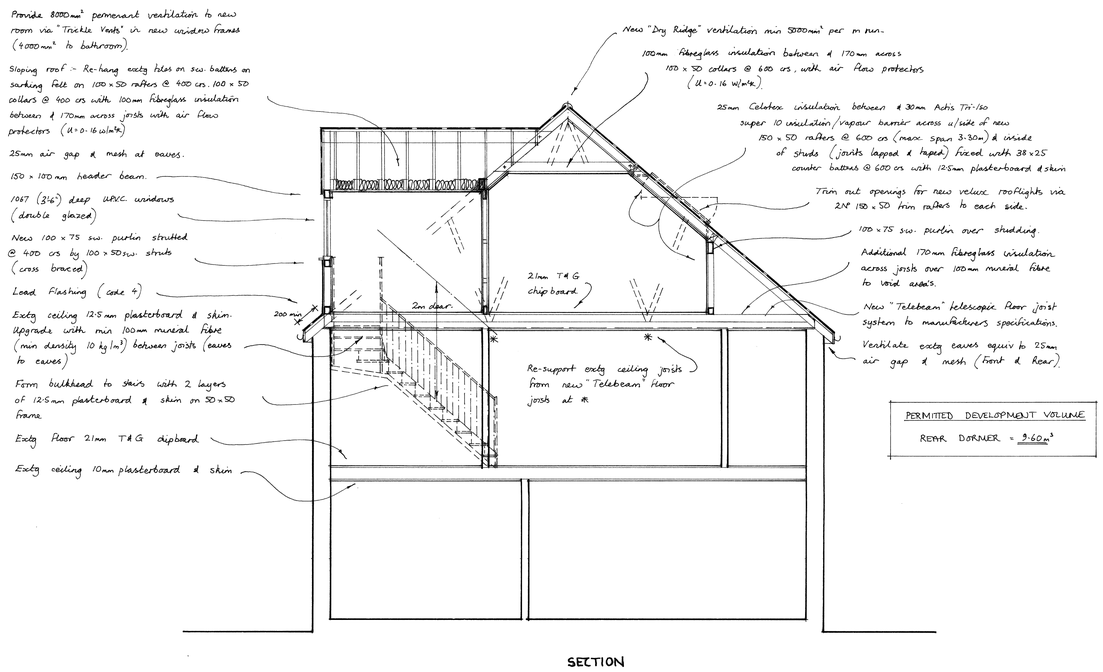


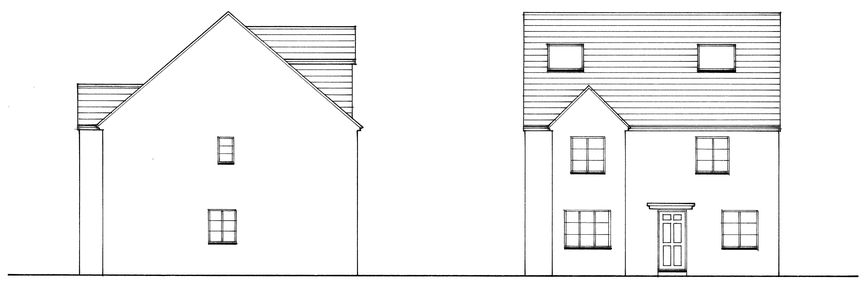
SECTION

PERMITTED DEVELOPMENT VOLUME

REAR DORMER = 9.60m³

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

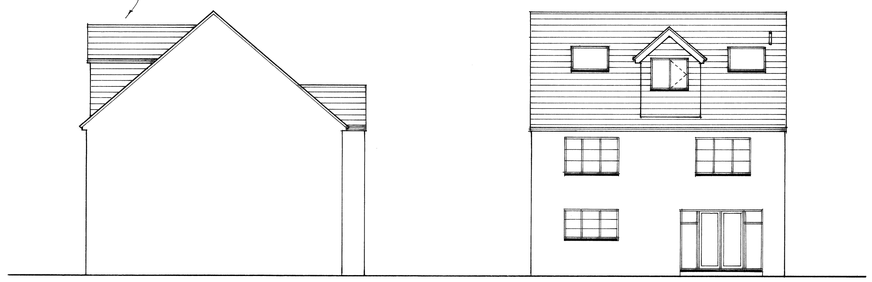
Rooflights not to project more than 150mm above roof plane.



SIDE ELEVATION

FRONT ELEVATION

Dormer to be tile hung to match exstg roof.



SIDE ELEVATION

REAR ELEVATION

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.18W/m K)
12.5mm chipboards on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firrings (1 in 40) on 5" joists @ 400mm crs. 25mm Celotex insulation between and 30mm Actis Tri-Iso super 10 insulation/vapour barrier across underside of joists, Fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex plasterboard & 5mm plaster skim ceiling.

DORMER CHEEK CONSTRUCTION (U=0.28W/m K)
(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 crs (cross braced). 25mm Celotex insulation between and 30mm Actis Tri-Iso super 10 insulation/ vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE 800mm (2'9") wide.
Rise=200mm, Going=225mm, Tread=250mm, Pitch=42°, 2m clear Headroom. 900mm handrail, 900mm balustrade housed into newels 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 ½ hour fire resistant (FD30S).~~
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 E N=0.15 for windows, E n-0.05 for rooflights.

STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm crs 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.

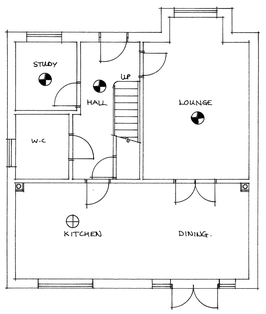
LIGHTING AND HEATING
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

ELECTRICAL
All new electrical work to be in accordance with Part P "Competant 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.



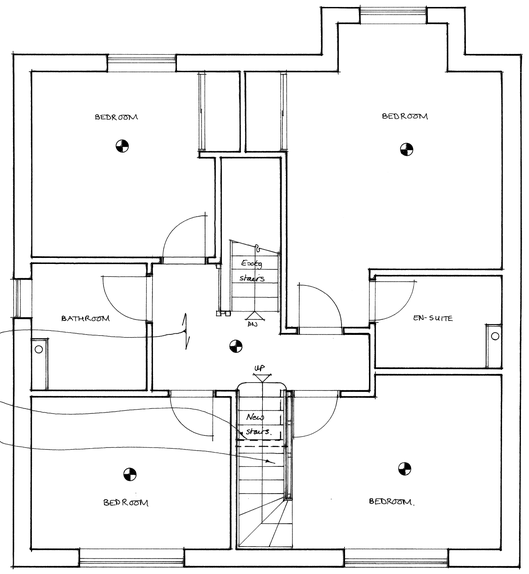
GROUND FLOOR PLAN

NOTE :- Exstg 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.

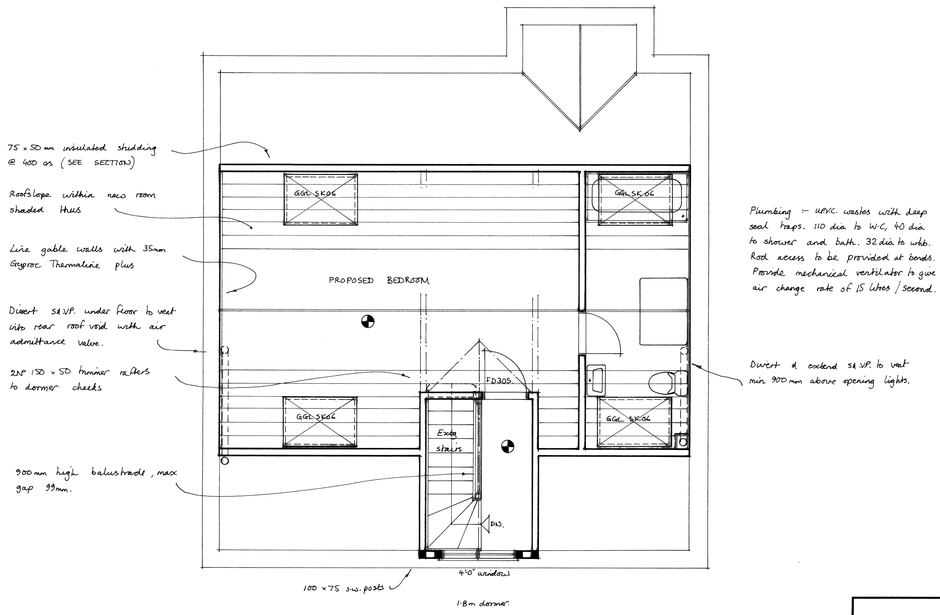
Spans of new "Telebeam" telescopic floor joists to manufacturers specifications

Remove walls (dotted)

New ½hr. fire resistant partition (Stair string to ceiling only)



FIRST FLOOR PLAN



ROOF PLAN.

1:50 SCALE 0m 1m 2m

1:100 SCALE 0 1m 2m 3m 4m 5m 6m

SCALE	1:50 & 1:100
DRAWN BY	M.W.Lacey
DATE	APRIL 2021
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

COUNCIL Cherwell D.C.
01295 - 227001

FEET 1 2 3 4 5 6 7 8 9 10 11 12 13 14
METRES 1 2 3 4

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