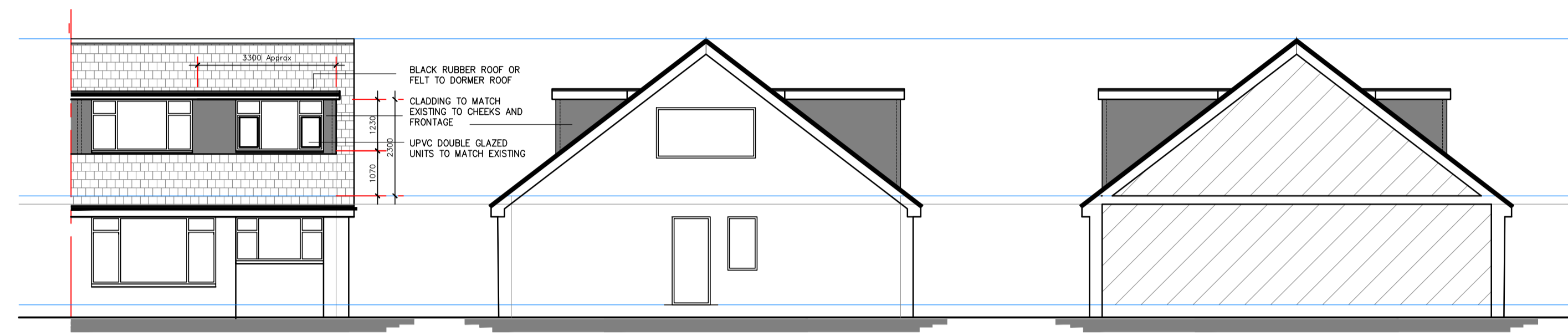


EXISTING FRONT ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

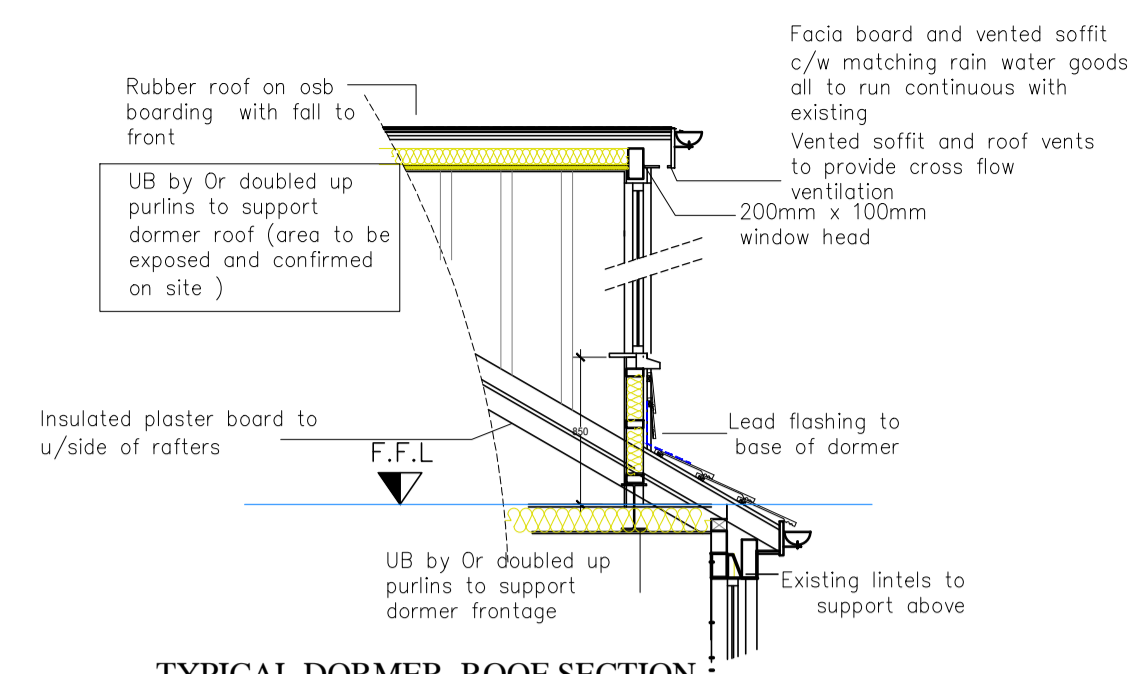
EXISTING SIDE ELEVATION
Scale 1:100



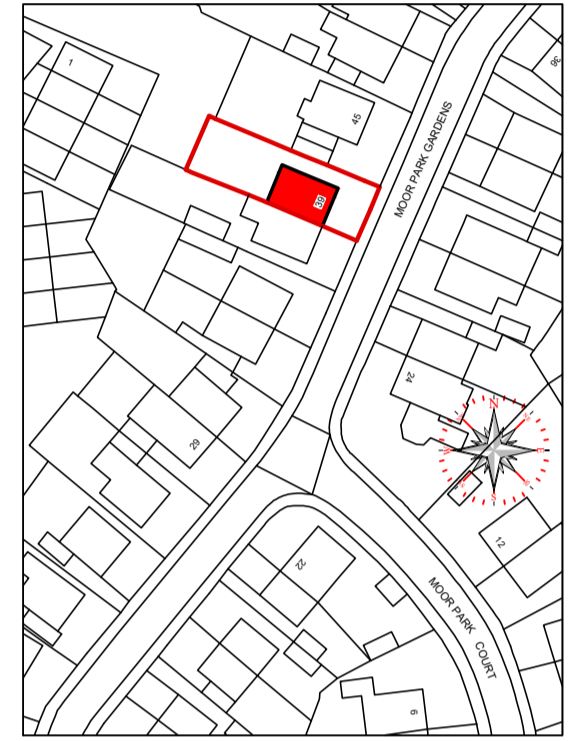
PROPOSED FRONT ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

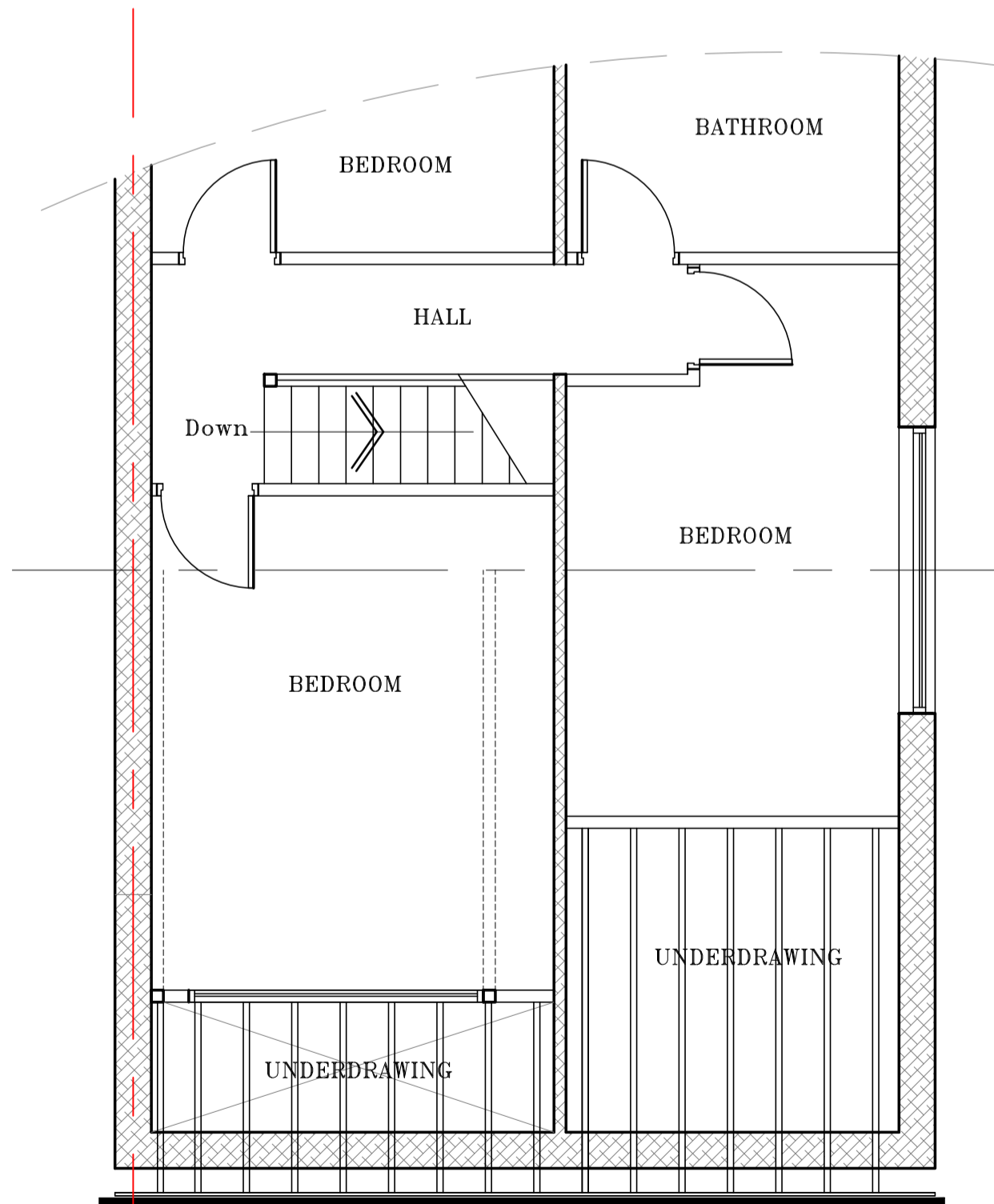
PROPOSED SIDE ELEVATION
Scale 1:100



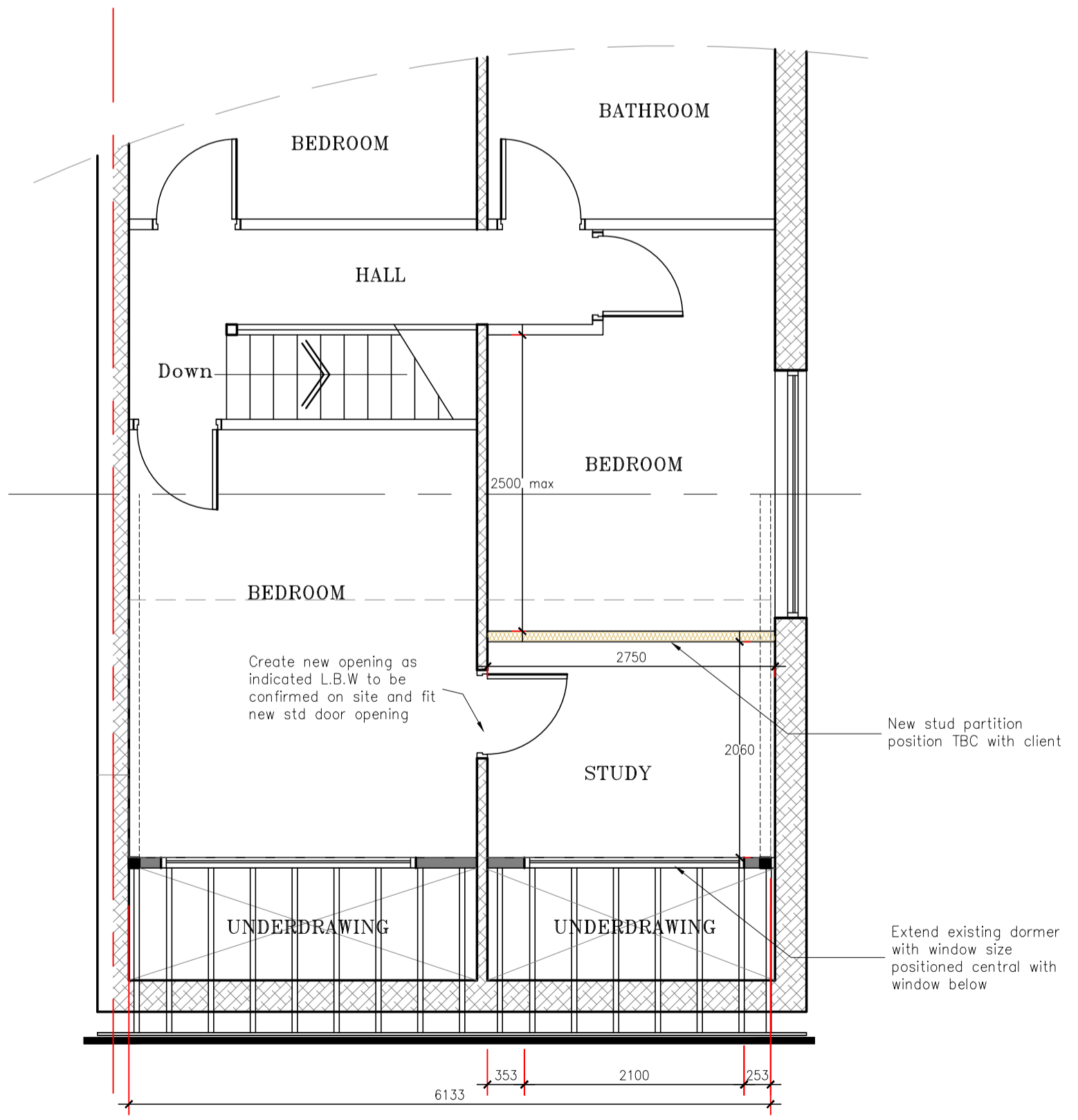
TYPICAL DORMER ROOF SECTION
SCALE 1:50



LOCATION PLAN SCALE 1:1250



EXISTING FIRST FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

FRONT DORMER

PARTITIONS

FIRST PTN'S
NEW STUD PTN'S BETWEEN ROOMS AND STAIRCASE TO BE CONSTRUCTED OF 100mm x 50mm C16 S.W FRAME COMPLETE WITH NOGGIN'S FIXED TO FLOOR AND CEILING/ROOF RAFTERS AND CLADDED WITH 12.5mm PLASTER BOARD AND FINISH SKIM INSULATE WITH 100mm ROCKWOOL UNDERDRAWING PTN AND STRUCTURAL PTN
100mm x 50mm C16 S.W FRAME COMPLETE WITH ACCESS DOORS AS INDICATED CLAD WITH 18mm OSB BOARDING BOTH SIDES AND 12.5mm PLASTERBOARD COMPLETE WITH TAPED JOINTS AND FINISH SKIM AND INSULATE WITH 100mm ROCKWOOL OR KINGSPAN
EXISTING WALLS
EXPOSED WALLS TO BE FINISHED IN DOT AND DAB PLASTERBOARD WITH TAPED JOINTS AND FINISH SKIM.
WHERE INSULATION TO PARTY WALLS IS REQUIRED USE 50mm x 50mm S.WOOD FRAME INSULATED WITH 50mm KINGSPAN CLADDED WITH 12.5mm PLASTER BOARD AND FINISH SKIM.

FLOORS

NEW EXTENDED FLOOR (SECURED TO EXISTING WALLS)
18 mm FLOORING GRADE CHIPBOARD ON 175mm x 75mm C24 TIMBER JOISTS @ 400 MAX cts SECURED ABOVE EXISTING CEILING JOISTS. MAINTAIN 10mm CLEARANCE TO AVOID DISTURBING EXISTING PLASTERBOARD CEILING. ALSO SET INTO WALLS/HUNG ON GALV. M.STEEL JOIST HANGERS AND SECURED TO NEW UB'S INSULATE BETWEEN JOISTS WITH 200mm MINERAL WOOL.

LOFT CONVERSION

EXISTING ROOF

CREATE NEW APERTURE FOR REAR DORMER INSTALL NEW UB'S OR PURLINS AS INDICATED ON CROSS SECTION 100 X 50 mm C24 FRAME DIRECTLY ON FRONT SUPPORTS
EXISTING ROOF TO THE FRONT TO RECEIVE THE FOLLOWING 150mm x 50mm C16 RAFTERS SECURED TO RIDGE BEAM AND STRUCTURAL PTN IN TURN SECURED TO NEW FRONT UB AND TO EXTEND THROUGH TO WALL PLATE. INSULATE RAFTERS WITH 100mm KINGSPAN BETWEEN AND 35mm KINGSPAN COMPLETE WITH 12.5mm PLASTER BOARD AND FINISH SKIM TO A U VALUE 0.15 COMPLETE WITH LEAD SOAKERS TO TILE AND FLAT ROOF JOINT LEAD TO RUN UNDER FIRST ROW OF TILES AND UP AND OVER RIDGE. NOTE RIDGE TILES TO BE RE-FITTED IF REQUIRED. ALSO FIT ROOF VENTS TO FRONT ELEVATION MAINTAIN CROSS FLOW VENTILATION USING ROOF VENTS. AND VENTED SOFFIT TO DORMER FRONTAGE.
CHECKS 100mm x 50mm C24 FRAME CLADDED WITH 18mm OSB BOARDING BOTH SIDES AND INSULATED WITH 100mm KINGSPAN
EXTERNAL CHEEK FINISHED WITH PERMEABLE FELT, COUNTER BATTENS AND CLADDING TO MATCH EXISTING. LEAD SOAKERS TO FOOT OF DORMER.
INTERNAL CHEEK FINISHED WITH 9.5mm FOL BACKED PLASTER BOARD AND TAPED JOINTS TO RECEIVE SKIM COMPLETE WITH SUPALUX FIRE BOARDS TO BOTH SIDES WHERE DORMER IS WITHIN 1m OF PARTY WALL
DORMER FRONTAGE AS PER CHEEK SPECIFICATION COMPLETE WITH 100mm x 100mm CORNER POSTS AND POST AT MID SPAN TO PICK UP STRUCTURAL PARTITION

FRONT DORMER

ROOF LAY APPROVED RUBBER ROOF SYSTEM ON 18mm OSB BOARDING, TAPERED FININGS, 175mm x 50mm C16 ROOF JOISTS @ 400max cts UNDERDRAW CEILING @ 2300 cts min. (To line through with existing) WITH 12.5mm PLASTER BOARD AND FINISH SKIM. INSULATE WITH 100mm KINGSPAN BETWEEN JOISTS (HEIGHT TO BE AGREED ON SITE) AND 35mm KINGSPAN UNDER CLADDED WITH 12.5mm PLASTER BOARD AND FINISH SKIM TO A U VALUE 0.15 COMPLETE WITH LEAD SOAKERS TO TILE AND FLAT ROOF JOINT LEAD TO RUN UNDER FIRST ROW OF TILES AND UP AND OVER RIDGE. NOTE RIDGE TILES TO BE RE-FITTED IF REQUIRED. ALSO FIT ROOF VENTS TO FRONT ELEVATION MAINTAIN CROSS FLOW VENTILATION USING ROOF VENTS. AND VENTED SOFFIT TO DORMER FRONTAGE.
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DORMER FRONTAGE AS PER CHEEK SPECIFICATION COMPLETE WITH 100mm x 100mm CORNER POSTS AND POST AT MID SPAN TO PICK UP STRUCTURAL PARTITION

FIXTURES AND FITTINGS

WINDOWS

WINDOWS & GLAZING (ALL GLAZING TO COMPLY WITH PART N OF THE BUILDING REGULATIONS)
ALL WINDOWS TO BE DOUBLE GLAZED UNITS COMPRISING OF TWO LAYERS OF LOW -E GLAZING WITH 12mm AIR GAP TO ACHIEVE U_T VALUE OF 1.8 W/m²K. TO HAVE OPENING LIGHTS EQUAL TO 1:20 TH OF FLOOR AREA TRICKLE VENTS FITTED FOR VENTILATION TO PROVIDE MIN 10,000mm² OF FREE AIR AND 4000mm² TO NON HABITABLE ROOMS ALL WINDOWS TO HAVE DRAUGHT STRIPPING. ALL WINDOWS TO HABITABLE ROOMS TO BE A MINIMUM OF 850mm HIGH x 500mm WIDE TO PROVIDE MEANS OF ESCAPE. SILL HEIGHT TO BE A MAXIMUM OF 1100mm FROM THE FINISHED FLOOR LEVEL. BATHROOM AND OVERLOOKING WINDOWS MUST BE GLAZED WITH OBSCURE GLASS.

HEATING

FIT 1 RADIATOR TO EACH ROOM COMPLETE WITH T.R.V.'S ALL CONNECTED TO EXISTING HEATING SYSTEM
OR WHERE THE ABOVE CANT BE ACHIEVED FIT WALL HEATERS TO BE WIRED TO EXISTING CIRCUIT VIA FUSED SPUR.

FD30

FIT .5 HOUR FIRE DOORS TO ALL HABITABLE ROOMS OR SOLID PANELLED DOORS TO GIVE FIRE RESISTANCE AND PROTECTION.

LIGHTING & ELECTRICS

FIT 3 No LED FLUSH SPOTLIGHTS TO STUDY AREA
FIT 2 No FLUSH SPOTLIGHTS TO NEW BATHROOM/ENSUITE AREA
FIT 3 DOUBLE SOCKETS TO STUDY AREA

S

FIT MAINS WIRED OPTICAL SMOKE DETECTOR TO EACH LANDING
ALL ELECTRICAL WORK AS CONDITION TO MEET THE REQUIREMENT OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.
ACCESSIBLE SOCKET & SWITCHES OUTLETS.
ALL SOCKET & SWITCH OUTLETS IN HABITABLE ROOMS TO BE AT MIN. 450mm & MAX. 1200mm ABOVE FINISHED FLOOR LEVEL.

NOTES:
1. CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK ON SITE.
2. CONTRACTORS ARE RESPONSIBLE FOR INFORMING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENTS WORK TO BE CARRIED OUT AS SHOWN ON THIS DRAWING.
3. WRITTEN DIMENSIONS ONLY ARE TO BE USED FROM THIS DRAWING-IF ANY DOUBTS EXIST-ASK FOR CLARIFICATION.

THIS DRAWING AND THE CONTRACTS AND AGREEMENTS ARE THE DESIGNERS PROPERTY AND MAY BE REPRODUCED OR REPRODUCED ONLY UNDER CONTRACT.

Note:
Details shown for Planning purposes only. Do not scale from this drawing. All dimensions to be taken on site prior to installation.

P.D ARCHITECTURAL SERVICES

- Plans drawn for local authority approval
- Domestic Extensions
 - Loft Conversions
 - New garages / Conservatories
 - New Homes

Tel: 07867784564 Free Consultation / Survey

Title: EXISTING AND PROPOSED PLANS

Project: PROPOSED FRONT DORMER EXTENSION AT 39 MOOR PARK GARDENS WF12 7AT

Client: Mr T RAKHIM

Scale: 1:50 & 1:100 Drawn: P.M Rev

Date: MARCH 2026 PDA 22-057-002. B