

PROPOSED SITE PLAN
SCALE 1:100

FRONT & REAR DORMERS CONSTRUCTION DETAILS

NEW ROOFING: 1. 200mm THERMAFOAM INSULATION WITH 3mm THICK BUTYLENE ADHESIVE ON 12mm FIBROCK SLATING WITH 4mm AIR CAVITY TO 100mm WITH 12.5mm PLASTERBOARD AND 30mm.

NEW ROOF COVERING: 2. 100mm THERMAFOAM INSULATION WITH 3mm THICK BUTYLENE ADHESIVE ON 12mm FIBROCK SLATING WITH 4mm AIR CAVITY TO 100mm WITH 12.5mm PLASTERBOARD AND 30mm.

NEW ROOF COVERING: 3. 100mm THERMAFOAM INSULATION WITH 3mm THICK BUTYLENE ADHESIVE ON 12mm FIBROCK SLATING WITH 4mm AIR CAVITY TO 100mm WITH 12.5mm PLASTERBOARD AND 30mm.

NEW ROOF COVERING: 4. 100mm THERMAFOAM INSULATION WITH 3mm THICK BUTYLENE ADHESIVE ON 12mm FIBROCK SLATING WITH 4mm AIR CAVITY TO 100mm WITH 12.5mm PLASTERBOARD AND 30mm.

NEW ROOF COVERING: 5. 100mm THERMAFOAM INSULATION WITH 3mm THICK BUTYLENE ADHESIVE ON 12mm FIBROCK SLATING WITH 4mm AIR CAVITY TO 100mm WITH 12.5mm PLASTERBOARD AND 30mm.

NOTES:

1. DRAINAGE FROM REAR DORMER TO EXCHANGE INTO GABLES LEVEL CUTTERS.
2. ALLOW FOR TEMPORARY TENTING TO CORNERS TO PREVENT WATER INGRESS DURING CONSTRUCTION.
3. NEW LINTELS MAY BE REQUIRED TO EXISTING GROUND FLOOR WINDOWS TO CATER FOR ADDITIONAL LOADING FROM ALTERED ROOF AND REAR DORMER.

NOTE - SUFFICIENT CAR PARKING SPACES AVAILABLE TO FRONT OF PROPERTY

NEW FLOOR CONSTRUCTION TO PROPOSED LOFT FLOOR: 22mm THK. 7&G FLOOR GRADE CHIPBOARD ON C16 FLOOR JOISTS @ 400mm 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

CHECK STRUCTURAL ADEQUACY OF EXISTING FOUNDATIONS TO PROPERTY AND SPACES FOR NEW ROOF AND FIRST-FLOOR EXTENSION - SOME FORM OF STRENGTHENING/UNDERPINNING MAY BE REQUIRED.

NOTE - CHECK FIRST FLOOR LINTELS FOR ADEQUACY OF SECOND-STORY EXTENSION - LINTELS MAY NEED TO BE REPLACED WITH ADEQUATE INVOIC.

CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORK INCLUDING SCAFFOLDING PROTECTIVE SHEETING TO MAINTAIN STABILITY FOR DURATION OF WORKS.

LINTELS - ALL LINTELS TO ACHIEVE 100mm MIN BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

ASSUMED ELECTRICITY FEED TO PROPERTY
ASSUMED ROUTE OF GAS MAIN
ASSUMED ROUTE OF SURFACE/POUL WHEN SEWER RUNS
DRAILEYS

MARKS WIRE WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN MILITARY WARE.

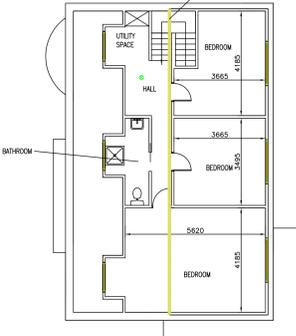
STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOOR/WALLS PRIOR TO DEMOLITION OF EXISTING WALLS AND ABOVE NEW OPENINGS.

BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

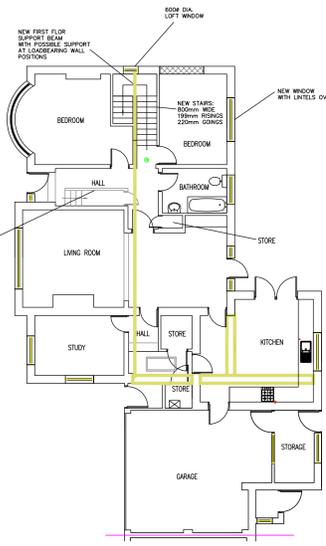
ASSUMED JOIST SPAN TO GROUND AND FIRST FLOOR - CONTRACTOR TO CONFIRM THROUGH OBSERVING WITH BUILDING CONTROL.

NEW ROOF BEAM WITH POSSIBLE SUPPORT AT LOADBEARING WALL POSITION.

NEW FIRST FLOOR SUPPORT BEAM WITH POSSIBLE SUPPORT AT LOADBEARING WALL POSITION.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



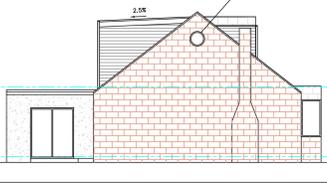
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



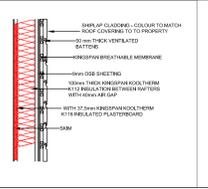
PROPOSED FRONT ELEVATION
SCALE 1:100

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

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

ALL DIMENSIONS IN MM



DORMER SHIPLAP CLADDING DETAIL
N/S

Revisions		Planning Application for:	
Date	Jan 2025	Roof Alterations & New Dormers 34A Halifax Road, Batley	
		Drawing Title: Proposed Plans and Elevations	
		Drawing No: S02	Rev D
		Scale: As shown	Paper Size: A0