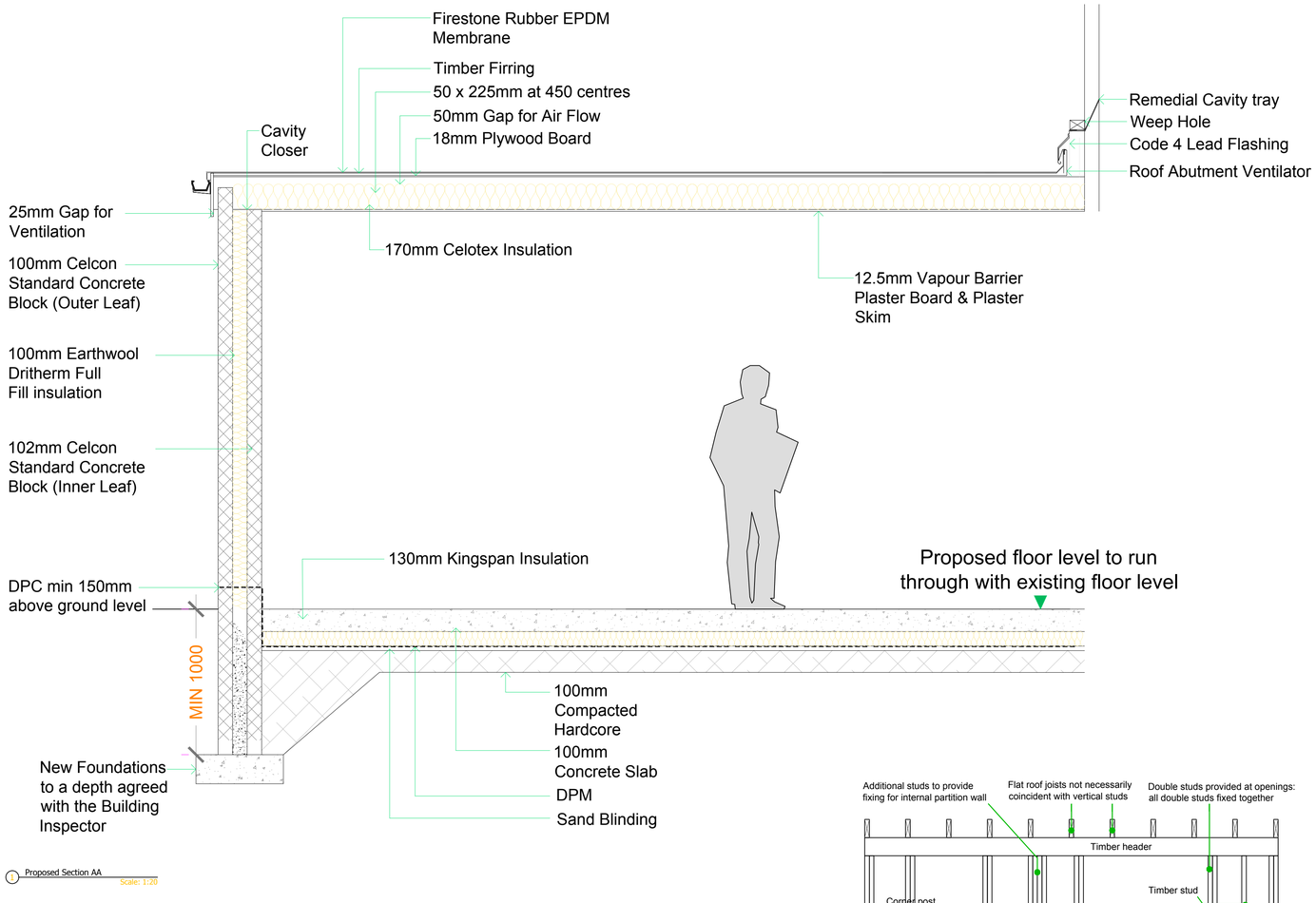
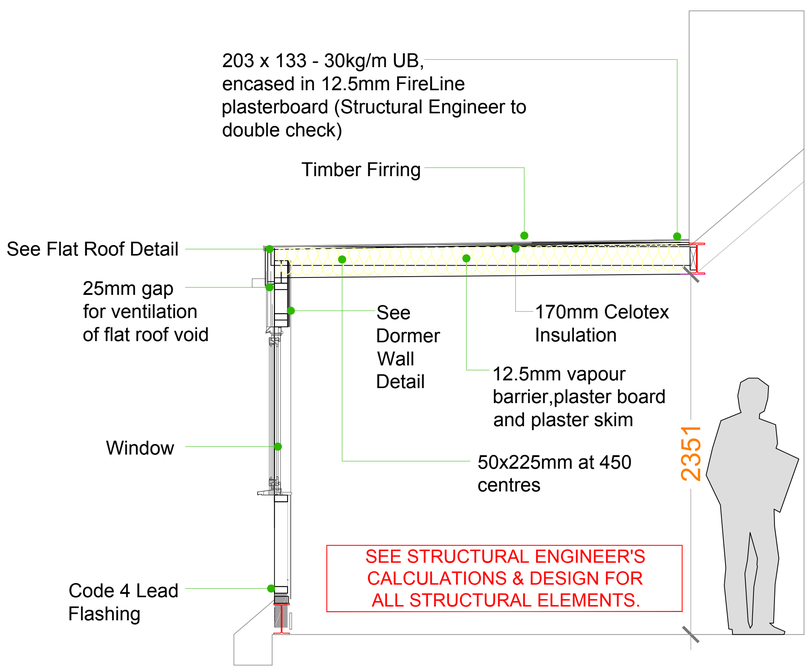
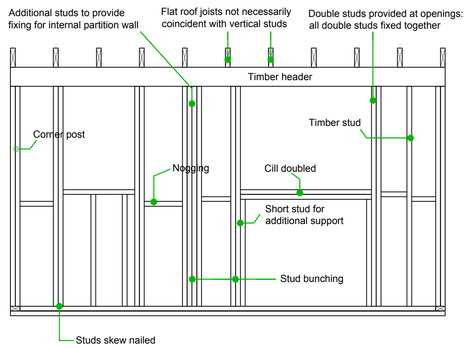


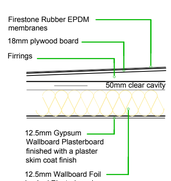
1 Proposed Section AA
Scale: 1:20



2 Proposed Dormer Section
Scale: 1:20

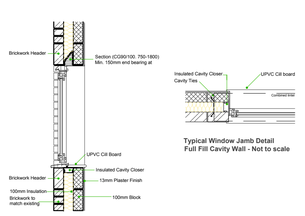


Box Dormer: load-bearing face frame - Not to scale
GENERAL ARRANGEMENT - TYPICAL DETAIL



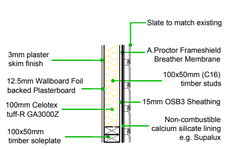
PROPOSED FLAT ROOF DETAIL - Not to scale

Material	Minimum board thickness [mm] for joist centres of	
	400mm	450mm
Oriented strand board Type OSB3 16 16 19	16	16
Marine plywood, WBP grade 12 12 15	12	12



Typical Window Cill & Head Detail

Typical Window Jamb Detail
Full Fill Cavity Wall - Not to scale



DORMER WALL CONSTRUCTION
Not to scale
(30mins Fire Resistant)
(U Value 0.30W/(m K)

GENERAL NOTES

The Party Wall Act 1996
The Party Wall Act 1996 controls all works to party walls, party fence walls and excavations within 3 and 6 metres of an adjoining owners building. Therefore, the agreement of the adjoining owner(s) must be obtained for works on the party wall before commencing work on site. A notice must be served on the owner of the neighbouring property at least 1 month prior to commencement of works.

Planning & Building Regulation Approval Notices
Reference should be made to both Planning & Building Approval Notices to familiarize with any conditions that have been specified e.g. Proposed External Materials to be approved by the Local Authority, Steelwork Calculations to be submitted prior to work commencement etc.

Demolition
Remove existing windows, doors in the current kitchen, part of existing garage and patio area. Part of rear roof also to be removed to make way for proposed dormer. Ensure their is adequate support to existing and adjacent structures.

Foundations
Existing foundations to be inspected on site prior to works. Traditional trench fill foundation, All foundation works sub base to the approval of the Building Inspector. - Concrete footing 200mm in depth and 600mm in width throughout the entire perimeter of new build.Foundation wall to be 1000mm in depth ground level or to the satisfaction of the Local Authority Building Control Surveyor. Please see Cross Sectional Drawings for details.

External Masonry Walls
Blockwork to be constructed at 100mm thickness and inner leaf blockwork at 102mm thickness. White render finish to match existing. Cavity to be made at 100mm in width to match existing with Glass Mineral Wool - Earthwool Dritherm 37 full fill insulation.Cavity Walls to be filled with lean mix concrete up to a level of 225mm below DPC level. DPC (Damp Proof Course) needs to be placed on the top of the inner and outer leaf - 150mm above ground level.Double Triangle stainless steel wall ties at 225 centres to also be provided. Brickwork colour,finish and bond to match existing.

Gable End Roof construction
Timber Ridge for new extension with roof tiles to match existing along with Timber Purlins. Timber Rafters at 75 x 150 and ensure rafters are bird mouthed at wall plates which should be tied down to external walls with mild steel lateral restraint straps at 1.8m centres. Roof Underlay to be Kolber Permo Forte Underlay and Concrete interlocking tiles on 25 x 50mm sw battens on Tyvec breathable membrane on rafters. Roof insulation to be 100mm Celotex or similar cut tightly between the rafters with 50mm Celotex underdrawn as a complete layer and fixed to the underside of the rafters. - Minimum U-Value of 0.18W/m2K. Minimum 50mm cross flow ventilation gap above insulation. Roof rafters at 600mm centres, relevant structural members and double rafters either side of roof lanterns. Please see Structural Engineer's Calculations. Porch Roof Construction - Rafters specified at C24 200x75mm with 270mm Celotex Roof Insulation.

Flat Roof construction
Flat roof to be constructed using traditional flat roof joists sat over 100 x 50mm softwood timber wall plate bedded to top of internal cavity skin wall and held down with 30 x 5mm mild steel straps at 1.2m centres (1m long). Straps are to be bent at right angles to give a min 75mm fixing to the top of the wall plate. Ceilings are to be fitted with 12.5mm foil backed plasterboard, taped and plaster skimmed. Provide 50 x 38mm noggins to provide support at joints, edges and light fittings. Fascias and soffits are to be 25mm thick softwood or Swish uPVC boards fitted in accordance with manufacturers instructions and recommendations. At all roof abutments, stepped cavity trays with stop ends are to be provided and linked to Code 4 Lead Flashings and soakers (rise of 150mm above roof). All necessary soakers, flashings, aprons and the like at all abutments sufficient to prevent water entering the building are to be installed.

Electrical Safety
All electrical work required to meet Approved Document P. All works to be carried out by a NICIEC Approved contractor. The system must be designed, installed, inspected and tested by a person competent to do so.Copies of appropriate certification in accordance to BS:7671 are to be provided to the Local Authority on the completion of works.

Glazing to windows and doors
All window panes for the Bi-Fold doors and windows are to be made from toughened Safety glass in accordance to Approved Document Kand BS6202. All window cill heights and design to match with existing. All new windows and doors whether existing or new to be double glazed throughout the entire house. U Values of doors to be minimum 1.80 W/m2'K. Obscured glazing in all WC and shower areas as indicated and shall be no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Roof Lanterns
Roof Lanterns to be Double Glazed Slimline® Lanterns or similar which are manufactured to BS EN 1279 Part 2 & 3. Glazing should be toughened to BS EN 12150 and have a minimum U-Value of 1.5 W/m2'K. Dimensions 2m x 1m.

Internal Lighting
A minimum of 100% of the light fitting throughout the house are to be of the type that only take energy efficient bulbs.

Drainage
Actual positions and flow directions to be ascertained on site by the builder prior to commencement. Soil Vent Pipe (SVP) 100mm indiameter PVCu to BS.4514.Rain Water Pipe (RWP) specified by Marley Plumbing and Drainage Solutions-Gutter to be 75mm and Downpipe to be 60mm in diameter WC to be connected to new Inspection Chambers via 450mm dia. below ground drainage and vented by 100mm dia.UPVC vent stack fitted with proprietary cage at top. Minimum fall; 9mm per metre run 6 metres maximum run to vertical stack to SVP via 40mm UPVC wastes with 75mm deep seal traps as appropriate. Maximum run 3 metres; Gradient; minimum 18mm per metre run Wash Basin connected via 32mm dia. waste and 75mm deep seal trap to SVP. New Rain water drainto soakaway minimum 5 meters from any building alternatively if ground condition does not permit. Surface water drains to be laid to a fall of 1:80 minimum. Bed and surround all external below ground in concrete. All drainage elements to be checked on site by contractor prior to works commencing.

Inspection Chamber/Manhole
New inspection chambers to be Osma or similar UPVC chambers fitted with 450mm x 600mm galvanised steel medium duty cover and frame.To be constructed to form combined drainage system connecting to existing drainage run off 100mm insitu concrete base. All drainage elements to be checked on site by contractor prior to works commencing.

Internal Walls
All Interior non - load bearing walls to be timber stud partition walls to be constructed using 50 x 100 Easi Stud Timber studs at 450mm centres. With 100mm Celotex GA4000 Insulation between battens and 12mm Lafarge plaster board and 3mm Gypsum British Gypsum Thistle Multi Finish plaster to finish of walls and decorate.

Walls - Dormers
Dormer cheeks are to be constructed using 100 x 50mm (C16) softwood timber, softwood timber studs comprising head and sole plates, uprights at 400mm centres and noggins staggered at mid height. Additional timbers are to be provided to frame window openings. Corners and window reveals are to be doubled with 100 x 50mm uprights Friction fit 100mm Celotex rigid insulation to all stud voids with polythene vapour barrier to warm side of insulation. Where external stud wall has an area greater than 1m and is within 1000mm of a relevant boundary, fix 9mm Promat Supalux boarding between sheathing material and underlay to the outside and finish internal with 12.5mm plasterboard with 3mm Gypsum plaster finish. Corners and reveals to openings are to consist of internal and external cover strips, beading etc. Code 4 lead flashing, together with soakers are to be provided between junction of the dormer and the existing roof at low level and up the roof slope. **All dimensions to be checked on site by contractor prior to works commencing.**

Staircase
Maximum riser of 220mm and Minimum going of 220mm at 42 degree maximum pitch. Width of stairs to be 750mm. Under draw soffit of both stairs with 12.5mm Fireline plasterboard with a plaster skim coat finish. Headroom minimum 2000mm depending on position to conform to Approved Document K. Handrail set at 900mm minimum above pitch line. No part of balustrading or staircase to allow passage of a 100mm sphere,to conform to requirements of Approved Document K. All dimensions to be checked on site by contractor prior to works starting. **All dimensions to be checked on site by contractor prior to works commencing.**

Lintels/Steel Work
Support needed smaller garage and also Catnic lintels needed for proposed window and door openings. Please see Structural Engineer's Calculations and design for details.

New ground floor
150mm Hardcore with 30mm sand and then 80mm Kingspan Kooltherm K3 insulation, with thermal conductivity of 0.0022 W/m.K. 150mm reinforced concrete slab fully suspended from perimeter of walls.
In between the sand blinding and insulation, DPM should be placed and going on the inner side of the inner leaf of external wall at 150mm. Floor level to match with existing. DPM to be minimum 1200 Gauge Polythene. Floor levels on both floors to match existing. Please see Cross Sectional Drawings for details.

Decking area
A Vitrified Composite decking system or similar. Class A1 fire rated, slip resistant. Maximum riser of 220mm and Minimum going of 220mm. 2m high side panel to be constructed and installed in the same materials and manner. Please refer to manufacture's instructions and details for installation and information.

Mechanical Ventilation
Mechanical Extract to be placed in proposed kitchen, wet room and En-Suite to have a minimum 15L/sec extraction rate.

Heating System
Extend existing heating system as required and the existing heating system to be checked to ensure boiler is of correct size and efficiency (in accordance to a SEDBUK rating). Thermostatic radiator valves to be fitted to any new central heating radiators.

Background Ventilation
Windows to be fitted with trickle ventilators to head (8000mm2 for habitable rooms) and to have free opening lights to give ventilation area equivalent to $\frac{1}{20}$th of floor area.

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Building Regulations

Drawing No: pln042.07 /
Scale: see drawing @ A1
Issue Date: 21.03.24
Drawn: IS
Checked: --

Revision Notes

Date	Rev	By	Description

Scale 1:200 0 20cm 40cm 60cm
Scale 1:20 0 0.5m 1m 1.5m
Scale 1:50 0 1m 2m 3m
Scale 1:100

Notes
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