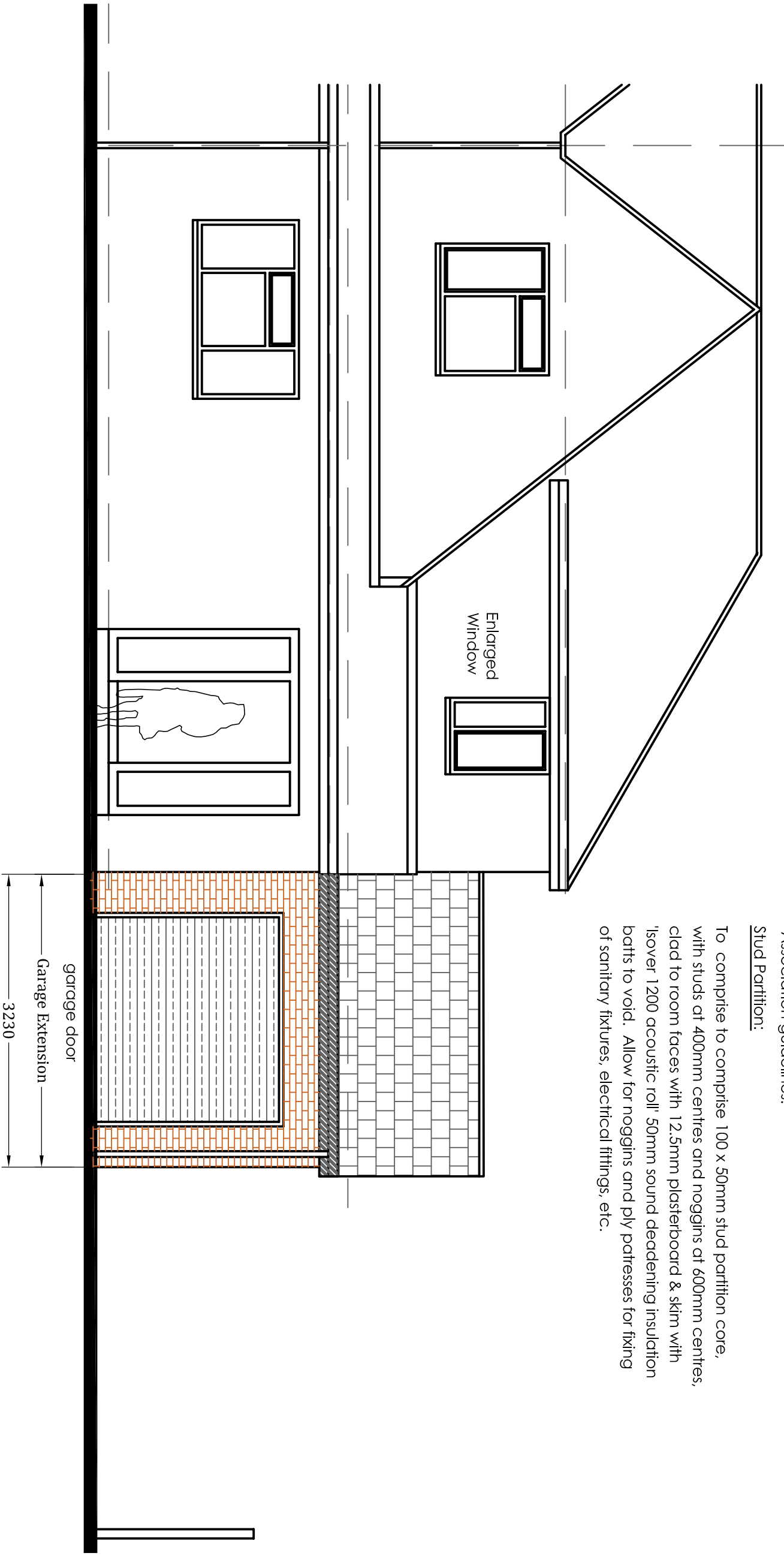


Dormer Construction:

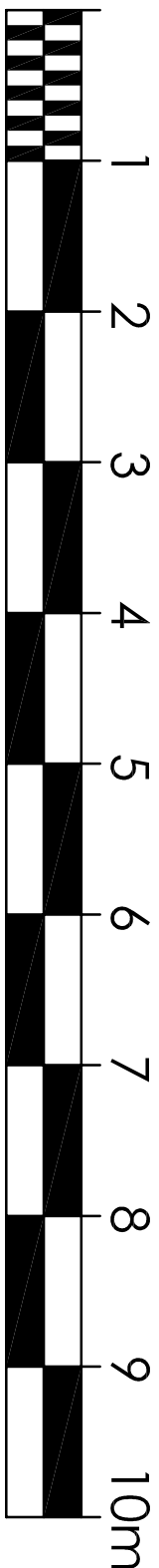
Dormer cheeks to be **Concrete tile hanging to match existing** and 50x25mm spaced to form and frame a proper stud frame to comprise 12mm WBP grade sheathing with ' ' Trsek' or similar membrane dressed over on 100x50mm stud frame with studs at 400mm c/s & noggins at 600mm vertical centres with 100mm thick ' Kingspan Kooltherm K12 rigid urethane insulation slab between members; apply Kingspan Kooltherm K18 25mm thick insulation / 12.5mm plasterboard laminate to inner face. Allow for code 4 lead flashings and sockets around base of dormer cheeks; in accordance with Lead Development Association guidelines.

Stud Partitions:

To comprise to comprise 100 x 50mm stud partition core, with studs at 400mm centres and noggins at 600mm centres, clad to room faces with 12.5mm plasterboard & skim with Isover 1200 acoustic roll 50mm sound decoupling insulation batts to void. Allow for noggins and ply potasses for fixing of sanitary fixtures, electrical fittings, etc.

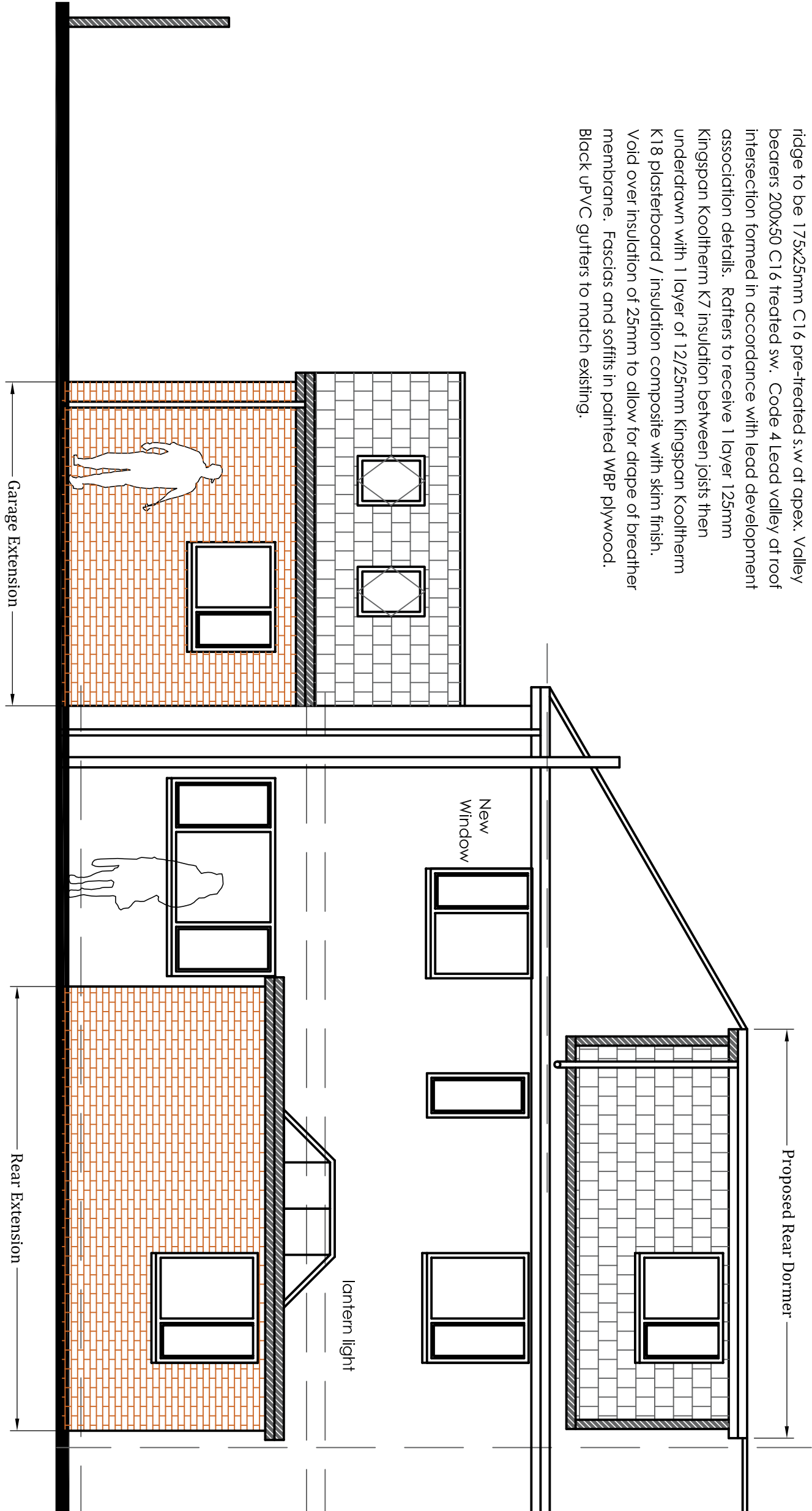


PROPOSED FRONT ELEVATION

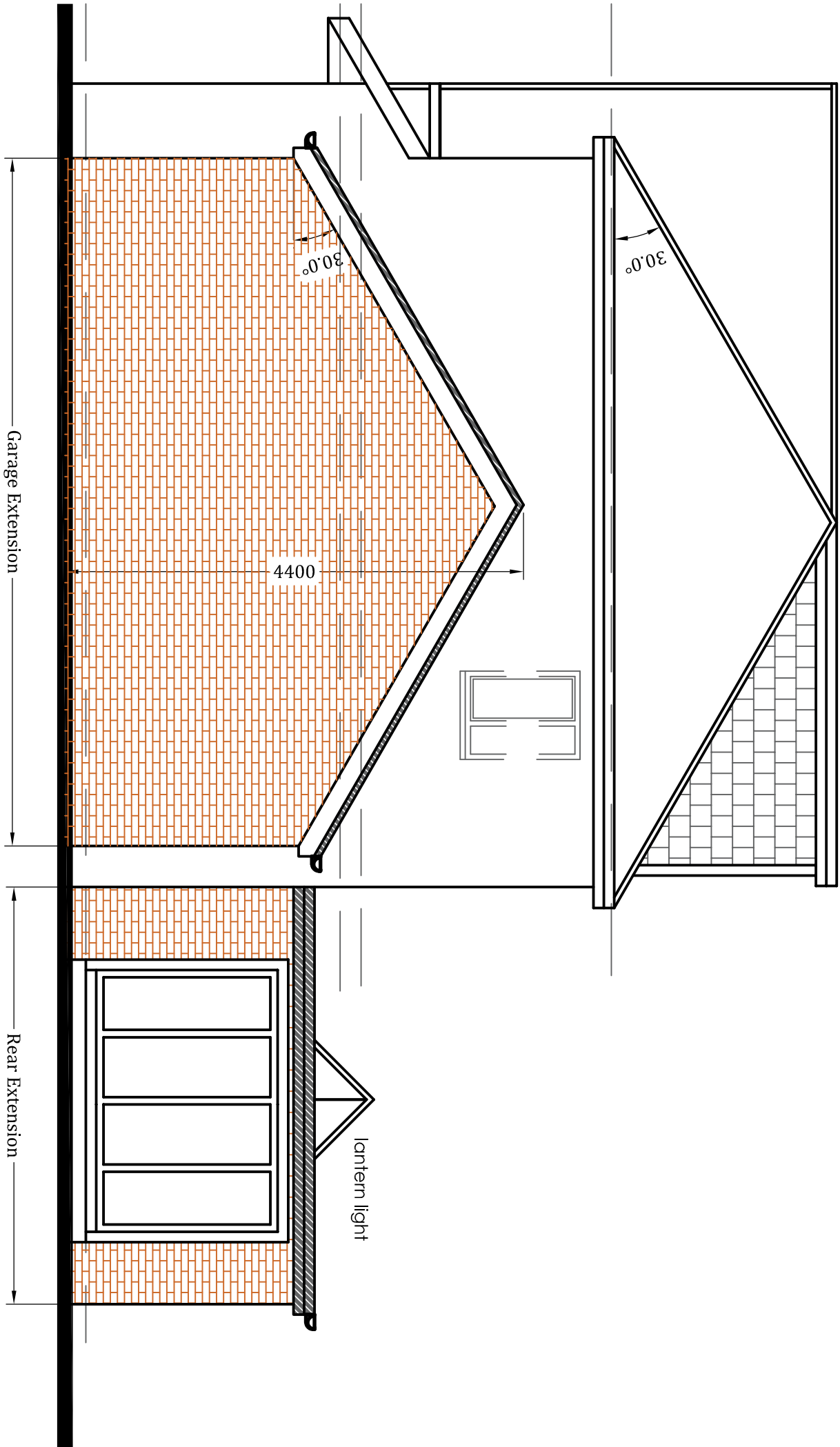


Pitched roof to dormers:

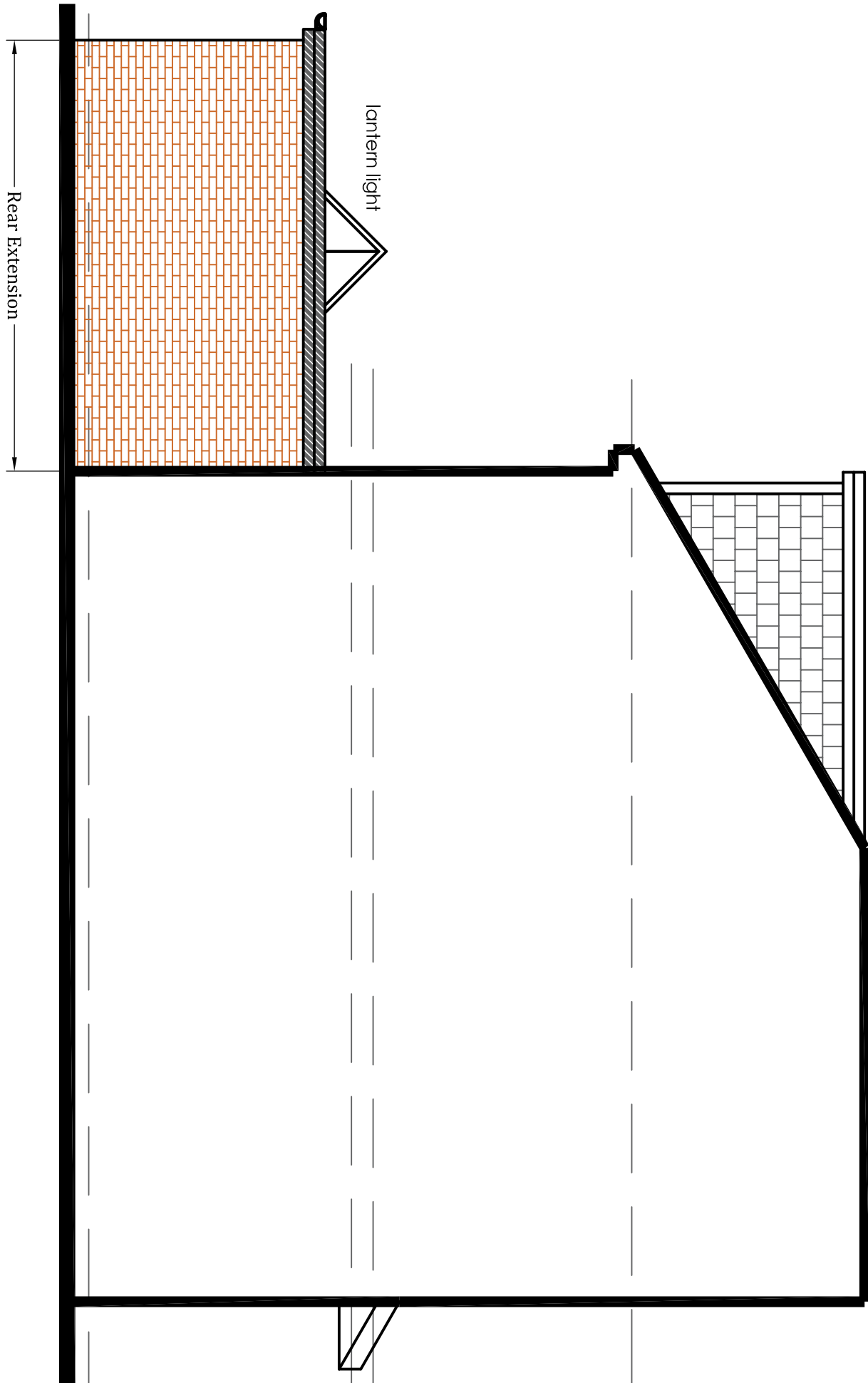
All timbers to be Protim treated and all cut ends to be brush treated in accordance with BS 5268: Part 5, 1989. Proposed new roof to be of traditional construction comprising concrete interlocking tiles to match existing fixed onto 50x25mm pre-treated s.w. battens on Kingspan Nivent breather membrane on 150x50mm pre-treated C15 s.w. rafters @ 400mm c/s. Rafters bear onto min. 100x75mm s.w. wall plate screwed down to head of dormer cheek, and ridge to be 175x25mm C16 pre-treated s.w at apex. Valley beams 200x50 C16 headed s.w. Code 4 Lead valley at roof intersection formed in accordance with lead development association details. Rafters to receive 1 layer 125mm Kingspan Kooltherm K7 insulation between joists then underclown with 1 layer of 12/25mm Kingspan Kooltherm K18 plasterboard / insulation composite with skim finish. Void over insulation of 25mm to allow for drape of breather membrane. Fascias and soffits in painted WBP plywood. Block upVC gutters to match existing.



PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION



PROPOSED GABLE SECTION

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the building regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

NOTE:

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED IMMEDIATELY TO THE SURVEYOR TO COMMENCEMENT OF WORKS.

MATERIALS LEGEND

- ROOF TILE HATCH
- EXTERNAL WALL
- WALLS
- FLAT ROOF
- EXTERNAL RENDER

THESE SYMBOLS ARE TO BE USED TO INDICATE THE POSITION OF THE BUILDING ON THE SITE PLAN. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE LOCAL AUTHORITY REQUIREMENTS.

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Drawing Status	PLANNING		
Construction Status			

A.	Revised to Planning Officers comments.	SRN	13.01.25
Rev.		By	Date

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Title
Proposed Rear, Side Extensions and
Rear Dormer
Proposed Elevations

Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	Dec 2025
Drawing Number	31.25 CC--105		Rev. A