

Provide 8000mm² permanent ventilation to new room via "Trickle Vents" in new window frames (4000mm² to bathroom).

Sloping roof - Re-hang eavey ties on saw battens on sarking felt on 100x50 rafters @ 400 c/s, 100x50 collars @ 400 c/s with 100mm fibreglass insulation between & 170mm across joists with air flow protectors (U=0.16 w/m²k).

25mm air gap & mesh at eaves.

150 x 100mm header beam.

1087 (3/4") deep UPVC windows (double glazed).

New 100 x 75 s/w purlin strutted @ 400 c/s by 100 x 50 s/w struts (cross braced).

Lead flashing (code 4).

Eavey ceiling 12.5mm plasterboard & skin. Upgrade with min 100mm mineral fibre (min density 10 kg/m³) between joists (eaves to eaves).

Form bulkhead to skis with 2 layers of 12.5mm plasterboard & skin on 20x50 frame.

Eavey floor 21mm T&G chipboard.

Eavey ceiling 10mm plasterboard & skin.

New "Dry Ridge" ventilation min 5000mm² per m run.

100mm fibreglass insulation between & 170mm across 100 x 50 collars @ 600 c/s with air flow protectors (U=0.16 w/m²k).

25mm Celotex insulation between & 30mm Actis Tri-iso super 10 insulation/vapour barrier across u/side of new 150 x 50 rafters @ 600 c/s (max span 3.30m) & inside of studs (joists lapped & taped) faced with 38x25 counter battens @ 600 c/s with 12.5mm plasterboard & skin.

75mm min openings for new velux rooflights via 2x 150 x 50 iron rafters to each side.

100 x 75 s/w purlin over shudding.

Additional 170mm fibreglass insulation across joists over 100mm mineral fibre to void eaves.

New "Telebeam" telescopic floor joist system to manufacturers specifications.

Ventilate eavey eaves equiv to 25mm air gap & mesh (Front & Rear).

21mm T&G chipboard

2m door

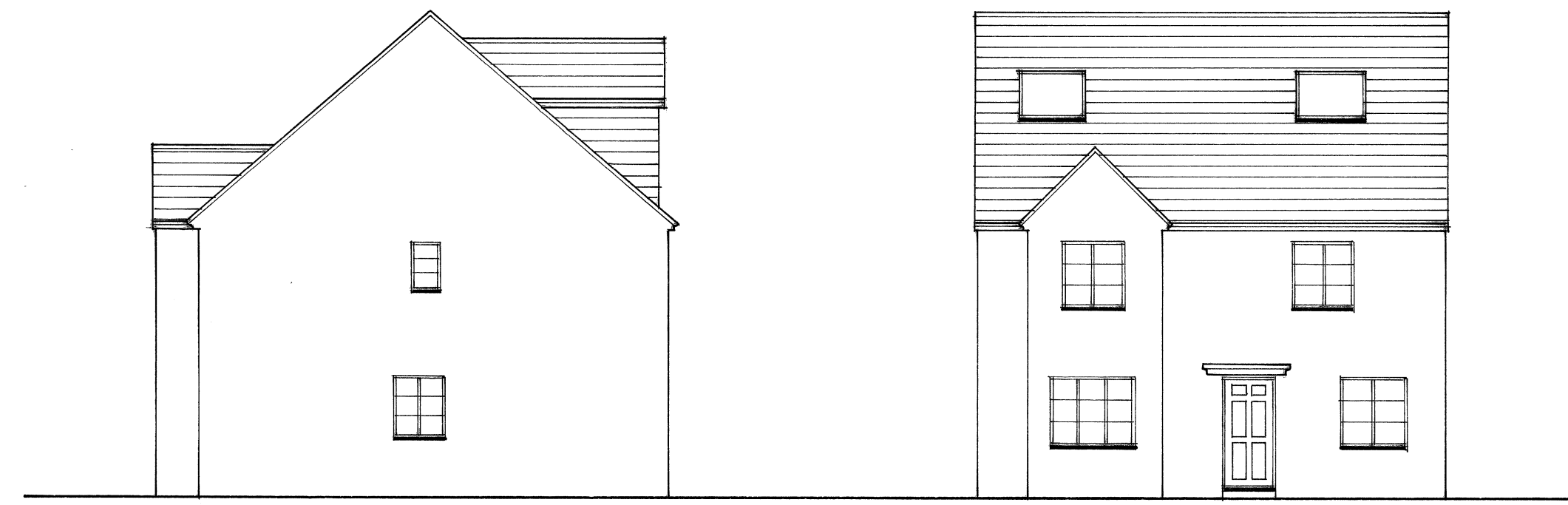
200mm

Re-support eavey ceiling joists from new "Telebeam" floor joists at R.

PERMITTED DEVELOPMENT VOLUME
REAR DORMER = 3.60m³

NOTE - At least one first floor window to be in escape compliance (SEE SPEC).

Rooflights not to project more than 150mm above roof plane.



SIDE ELEVATION

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.18W/m²K)
12.5mm chipboard on 3 layers bituminous felt on 18mm plywood on 50 x 50 s/w battens across firings #1 in 40 on s/w joists @ 400mm c/s. 25mm Celotex insulation between and 38mm Actis Tri-iso super 10 insulation/vapour barrier across u/side of joists. Faced with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm plaster skim ceiling.

DORMER CHEEK CONSTRUCTION (U=0.22W/m²K)
Half hour fire resistant from both sides. Vertical tile/slate hanging to match existing on s.w. battens on building paper on 12.5mm plywood bracing (9mm masterboard within 1m of boundary) on 100x50mm studs @ 400mm c/s (cross braced). 25mm Celotex insulation between and 30mm Actis Tri-iso super 10 insulation/vapour barrier across inside of studs. Faced with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE 800mm (219) wide.
Rise=200mm. Going=225mm. Tread=250mm. Pitch=42. 2m clear headroom. 900mm handrail. 900mm balustrade housed into newells or returned to adjacent wall. (100mm max gaps to risers & handrails). Artificial lighting with 2 way switch top and bottom. Any tapered treads to comply with Part K. 50mm min going.

HALF HOUR PARTITION AROUND NEW STAIRCASE
75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE REGULATIONS
All doors at ground and first floor off staircase enclosure to be 1/2 hour fire resistant (FD30G).
Timber beams to have half hour fire resistance to BS5268 part 4 section 41 1078 (Sacrificial design method).

WINDOWS & ESCAPE WINDOWS
Escape window to be 750x450mm min clear opening (min 0.33m opening area) max 1.1m above floor level. All new windows and rooflights to be double glazed with min 16mm gap, low E glass & N=0.15 for windows, E=0.05 for rooflights.

STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm c/s using M12 bolts and 64mm dia tooth plate connectors.

SMOKE DETECTORS
Denotes heat detector. Denotes mains wired interconnected smoke detectors with battery back up to BS5839:6:2004.

LIGHTING AND HEATING
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

ELECTRICAL
All new electrical work to be in accordance with Part P "Competent Person Scheme" to BS7671. Certification to be provided upon completion.

PROJECT
Formation of habitable room in roofspace with rear dormer.

CLIENT
Mr & Mrs Whiteside,
125, Wetherby Road,
Bicester,
OX 26 1BH.

SCALE 1:50 & 1:100 DATE APRIL 2021

DRAWN BY *Mudfooty* CONTRACT NO.

THE ACCURACY OF THIS DRAWING FOR FINISHED SIZES IS NOT GUARANTEED AS IT IS SUBJECT TO ON SITE LEVELS. THEREFORE IT DOES NOT FORM PART OF YOUR CONTRACT

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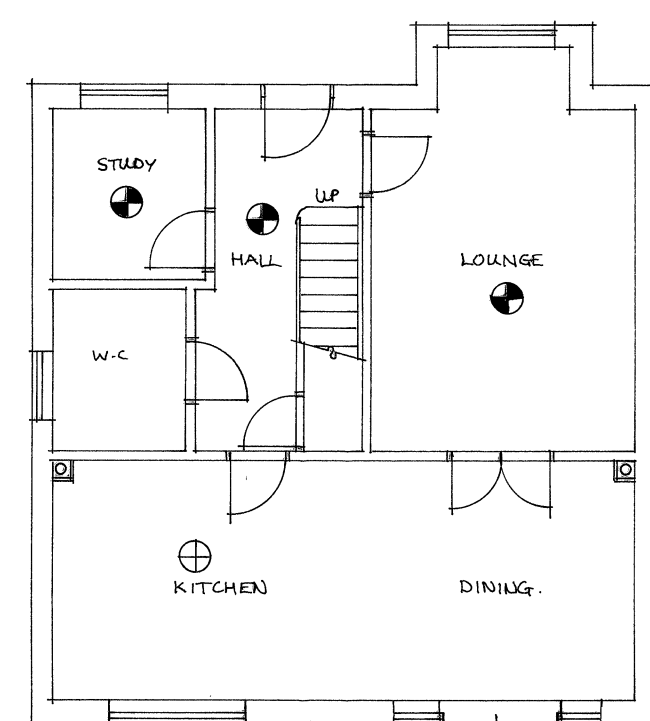
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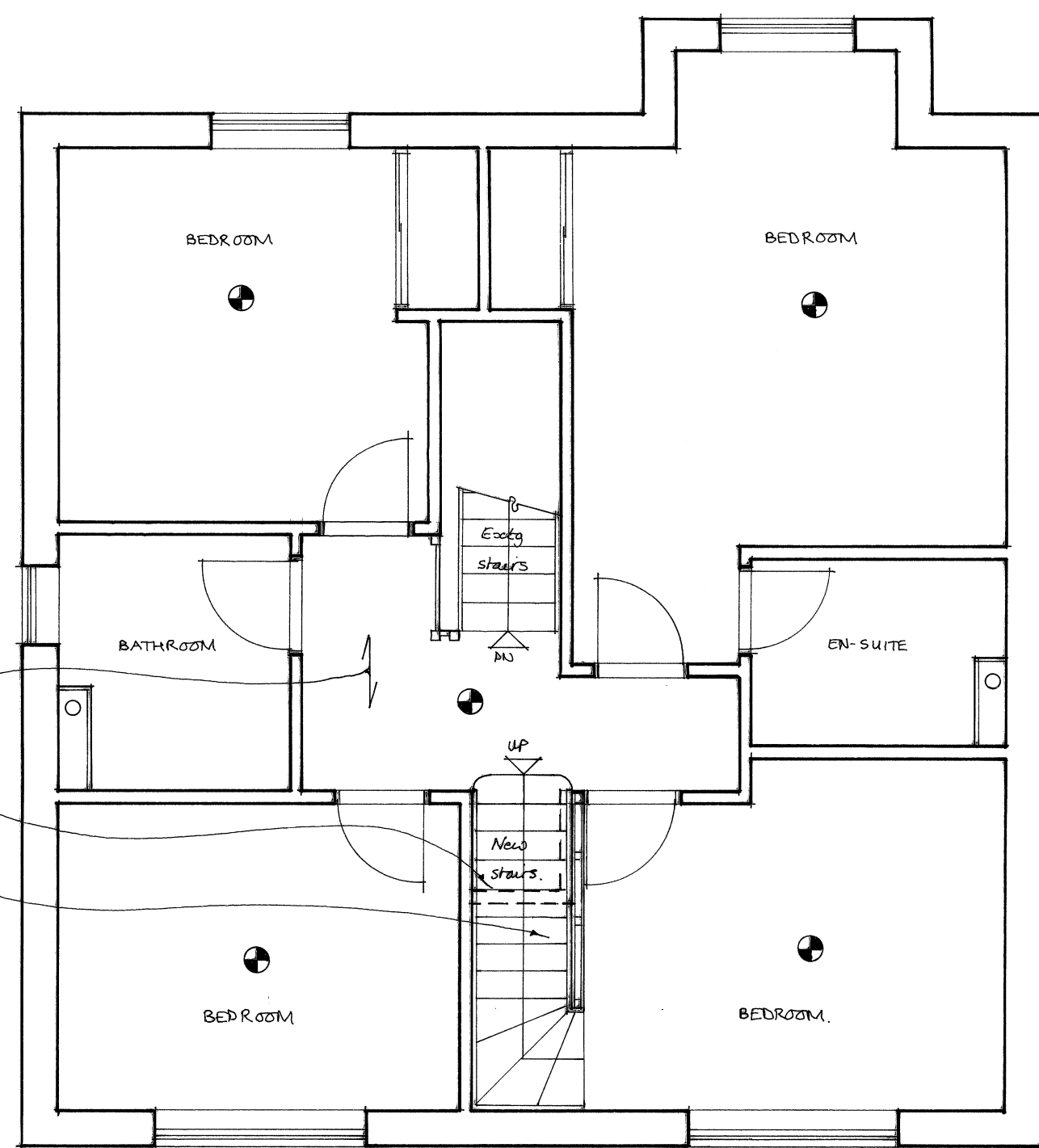
GROUND FLOOR PLAN

NOTE - Eavey doors are modern panel type of good fit and quality. Doors to be checked on site to assess their ability to be used with smoke alarm system.

Spans of new "Telebeam" telescopic floor joists to manufacturers specifications

Remove walls (dotted)

New 3hr fire resistant partition (skir hung to ceiling only)



FIRST FLOOR PLAN

75 x 50mm insulated shudding @ 400 c/s (SEE SECTION)

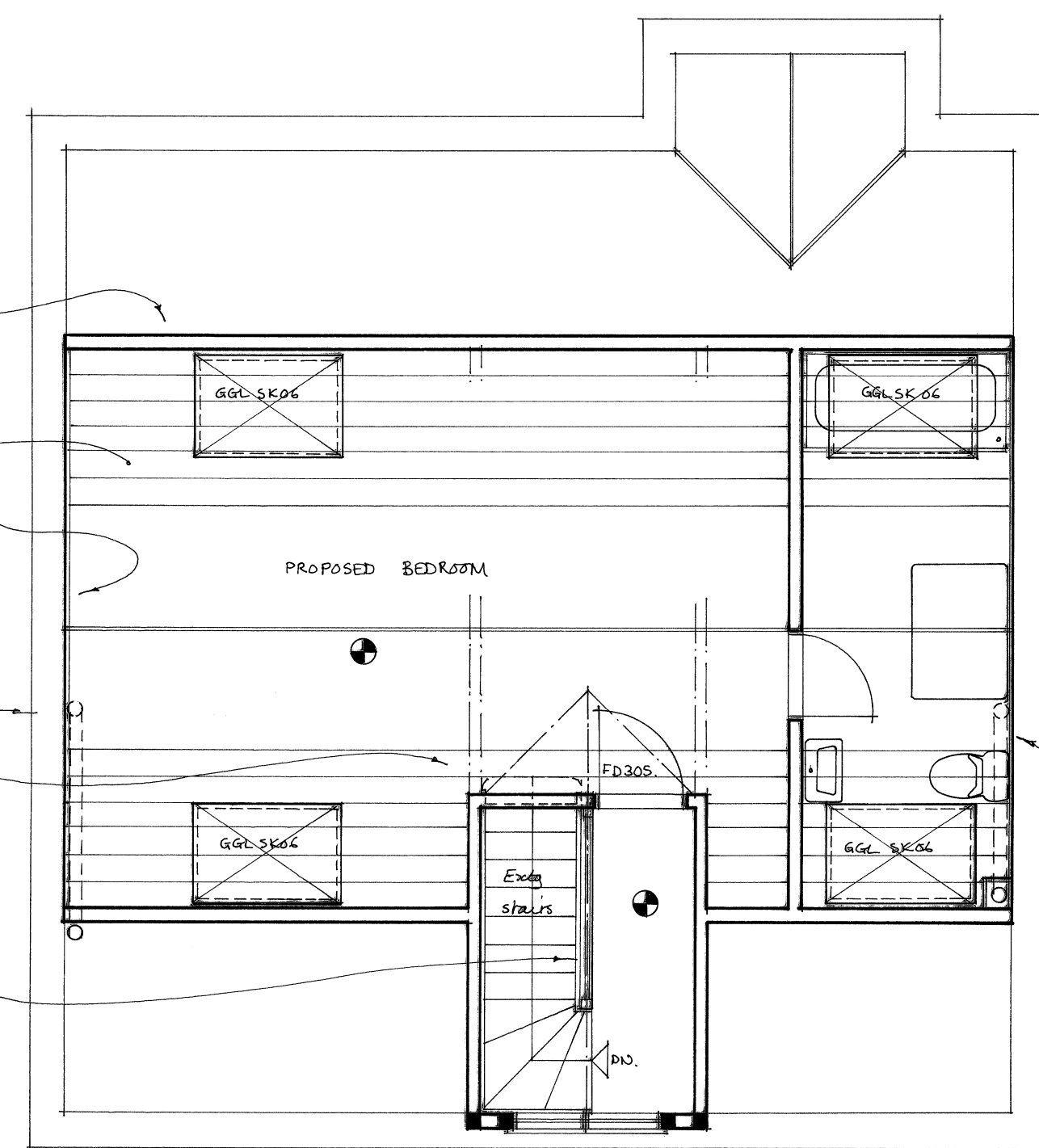
Roofslope within new room shaded thus

Like gable walls with 35mm Gyproc Thermaline plus

Direct s/w.p. under floor to vent into rear roof void with air admittance valve.

2x 150 x 50 timber rafters to dormer cheeks

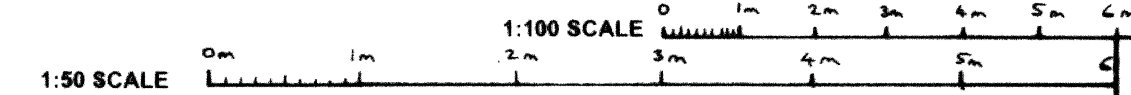
900mm high balustrade, max gap 99mm.



ROOF PLAN.

Plumbing - UPVC wastes with deep seal traps. 110 dia to W.C. 40 dia to shower and bath. 32 dia to urbs. Rad access to be provided at bonds. Provide mechanical ventilator to give air change rate of 15 litres/second.

Direct & extend s/w.p. to vent min 300mm above opening lights.



1:50 SCALE

1:100 SCALE

0 1m 2m 3m 4m 5m 6m