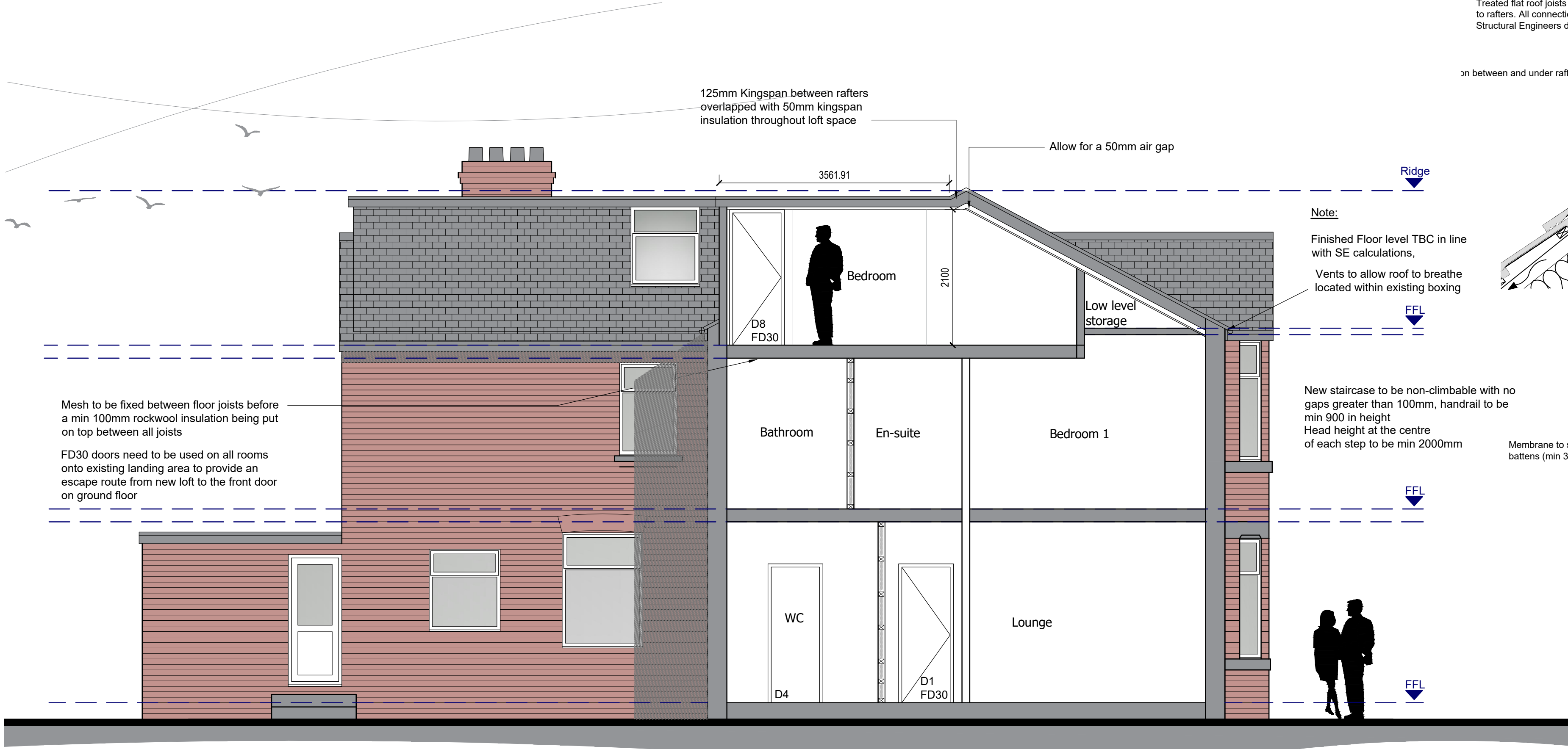


- NOTE :
- These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the building regulations. Should the owner or builder commence work without the above approval they do so at their own risk.
 - All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.
 - All dimensions given are to be checked on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.
 - Proposed foundations to be checked and inspected by a local building inspector prior to any work commencing on site.

NEW INTERNAL STAIRCASE

The new Staircase is to be designed by others and will need to comply to building regulations, the staircase will need to be min 630mm wide each riser to be max 220mm and each going being min 220mm to comply with Part K Building Regulations, from the centre of each step needs to be 1900mm head height to the ceiling above.



Section A-A

NEW DORMERS

Dormer to be timber built, Tiles to outer face of cheeks to match existing, use 100 x 25mm timber for Dormer cheeks, refer to table for insulation between timbers with 12.7mm thick British Gypsum wallboard or similar plasterboard to BS1230, please see Structural Engineers calculations for adequate loading of the new dormer onto the proposed steel in the floor.

WARM DECK DORMER FLAT ROOF

(Imposed load max 1.0kN/m2 - dead load max 0.75kN/m2)

To achieve U value 0.18 W/m2K
To structural engineers details the flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification.
Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm kingspan Thermoarof TR27 /FM LPC

Insulation bonded to 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm centres max span 4.51mm or as per Structural engineers details and calculations.
Vapour control layer required below insulation as per section detail
Underside of joists to have 12.5mm foil backed plasterboard and skim.
Provide restraint to flat roof by fixing of 30x5x1000mm ms galvanized lateral restraint straps at a maximum 2000mm centres fixed to 100x50mm wall plates and anchored to the wall

VAULTED ROOF CONSTRUCTION

Breathable Felt (Croma) to be used, 265mm x 165mm Marley Interlocking tiles, fixed every 5th course with Copper nails or silicon bronze, through each slate to penetrate a minimum of 15mm into battens to BS 5534: 2018 Code of practice for slating and tiling and BS 8000-6 Workmanship on building sites' Code of practice for slating and tiling of roofs and claddings'. Roofs should be set out with battens, to the appropriate gauge. Select the appropriate gauge for the slate size and allow the eaves slates to overhang into the gutter by approximately 50mm. The verge overhang should be restricted to a maximum of 50mm. Batten size recommended (fixed to BS 5534) 38 x 25mm for rafters/supports not exceeding 450mm centres 50 x 25mm for rafters/supports not exceeding 600mm centres Batten nails: nails for fixing battens should be in accordance with BS 5534: 2018. Mortar bedding and pointing slates and ridges to 1:1:6 hydrated lime/Portland cement/sand, all flashing to secure a weather tight slated roof, and use flashings are required at junctions with other materials and at verges, abutments, hips and valleys. Underlay to be Permo Forte KU 0044-1 laminated polypropylene breather underlay to be laid with Light Grey to external face Inner surface and White face down onto roof structure, all in accordance with manufacturers installation details set out in our Permo Product Guide and BBA Certificates. Klobber Ltd. Ingleberry Road, Shepshed, Loughborough LE12 9DE. Tel: 01509 / 5006-60. Glidevale over fascia Ventilator to provide ventilation opening of 25 000mm2/m. Insert suitable vent slate to provide 10,000mm2 area.

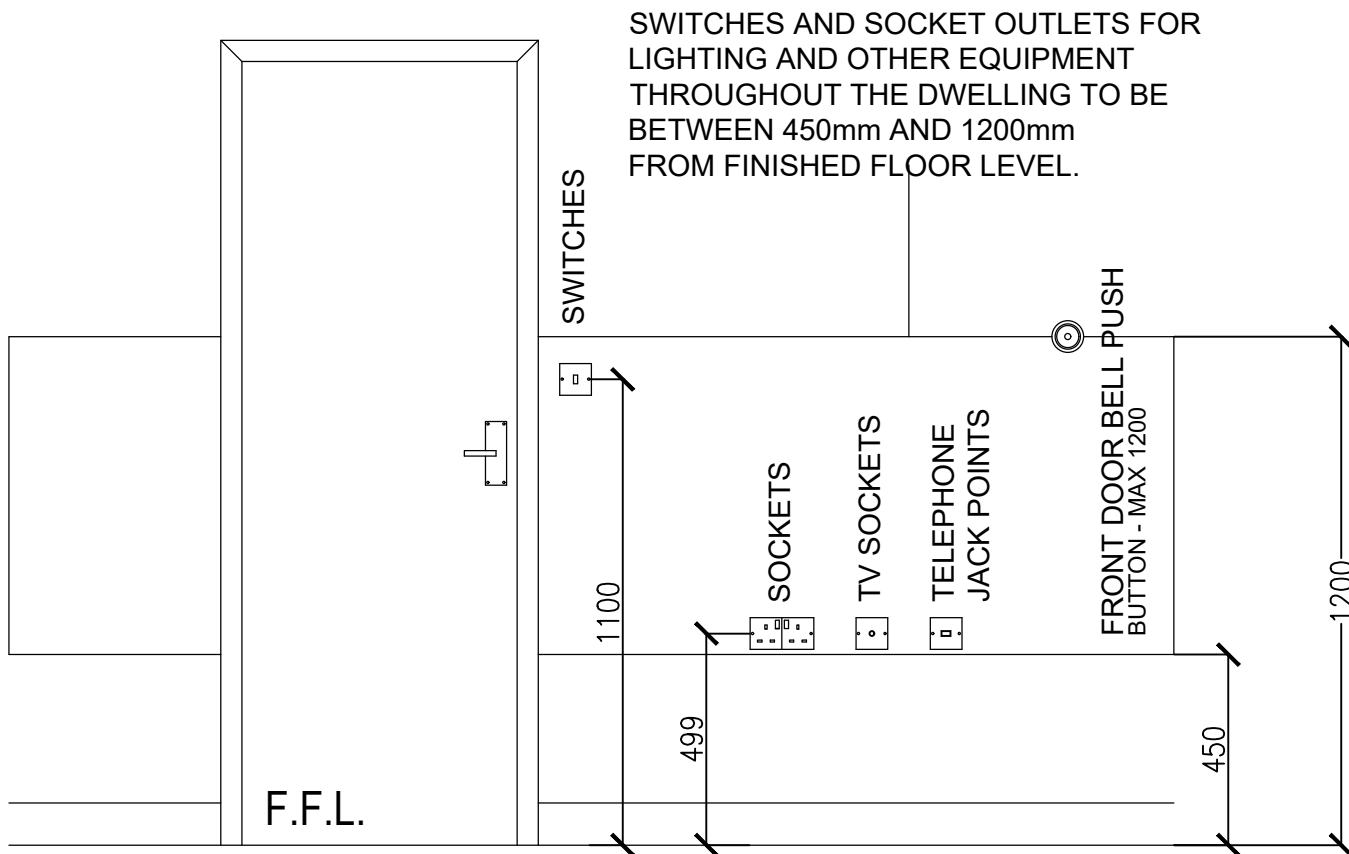
Roof insulation to be 125mm Kingspan between rafters with a 50mm Kingspan underdraw. Ceilings to be 12.7mm thick British Gypsum wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 with exposed surface, edge profiles and joints fully taped to receive 2-3mm thick plaster skim finish. All boards fixed with bugle headed screws at 300mm centres. British Sislakraft 714 vapour barrier, stapled tightly to underside of rafters, 12.7mm thick British Gypsum Foil faced wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 to comply with EN 520, all fixed to rafters or ceiling joists with drywall screws at 300mm centres. All joints taped to receive 2-3mm thick British Gypsum Thistle Multi-Finish to comply with EN 13279-1, type B1/20/2.

Rafters as per SE design treated GS grade timber at 400mm centres, screw fixed into Catnic TC50 truss clips which are screw fixed into wallplate's. Ceiling joists are to be 150mm x 50mm treated GS grade timber screw fixed to sides of rafters. Lateral restraint to first three rafters and ceiling joists to be 30mm x 5mm galvanized steel straps at 2000mm maximum centres and fixed into inside face of cavity face of inner leaf of cavity walls with suitable screws. Straps set on 50mmx 50mm treated GS grade timber noggins fixed between rafters

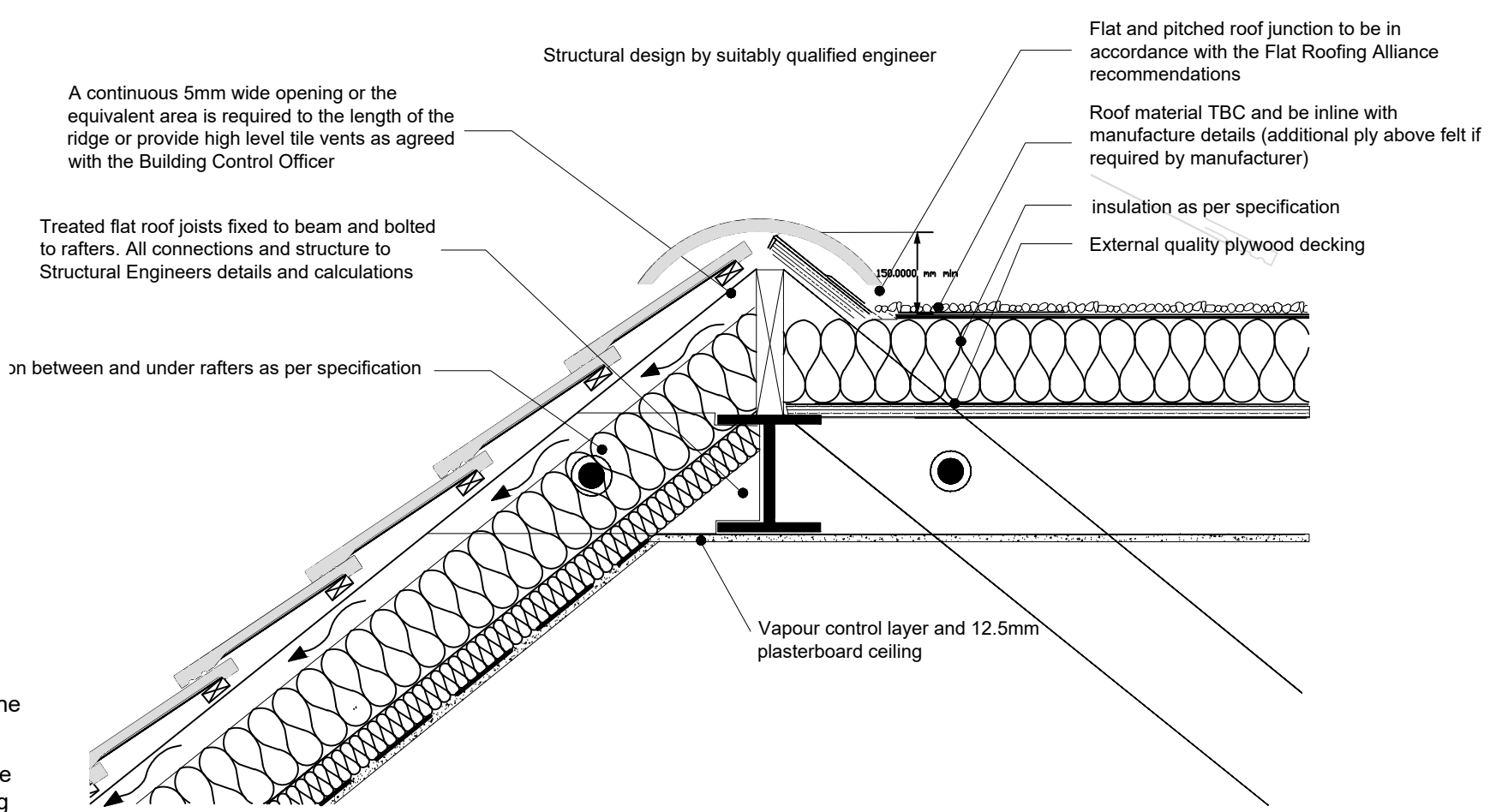
LOFT INSULATION

Within the proposed loft space adequate insulation needs to be provided in the existing roof and floor structure.
Roof:
min 150mm rafters refer to SE design to allow for a 50mm air gap, 125mm kingspan between each rafter throughout loft conversion with 50mm Kingspan overlay.
Floor:
Mesh to be fixed between floor joists before min 100mm rockwool insulation being put on top inbetween all joists,
Walls:
Internal Dwarf walls to have 12.7mm mm thick British Gypsum wallboard or similar plasterboard to BS1230 insulated with 100mm kingspan

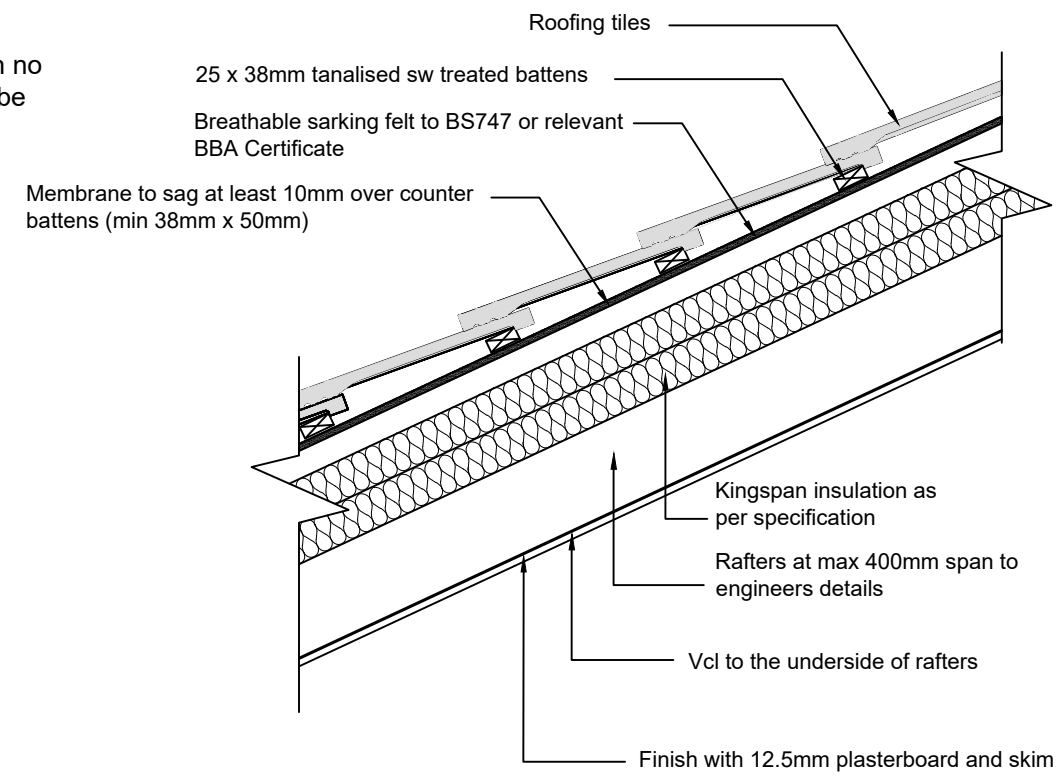
SWITCH AND SOCKET OUTLET POSITIONS TO COMPLY WITH BUILDING REGULATIONS APPROVED DOCUMENT



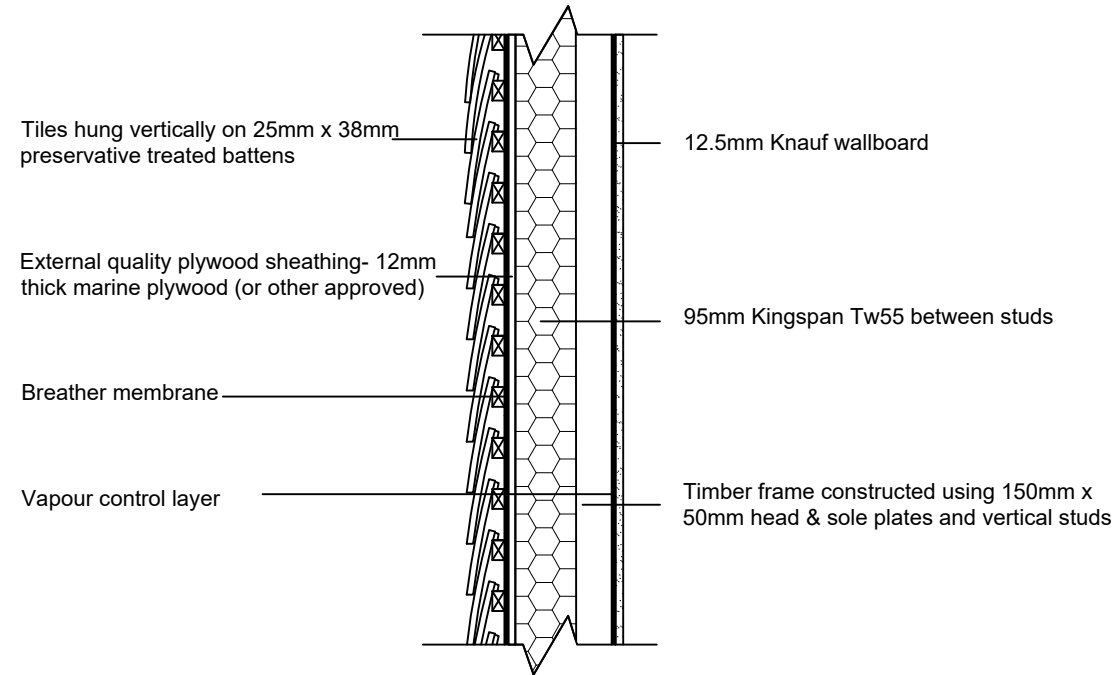
Switch and Socket Heights



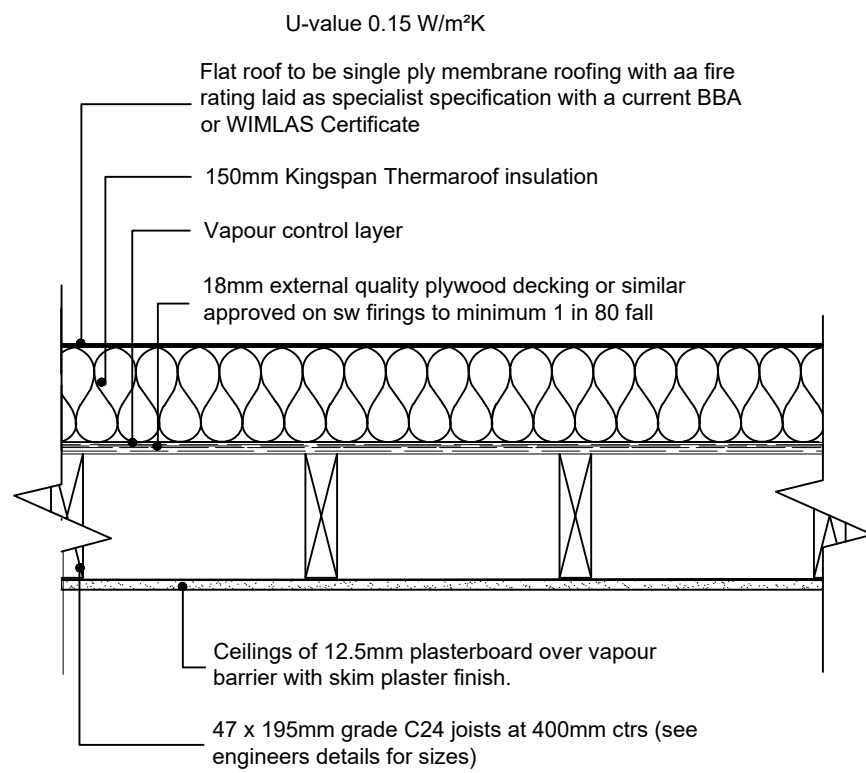
Ridge Dormer Detail



Pitched Roof | Warm Roof (Insulation between rafters)



Dormer Wall



Warm Flat Roof



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Client : Alex Bowker
Drawing No : 1499-06
Title : Proposed Plan & section
Date : March 2025
Drawn by : PJR

