

CLIENT:
CATHERINE SUMMERS
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THE CONSTRUCTION OF A
FLAT ROOFED DORMER
CONVERSION AT THE
REAR OF THE EXISTING
DWELLING HOUSE + GABLE
END PICK-UP - HEIGHT
TO BE KEPT BELOW THE
EXISTING RIDGELINE.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations
A Party wall agreement is to be in place prior to start of works on site.

PART A: SUPERSTRUCTURE
External wall construction to be 100mm facing brickwork as agreed with client, 50mm cavity, 100mm internal leaf of concrete blockwork, 50mm insulation rockwool full fill cavity slabs or similar approved to be fixed to cavity face of inner leaf. No cavity required
Stainless steel vertical twist type wall ties to be provided at min 900mm c/c's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 N/mm²
Compressive strength of blockwork inner leaf to be min 7 N/mm² unless specified otherwise by structural engineer. Use 'thermalite hi-strength 7' or similar approved for the inner leaf.

Mortar to be 1:3
Cement/sand and comply with BS 5628pt. 1: 2005 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm Galvanised mild steel straps at not more than 2,000mm c/c's taken over the first three rafters and ceiling joists where applicable. Fit 100x50 noggins between rafters under straps as Approved Document A1.

Roof covering to be laid in accordance with relevant code of practice and manufacturers details, on 38x25mm sc3 treated s.w. Tile battens on, 'Tyvek' breathable roofing membrane on rafters nailed to 100x75mm wallplate with 2no 90x4mm nails. Wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800mm c/c's. Straps taken min 1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

ROOF LIGHTS
Min U-value of 130 W/m²K.
Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 130 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-e glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

TOTAL ADDITIONAL VOLUME
ADDED TO THE ROOF OF THE DWELLING IS LESS THAN
THE PERMITTED DEVELOPMENT ALLOWANCE OFF 50
CUBIC/METRES FOR A SEMI-DETACHED DWELLING.
THEREFORE BUILDING WORK CLASSIFIED AS PERMITTED
DEVELOPMENT IN THIS REGARD.

All new
windows to be
fitted with
easy clean
hinges and
child safety
locks -
confirm with
manufacturer.

THE VOLUME OF
THE REAR
DORMER IS
MEASURED AT
24.49 cu/
metres.

The TOTAL volume of the
proposed ROOF ENLARGEMENT is
measured at 40.97 cu/metres.

THE VOLUME OF
THE GABLE
BUILD-UP IS
MEASURED AT
16.48 cu/
metres.

THE VOLUME OF
THE REAR
DORMER IS
MEASURED AT
24.49 cu/
metres.

Existing Side Elevation 2

WHEN LOOKING FROM THE NEIGHBOURING PROPERTY. 1:50

No building works to project above the existing roof line by > 150mm.
No building works to project beyond the roof plane of the principal elevation.

New roof to be weather protected with plain roof tiles chosen to match the existing roof tiles as agreed with the client. Colour to match that of the existing roof tiles.

Over the new staircase fit 1 No 'Velux' rooflight, Ref No GHL FK04 in accordance with the manufacturers details. Double 125x50 c24 rafters are to be fitted either side.

2 No 'Velux' rooflight, Ref No GHL SK06 in accordance with the manufacturers details. Double 125x50 c24 rafters are to be fitted either side.

Proposed Front Elevation

1:50

Proposed Rear Elevation

1:50

1

Existing Party Wall Line.

Existing Side Boundary Line.

New roof is NOT to project above the existing ridge line.

6185mm max

No building works to project above the existing roof line.

ICOPAL Technotorch System to comply with Broof (t4) roofing membrane applied strictly in accordance with the manufacturers fixing instructions - as agreed with Designaloft.

115mm dia gutter to min 65mm dia black Upvc downpipe to match the existing
Dormer to be tile weather protected with plain tile hanging. Colour to match that of the existing roof tiles.

Black Upvc fascia and barge boards with black upvc soffit as agreed with the client.

Code 4 lead flashing fitted beneath the new door/window cills.

NO TRESPASS PERMITTED OVER THE PARTY WALL LINE.

Provide all necessary code4 lead flashings and soakers at dormer cheek/chimney abutment in accordance with the Lead Councils recommendations.

New window cill height to be min 900mm in all cases and be in accordance with App. Doc. K - Confirm on site with the Approved Inspector.

Proposed Side Elevation 1

1:50

3

ICOPAL Technotorch System to comply with Broof (t4) roofing membrane applied strictly in accordance with the manufacturers fixing instructions - as agreed with Designaloft.

Black Upvc fascia and barge boards with black upvc soffit as agreed with the client.

115mm dia gutter to min 65mm dia black Upvc downpipe to match the existing

Dormer to be tile weather protected with plain tile hanging. Colour to match that of the existing roof tiles.

Code 4 lead lead flashing at the junction of the dormer wall and the existing roof constructed as specification.

Provide all necessary code4 lead flashings and soakers at dormer cheek/chimney abutment in accordance with the Lead Councils recommendations.

New roof is NOT to project above the existing ridge line.

Falls min 1:60

New roof to be weather protected with concrete interlocking roof tiles chosen to match the existing roof tiles as agreed with the client. Colour to match that of the existing roof tiles.

New gable end face brickwork to match the existing face brickwork of the dwelling - mortar colour to match the existing also/

New upvc and verge tile barge detail to match that of the existing dwelling - min 100mm projection from wall.

Floplast external air admittance valve.

Existing svp serving the existing 1st floor bathroom room to be extended and fitted with 'Floplast' external air admittance valve.