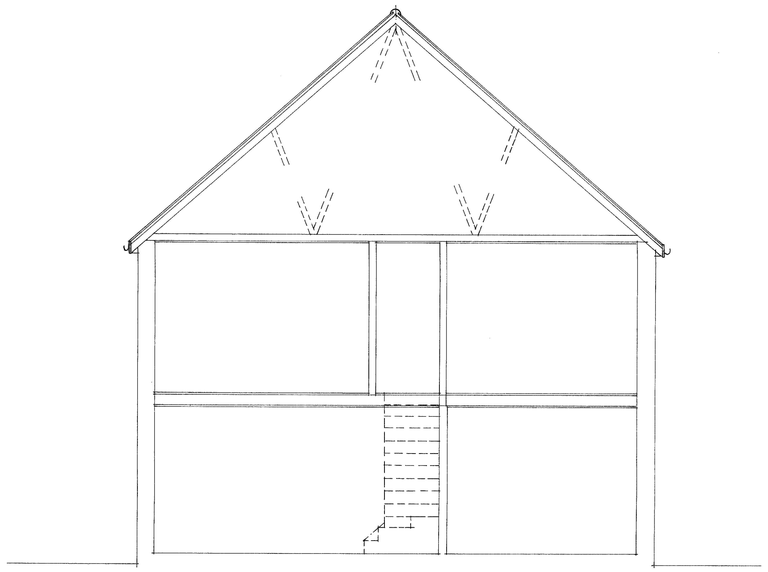
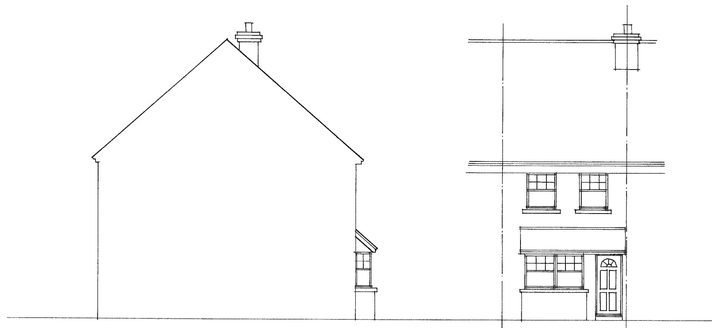
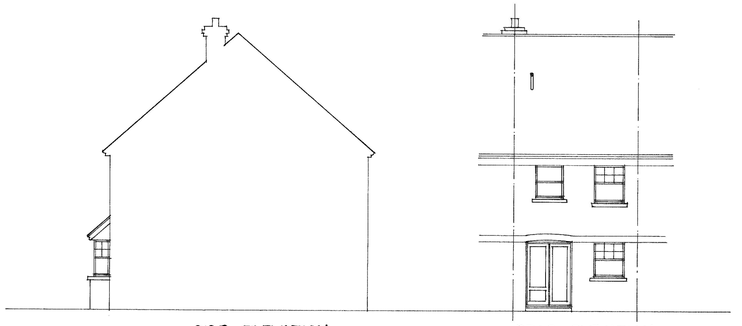


SECTION



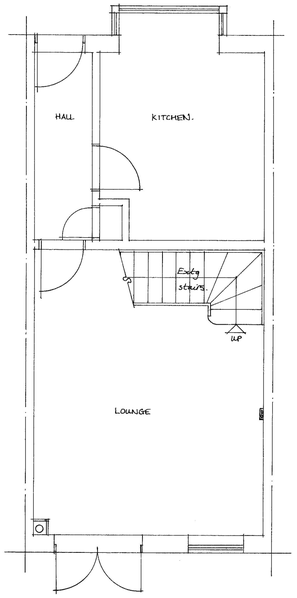
SIDE ELEVATION

FRONT ELEVATION

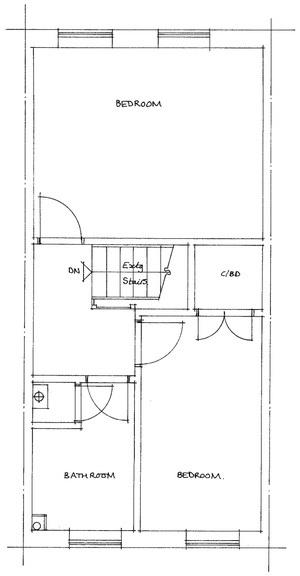


SIDE ELEVATION

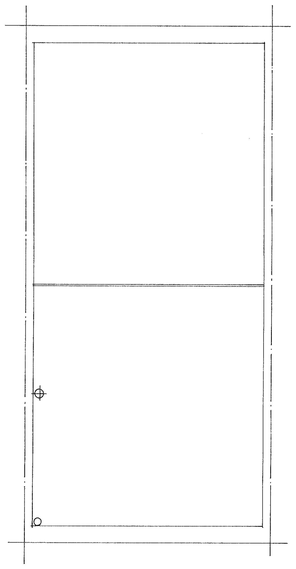
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.18W/m K)
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firrings (1 in 40) on s.w. 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
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 & N=0.15 for windows, & 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 Hanson & Ms Wilkinson,
40, Hodges Court,
Oxford,
OX1 4NZ.

EXISTING PLANS

SCALE 1:50 & 1:100	DATE DEC 2020
DRAWN BY [redacted]	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

Charles Grosvenor
Tel :- 01527 543668
www.charlesgrosvenor.co.uk

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

1:50 SCALE 0m 1m 2m 3m 4m 5m 6

COUNCIL Oxford C.C. 01865 - 249811

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

METRES 1 2 3 4