REAR DORMER CONSTRUCTION DETAILS

ROOF
NEW ROOF:90mm + 90mm TF27 THERMAROOF INSULATION WITH 3mm THICK BITUMINOUS VAPOUR BARRIER ON 18mm PLYWOOD DECKING WITH A MIN. AIR CAVITY OF 150mm WITH 12.5mm PLASTERBOARD AND SKIM.

NEW ROOF COVERING. STONE CHIPPINGS BEDDED ON 3 LAYERS OF BUILT UP FELT ROOFING USING A B.S.747 TYPE 3G PARTIAL BOND FELT AS A PRESSURE DEFUSION LAYER. ALTERNATIVELY A GRP, SINGLE PLY MEMBRANE OR FIRESTONE EPDM ROOF MAY BE USED.

ROOF BUILT UP ON TIMBER FIRINGS TO GIVE 1:100 FALL APPROX. 75mm TO 25mm ON CYE 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 STRAPS PLUGGED & SCREWED TO WALLS TO BUILDING REGS REQUIREMENTS AND AT RIDGE BUILT INTO WEB OF NEW RIDGE BEAM.

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

WALLS
EXTERNAL WALLS – TIMBER FRAMED WITH GREY COLOURED SHIPLAP CLADDING TO MATCH EXISTING PROPERTY ROOF – 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 NOGGINS STAGGERED AT MID HEIGHT. FRAMING TO BE BOARDED BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIMMED FINISH. WET AREAS TO HAVE TILED 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.
ALL WINDOWS AND DOORS ARE 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 750mm 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 DORMERS TO DISCHARGE INTO EAVES LEVEL GUTTERS.
2. ALLOW FOR TEMPORARY TENTING TO DORMERS TO PREVENT WATER INGRESS DURING CONSTRUCTION.

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

FIRE STRATEGY FOR FIRST FLOOR:
ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND LOFT FLOORS BY INSTALLING MAINS WIRED 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 GROUND, FIRST AND LOFT FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

NOTE:
UNDER THE PARTY WALL ACT 1996 – NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORKS ON THE PARTY STRUCTURE. THE TYPE OF NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

CHECK STRUCTURAL ADEQUACY OF EXISTING FOUNDATIONS TO PROPERTY FOR NEW DORMER – SOME FORM OF STRENGTHENING/UNDERPINNING MAY BE REQUIRED.

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

NOTE – CHECK FIRST FLOOR LINTELS FOR ADEQUACY OF NEW DORMER – LINTELS MAY NEED TO BE REMOVED AND REPLACED WITH STRUCTURALLY ADEQUATE LINTELS.

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

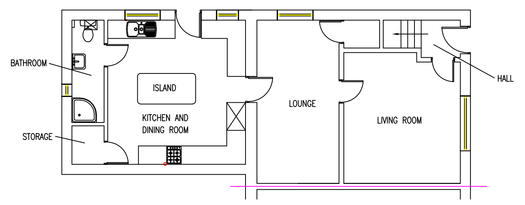
NOTE:

REAR EXTENSION

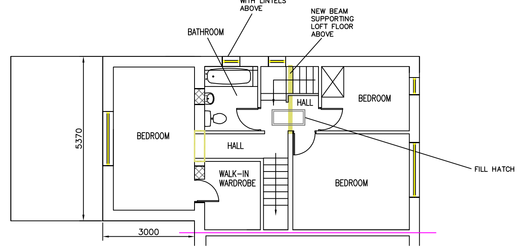
WALL CONSTRUCTION – TO BE SAND/CEMENT RENDER EXTERNALLY TO MATCH EXISTING PROPERTY.

ROOF CONSTRUCTION PITCHED – PLAIN MARLEY CONCRETE TILES ON STEEL RIDGE BEAM AND RAFTERS.

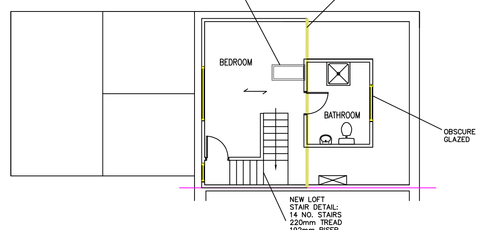
FLOOR CONSTRUCTION – INTERNAL FLOOR TO BE OF SUSPENDED FLOOR CONSTRUCTION.



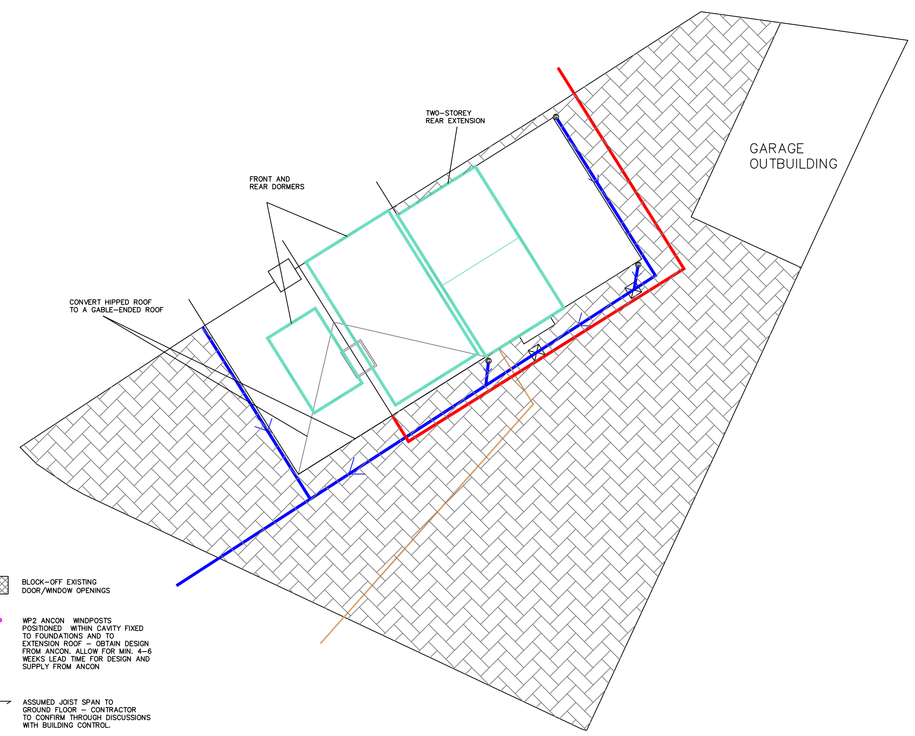
PROPOSED GROUND FLOOR PLAN
(NO CHANGE)
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT FLOOR PLAN
SCALE 1:100



MAINS WIRED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS

STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE, NEW OPENINGS. ALL STEELWORKS WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.

INDICATES WALLS/CHIMNEYS VEGETATION/TREES TO BE REMOVED AND REMAINING AREA MADE GOOD

BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

MPS ANCON WINDPOSTS POSITIONED WITHIN CLOSEY FIXED TO FOUNDATIONS AND 1ST EXTENSION ROOF – OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4–5 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON

ASSUMED JOIST SPAN TO GROUND FLOOR – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.

ASSUMED ELECTRICITY FEED TO PROPERTY

ASSUMED ROUTE OF GAS MAIN

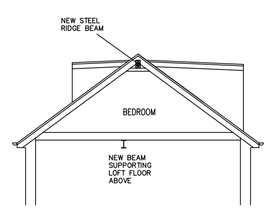
ASSUMED EXISTING SEWER RUNS

G G GULLEYS

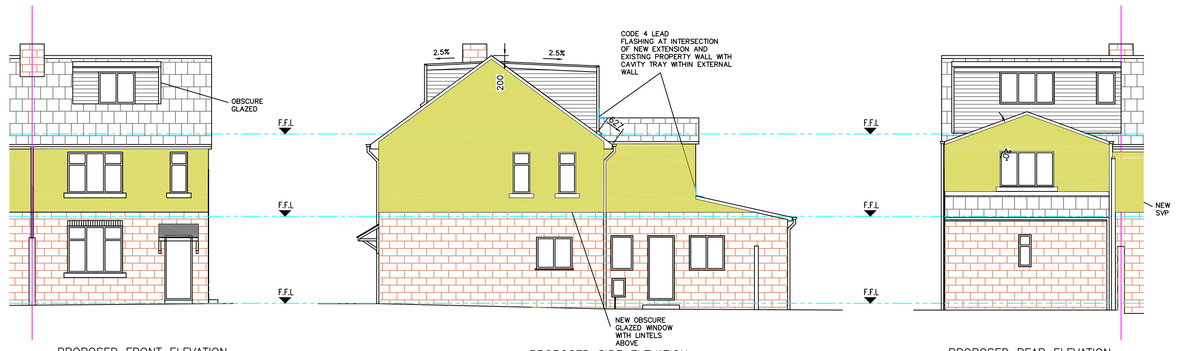
NEW 100mm DIA. @ 1:40 GRADIENT FOUL AND SURFACE WATER DRAINS AND 450mm DIA. WAEVIN MANHOLES DISCHARGING INTO EXISTING SEWER RUN

INDICATES WALLS/VEGETATION/ DRAINAGE TO BE REMOVED AND REMAINING AREA MADE GOOD

PROPOSED SITE PLAN
SCALE 1:200



PROPOSED SECTION THROUGH ROOF
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

NOTE

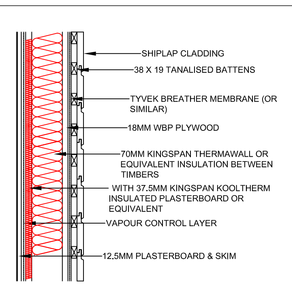
1. EXISTING REAR EXTENSION FOUNDATIONS TO BE EXPOSED AND REVIEWED BY A STRUCTURAL ENGINEER TO CONFIRM ADEQUACY FOR A SECOND–STOREY.
2. EXISTING PROPERTY FOUNDATIONS TO SIDE OF PROPERTY TO BE EXPOSED AND REVIEWED BY A STRUCTURAL ENGINEER TO CONFIRM ADEQUACY TO CONVERT FROM HIPPED TO GABLE–END.

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
SCALE 1:10

Revisions	
Date	Oct 2026

Planning Application for:
Front & Rear Dormers & Rear Extension
77 Pioneer Street, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S01 | Rev

Scale: As shown | Paper Size: A0