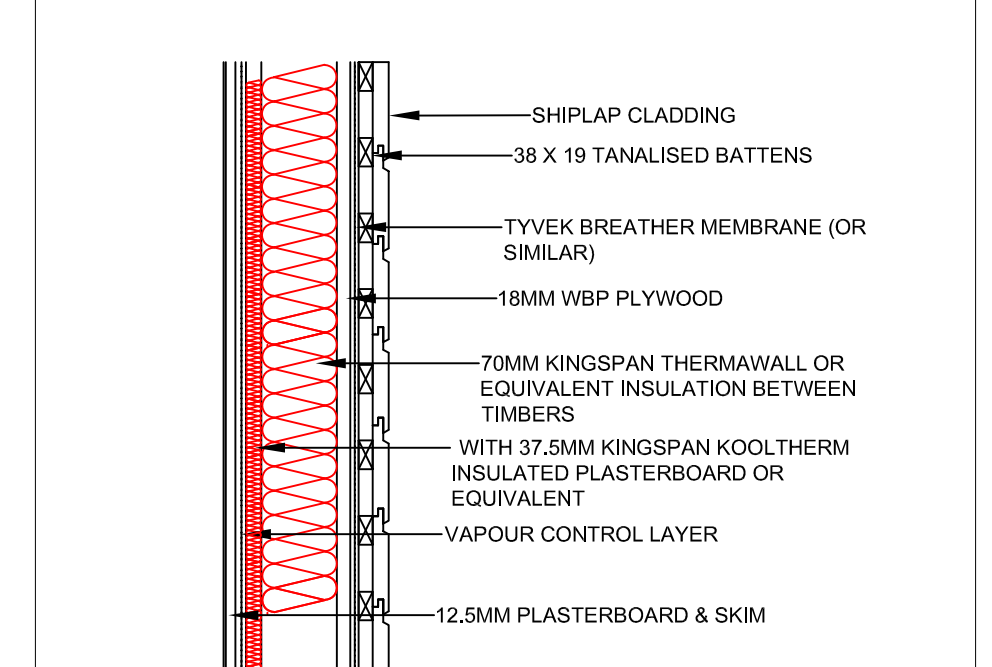


NOTE - THIS DRAWING IS FOR PLANNING PURPOSES ONLY - FURTHER DETAILED DRAWINGS WILL BE REQUIRED AS PART OF A BUILDING REGULATIONS APPLICATION.

NOTE - DO NOT SCALE OFF DRAWING. DIMENSIONS TO BE CONFIRMED ON SITE.

ALL DIMENSIONS IN MM

NOTE - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO. S03 - WORK SPECIFICATION



Revisions		Planning Application for:	
Date	Jun 2024	Front Dormer & Porch & Rear Outbuilding 31 Aysgarth Road, Batley	
		Drawing Title:	
		Proposed Plans and Elevations	
		Drawing No:	Rev
		S02	0
		Scale: As shown Paper Size: A1	