

DORMER CONSTRUCTION DETAILS

INSULATION TO ROOF CONVERSION: EXISTING ROOF SLOPE: 125mm KINGSPAN TPI0 OVER RAFTERS WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM FINISH OR MAKE UP RAFTERS TO 100mm DEEP & FIX 75mm THICK KINGSPAN TPI0 INSULATION BETWEEN RAFTERS & INSULATED PLASTERBOARD OVERALL THICKNESS 50mm OVER RAFTERS.

NEW DORMER ROOF: STONE CHIPPINGS BEDDED ON 3 LAYERS OF BUILT UP FELT ROOFING USING A B.S.747 TYPE 30 PARTIAL BOND FELT AS A PRESSURE DEFUSION LAYER. ALTERNATIVELY A GRP OR FIRESTONE EPDM ROOF MAY BE USED.

ROOF BUILT UP ON TIMBER FRINGS TO GIVE 1:100 FALL APPROX. 75mm TO 25mm ON C16 FLAT ROOF JOISTS BUILT OFF FRONT WALL OF DORMER ON WALL PLATE STRAPPED DOWN WALLS AT SIDES OF WINDOWS WITH 30mm x 5mm 1000mm EDGE COATED GALVANISED STRIPS PLUGGED & SCREWED TO WALLS TO BUILDING REGS REQUIREMENTS AND AT RIDGE BUILT INTO WEB OF NEW ROOF BEAM.

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

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

INTERNAL NON-LOAD BEARING WALLS:
INTERNAL WALLS TO BE CONSTRUCTED USING 100X50MM SW TIMBER STUDS COMPRISING HEAD AND SOLE PLATES, UPRIGHTS AT 400/600MM CENTRES AND NOGINS STAGGERED AT MID HEIGHT. FRAMING TO BE BOARDED BOTH SIDES WITH 12.5MM CYPROC WALLBOARD, TAPED JOINTS AND FINISHED WITH 3MM SKIM FINISH USING THISTLE BOARD FINISH. PLASTER BOARDS ARE TO BE FIXED TO THE TIMBER STUDS USING CYPROC DRYWALL TIMBER SCREWS. ALL NEW INTERNAL WALLS TO HAVE 65MM MINERAL WOOL INSULATION IN THE PARTITION.

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.

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.

HEATING SYSTEM: EXTENSIONS TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR (INCLUDING MOVING ANY HEATER TANKS)

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 TRICKLE VENTS TO HEAD TO GIVE NOT LESS THAN 8000sqmm FREE VENTILATION (TRICKLE VENT CONTROLLABLE).

MEANS OF ESCAPE: WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33m² 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.

INSULATION TO ROOF: 0.16w/m² U VALUE. 100mm KINGSPAN INSULATION TIGHT FIXED BETWEEN RAFTERS WITH 25mm OVER. 12.5mm FOILBACKED PLASTERBOARD & SKIM. VERTICAL INSULATION IN PARTITIONS TO BUTT UP TO INSULATION IN ROOF.

NOTES:
1. DRAINAGE FROM DORMER TO DISCHARGE INTO LEAVES LEVEL GUTTERS.
2. ALLOW FOR TEMPORARY TENTING TO DORMER 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. T&G FLOOR GRADE CHIPBOARD 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 PROPPING ON SITE TO MAINTAIN STABILITY FOR DURATION OF WORKS.

LINTELS:- ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

FIRE STRATEGY FOR LOFT FLOOR:
ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND LOFT FLOORS BY INSTALLING MANS WIRED AND INTERLINKED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL FLOORS.
ALLOW FOR HALF HOUR FIRE DOORS ON FIRST, GROUND AND LOFT FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

CONTRACTOR TO ENSURE ALL-SIDE WINDOWS TO BE OBSCURED GLAZED.

NOTE: EXTENSIONS

WALL CONSTRUCTION - TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION - MARLEY INTERLOCKING CONCRETE TILES TO SIDE EXTENSION AND FORTICRETE CENTURION LOW-PITCHED ROOF TILES.

FLOOR CONSTRUCTION - INTERNAL FLOORS TO GROUND FLOOR TO BE OF EITHER GROUND BEARING CONCRETE CONSTRUCTION OR SUSPENDED TIMBER FLOORS AND REMAINING FLOORS TO BE OF SUSPENDED FLOOR CONSTRUCTION.

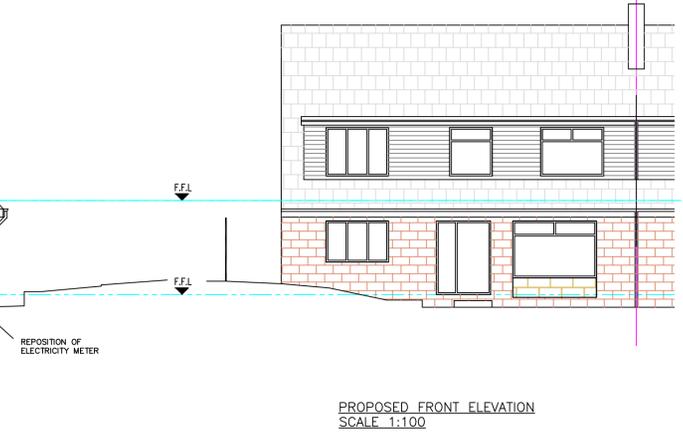
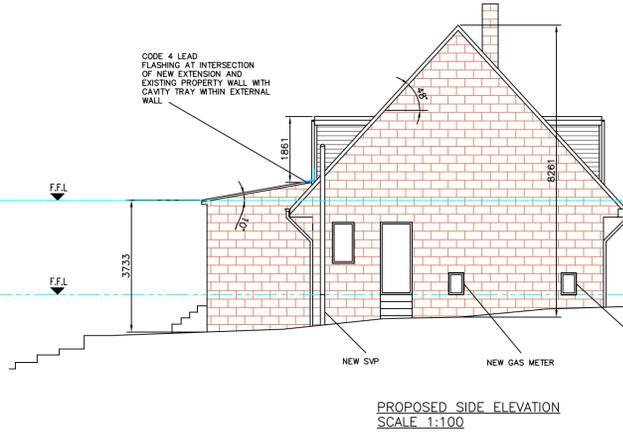
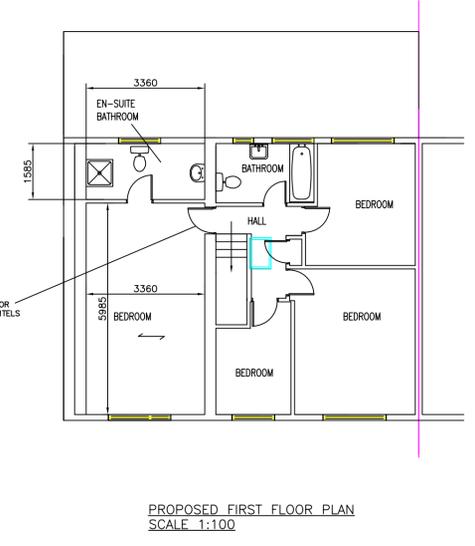
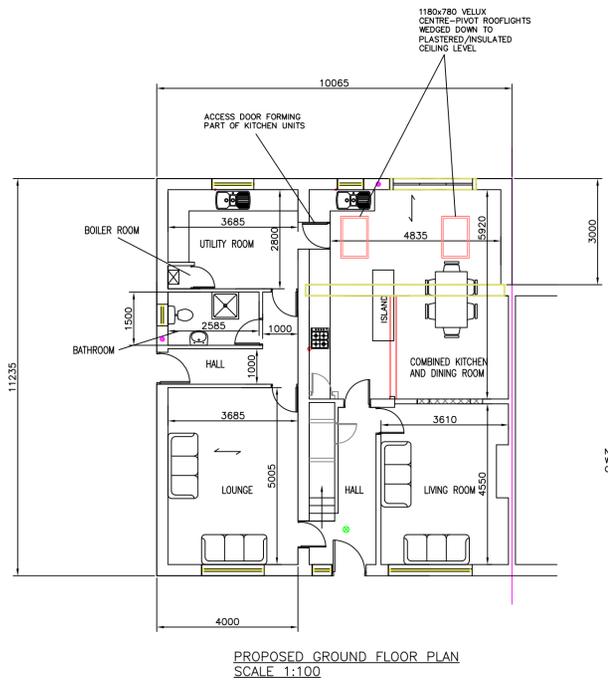
NOTE:
UNDER THE PARTY WALL ACT 1996 - NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORK NEAR PROPERTY BOUNDARIES. THIS NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

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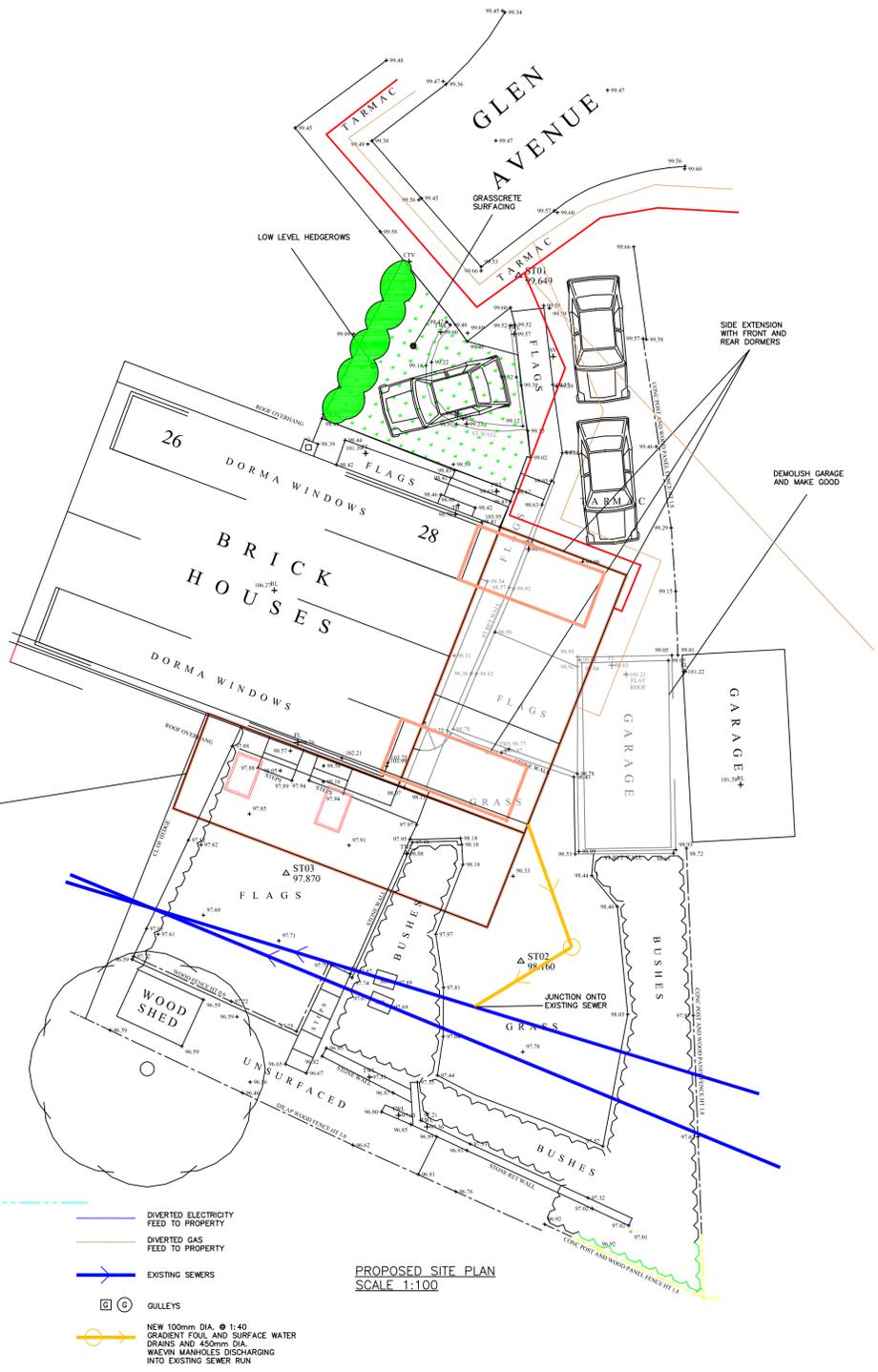
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FIRE STRATEGY FOR ALL FLOORS:
ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND LOFT FLOORS BY INSTALLING MANS WIRED AND INTERLINKED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL FLOORS.
ALLOW FOR HALF HOUR FIRE DOORS ON FIRST, GROUND AND LOFT FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

CONTRACTOR TO ENSURE ALL-SIDE WINDOWS TO BE OBSCURED GLAZED.



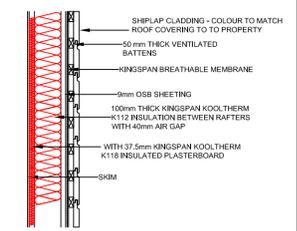
- MANS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS
- STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. PORTALISED FRAMES WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.
- INDICATES WALLS/CHIMNEYS/ ROOF STRUCTURE TO BE REMOVED AND REMAINING AREA MADE GOOD
- BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS
- WP2 ANCON WINDPOSTS POSITIONED WITHIN CAVITY FIXED TO FOUNDATIONS AND TO EXTENSION ROOF - OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4-6 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON
- ASSUMED JOIST SPAN TO GROUND AND FIRST FLOORS - CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.



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



DORMER SHIPLAP CLADDING DETAIL

Revisions		Planning Application for:	
Date	Jul 2025	Extensions and Dormers 28 Glen Avenue, Batley	
		Drawing Title: Proposed Plans and Elevations	
		Drawing No:	Rev
		S02	F
		Scale: As shown	Paper Size: A1