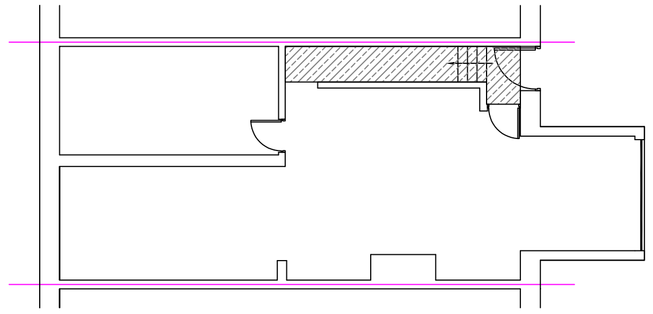
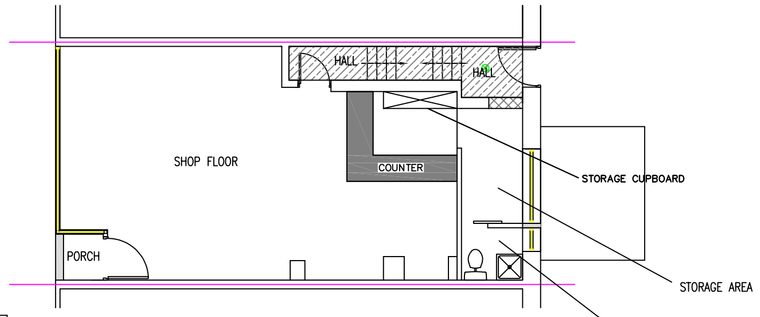
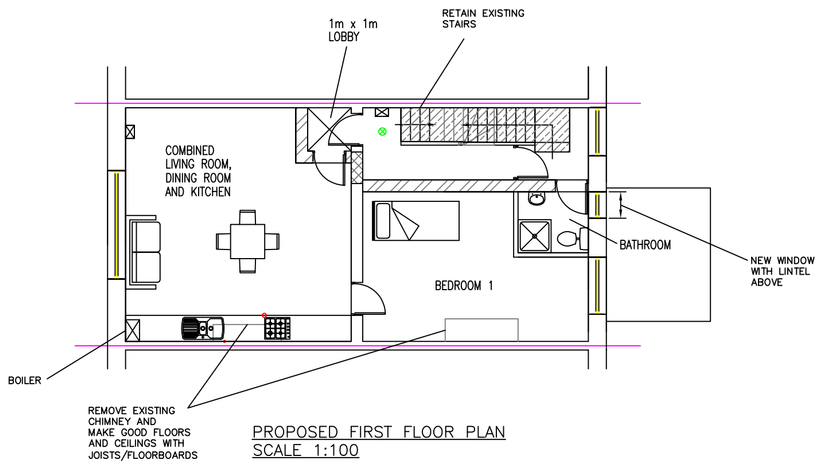


PROPOSED CELLAR PLAN
SCALE 1:100

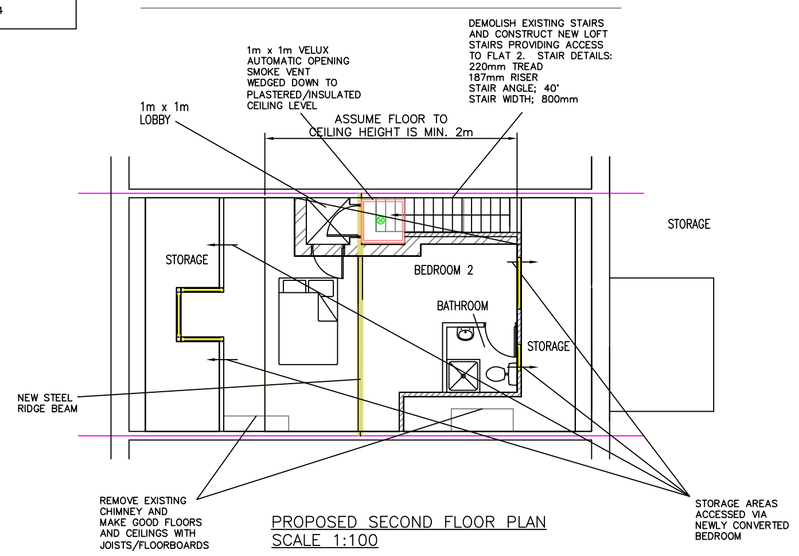


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

TOTAL FLOOR AREA OF FLAT (FIRST AND GROUND FLOORS) (m²)
78.4

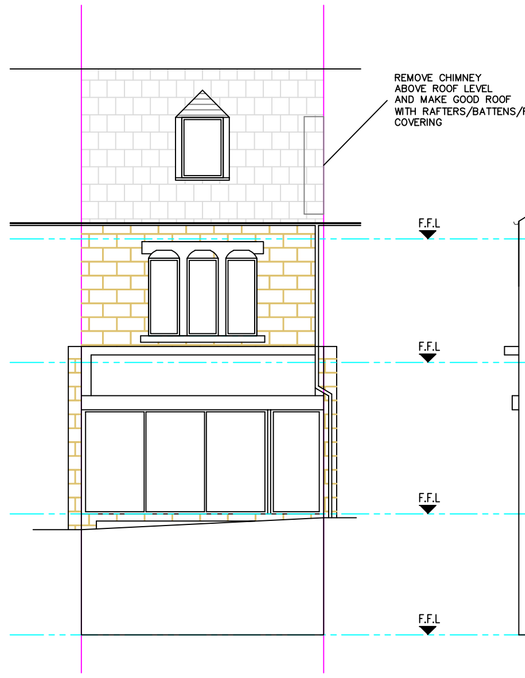


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

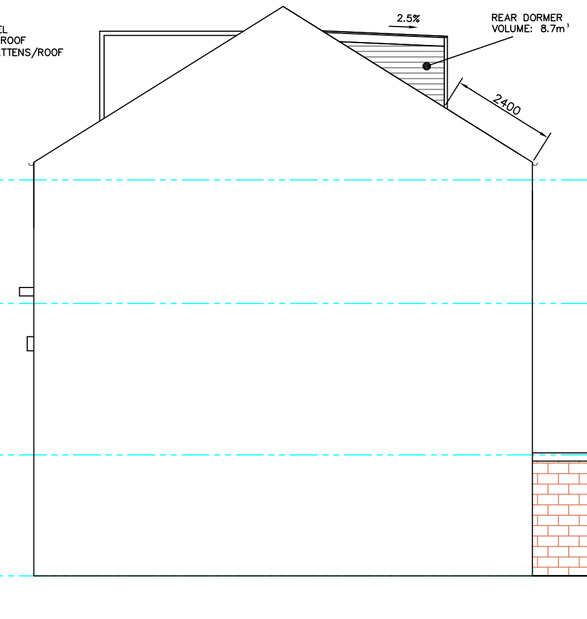


PROPOSED SECOND FLOOR PLAN
SCALE 1:100

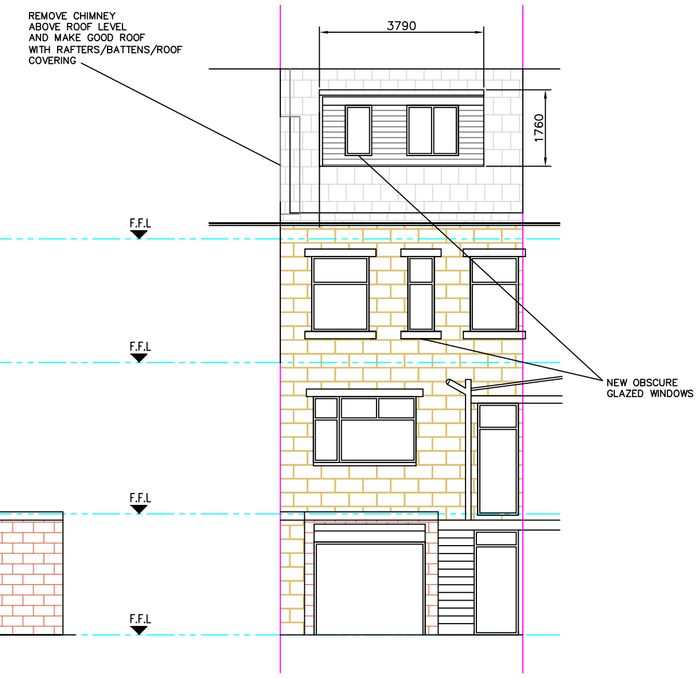
- MAINS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS
- STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. PORTALISED FRAMES WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.
- INDICATES WALLS/STAIRS TO BE REMOVED AND REMAINING AREA MADE GOOD
- BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS
- ALLOW FOR 50mm 'PINK' FIRE RATED PLASTERBOARD TO UNDERSIDE OF STAIRS TO GROUND, FIRST AND LOFT FLOORS
- ALLOW FOR 50mm 'PINK' FIRE RATED PLASTERBOARD AND 50mm 'BLUE PLASTERBOARD TO EITHER SIDE OF NEW TIMBER FRAMED PARTITION WALLS WITH SOUND INSULATION BETWEEN.



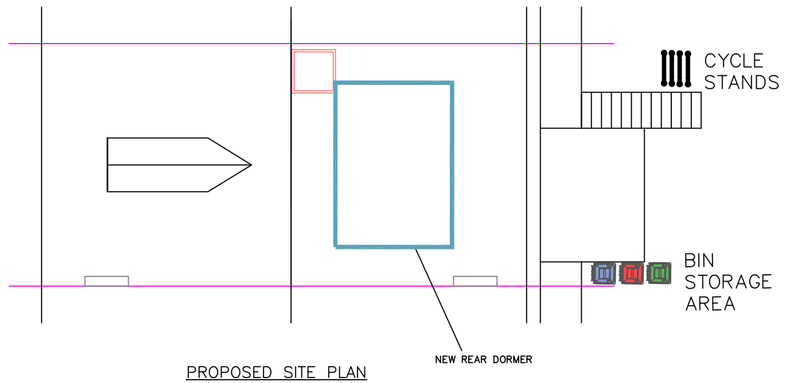
PROPOSED FRONT ELEVATION
SCALE 1:100



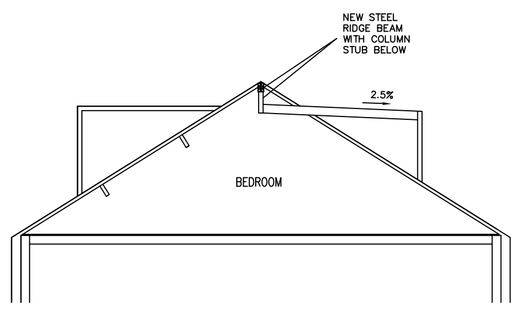
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SITE PLAN
SCALE 1:100



PROPOSED CROSS-SECTION
THROUGH ROOF/REAR DORMER
SCALE 1:100

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

ALLOW FOR ALL PARTITIONS AND CEILINGS ON BOTH GROUND AND FIRST FLOORS TO HAVE 1 HOUR FIRE PROTECTION.

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.

REAR DORMER CONSTRUCTION DETAILS

ROOF
NEW ROOF:90mm + 90mm TR27 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 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 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 GYPROC WALLBOARD, TAPED JOINTS AND FINISHED WITH 3MM SKIM FINISH USING THISTLE BOARD FINISH. PLASTER BOARDS ARE TO BE FIXED TO THE TIMBER STUDS USING GYPROC 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 8000Sq.mm 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

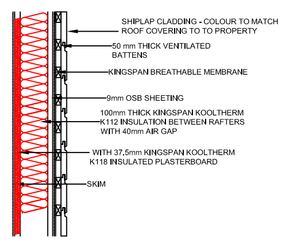
CHECK STRUCTURAL ADEQUACY OF EXISTING FOUNDATIONS TO PROPERTY FOR NEW DORMERS - SOME FORM OF STRENGTHENING/UNDERPINNING MAY BE REQUIRED.

NOTE - CHECK FIRST FLOOR LINTELS FOR ADEQUACY OF NEW DORMERS - LINTELS MAY NEED TO BE REPLACED WITH ADEQUATE NAYLOR LINTELS.

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



DORMER SHIPLAP CLADDING DETAIL
NTS

Revisions		
	Date	Jul 2026

Planning Application for:
Rear Dormer with 1 No. Flats
1 The Knowl, Mirfield

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02
Rev J

Scale: As shown
Paper Size: A1