

Provide 8000mm<sup>2</sup> permanent ventilation to new room via "Tackle Vents" in new window frames. (4000mm<sup>2</sup> to bath room)

100mm UPVC gutter on fascia board.

25mm air gap & mesh.

150 x 100mm header beam.

1007 (3.6") deep UPVC windows (double glazed).

New 100 x 75 sw. purlin strutted @ 400 c/s by 100 x 50 sw struts (cross braced).

Lead Flashing (code 4).

Exty ceiling 12.5mm plasterboard & skin.

Upgrade with min 100mm mineral fibre (min density 10kg/m<sup>3</sup>) between joists (aves to eaves).

Re-support eave ceiling joists via new steel beams & noggins between new floor joists at \*.

Exty Floor 21mm T & G chipboard.

Exty ceiling 10mm plasterboard & skin.

Form new lightwell around new velux rooflight.

New "Dry Ridge" ventilation min 5000mm<sup>2</sup> per m run.

100mm Fibreglass insulation between & 170mm across joists with air flow protectors (U=0.16W/m<sup>2</sup>K).

25mm Celotex insulation between & 30mm Actis Tri-iso super 10 insulation/vapour barrier across underside of 100 x 50 rafters @ 600 c/s (max span 2.21m) & inside of studs (joists lapped & taped) fixed with 38x25 counter battens @ 600 c/s with 12.5mm plasterboard & skin (U=0.18W/m<sup>2</sup>K).

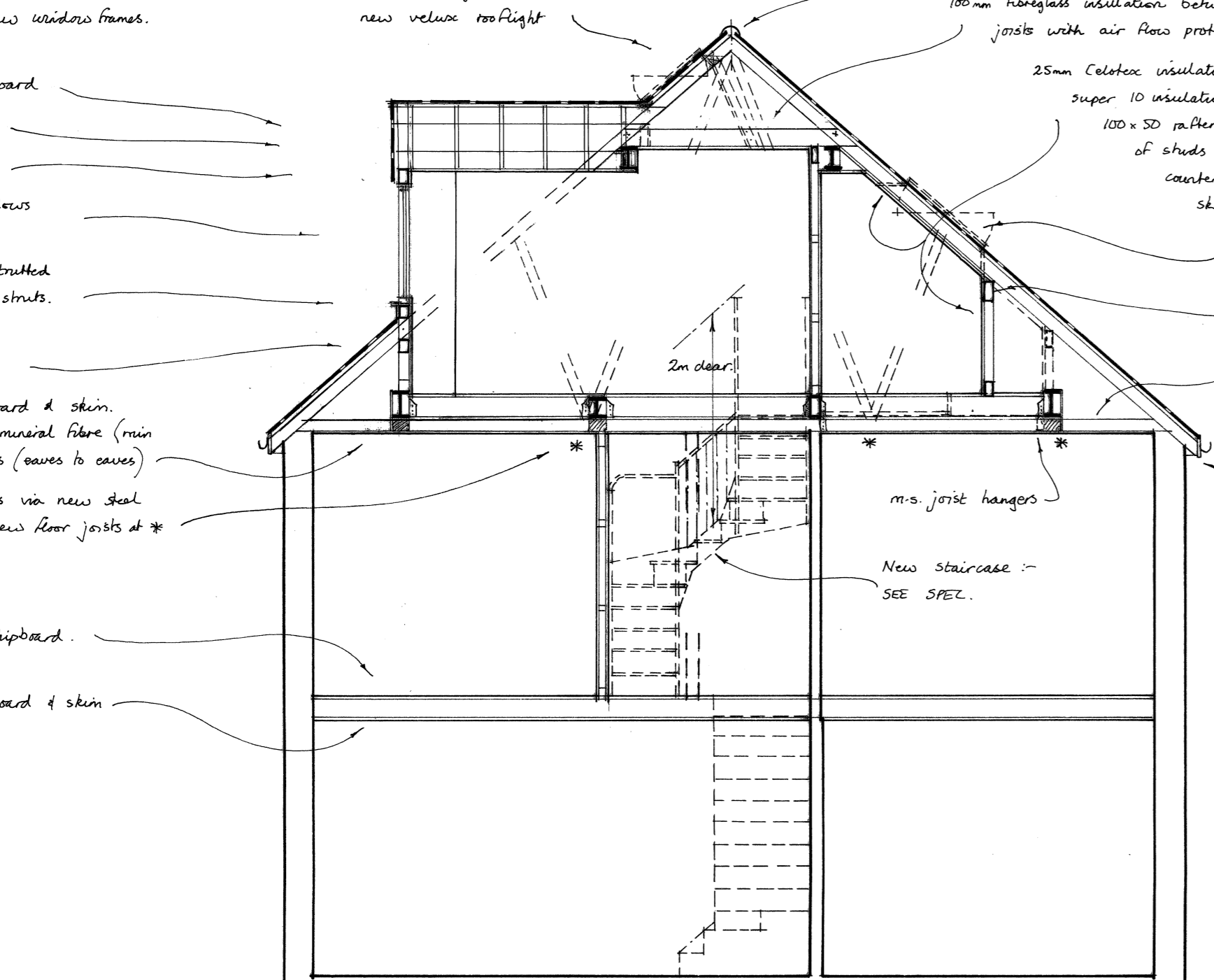
Trim out openings for new velux rooflights via 2x100 x 50 trim rafters to each side.

100 x 75mm purlin over strudding.

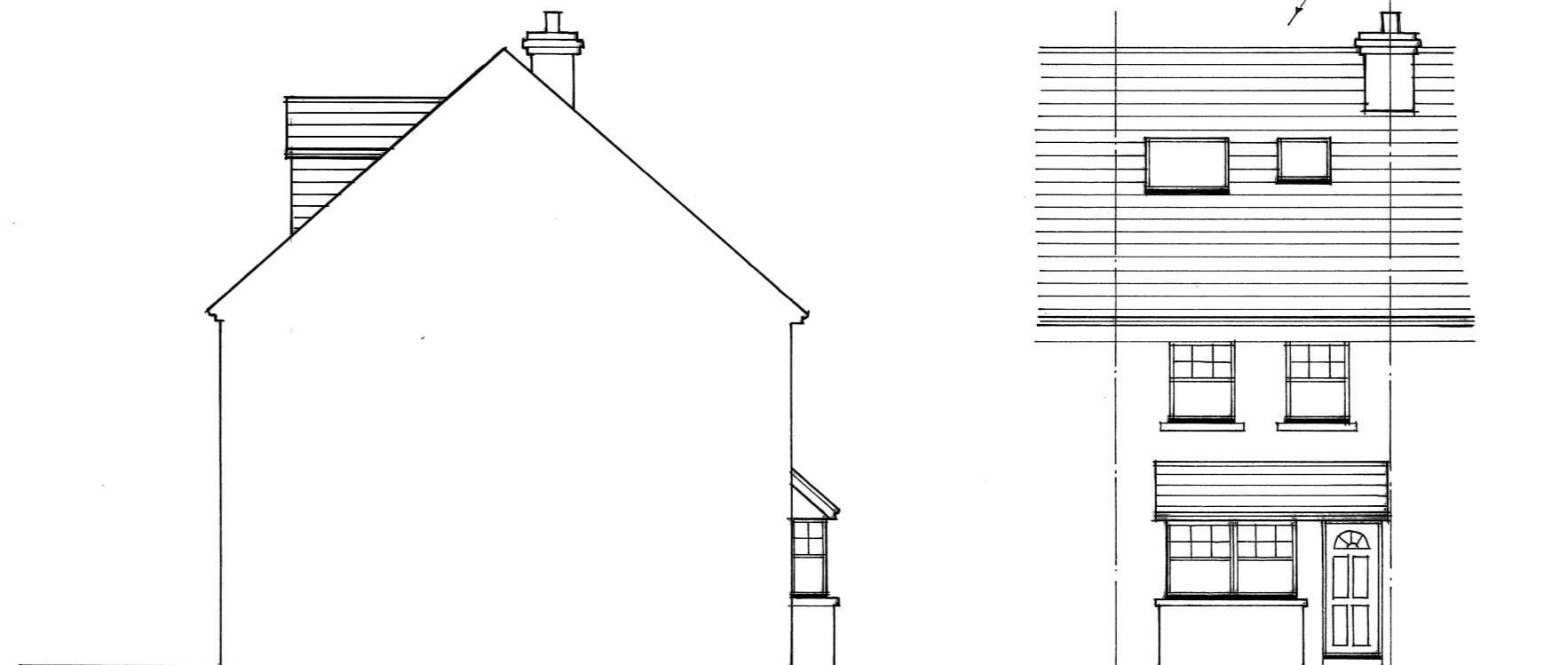
Additional 170mm Fibreglass insulation across joists over 100mm mineral fibre to void areas.

Ventilate eave eaves equiv to 25mm air gap & mesh.

PERMITTED DEVELOPMENT VOLUME  
REAR DORMER = 18.44m<sup>2</sup>



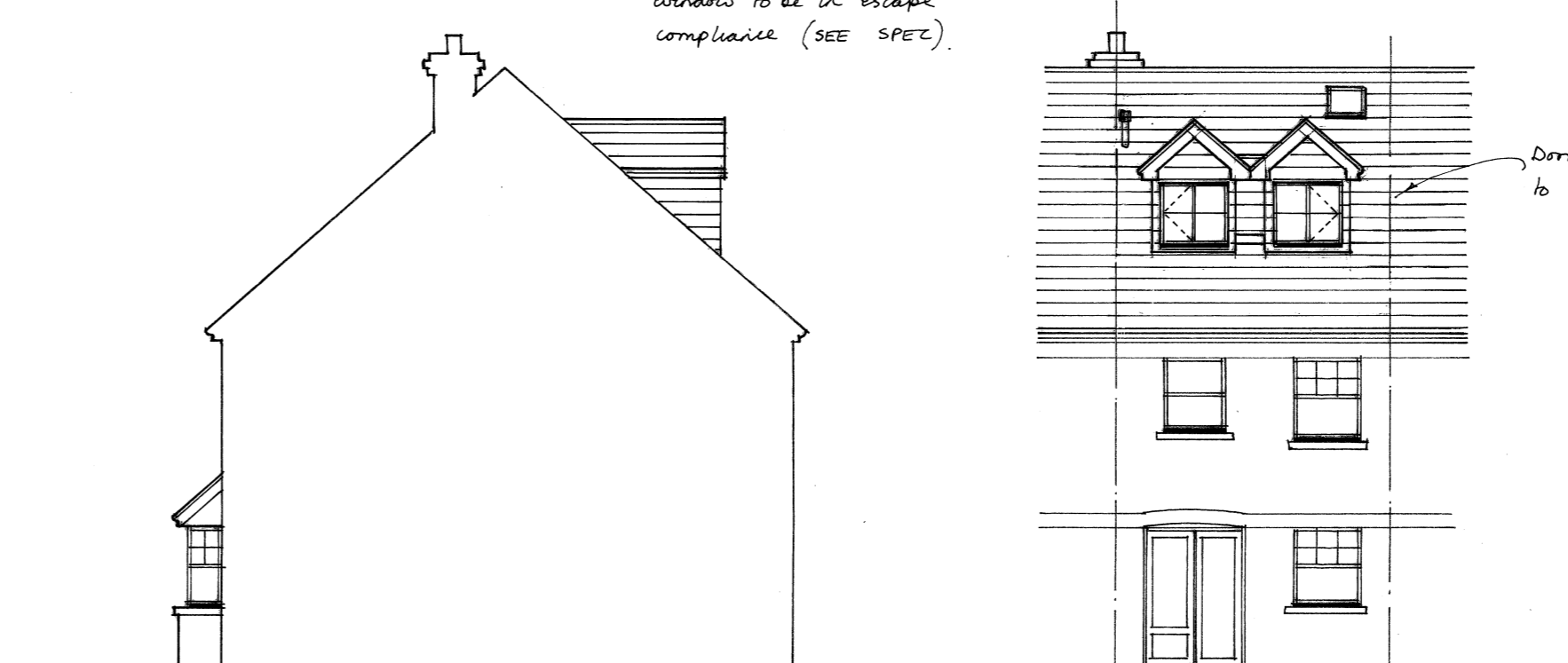
SECTION



SIDE ELEVATION

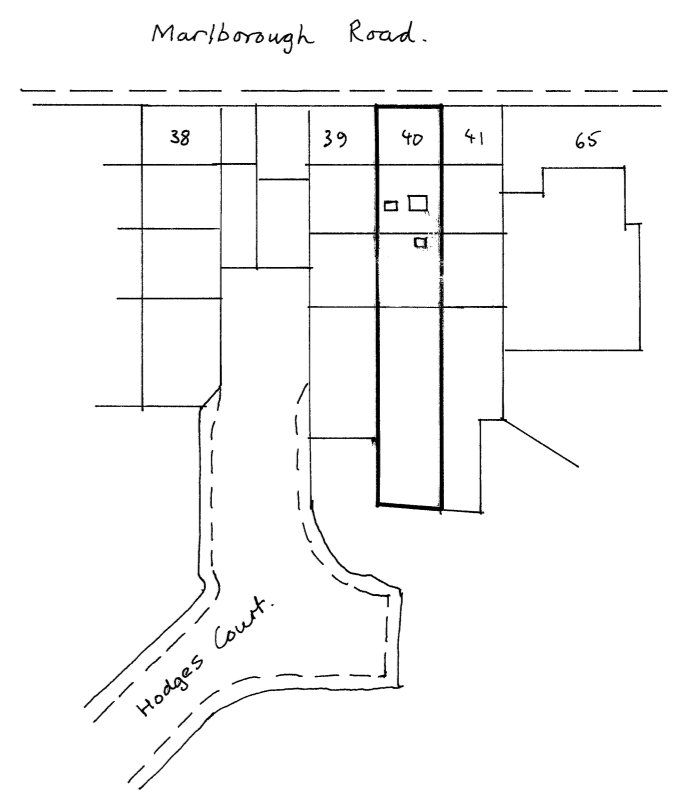
FRONT ELEVATION

NOTE - At least one first floor window to be in escape compliance (SEE SPEC).



SIDE ELEVATION

REAR ELEVATION



BLOCK PLAN ~ (1:500)

SPECIFICATION

**DORMER ROOF CONSTRUCTION (U=0.18W/m<sup>2</sup>K)**  
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firings (1 in 40) on 225 x 50 s.w. joists @ 400mm c/s. 25mm Celotex insulation between and 30mm Actis Tri-iso super 10 insulation/vapour barrier across underside of joists. Fixed with 38x25mm counter battens @ 600 c/s with 12.5mm duplex Plasterboard & 5mm plaster skim ceiling.

**DORMER CHEEK CONSTRUCTION (U=0.28W/m<sup>2</sup>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 c/s (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 c/s with 12.5mm duplex plasterboard & 5mm skim ceiling.

**STAIRCASE** 700 (2'3") wide.  
Rise=200mm, Going=225mm, Tread=250mm. Pitch=42. 2m clear. Handrail. 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 of staircase enclosure to be 1/2 hour fire resistant (FD30C).  
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 c/s 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 "Competent 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 4NJ.

R1: Dormer reduced - 22/01/2021  
R2: Dormer re-detailed - 24/01/2021

SCALE 1:50 & 1:100 DATE DEC 2020

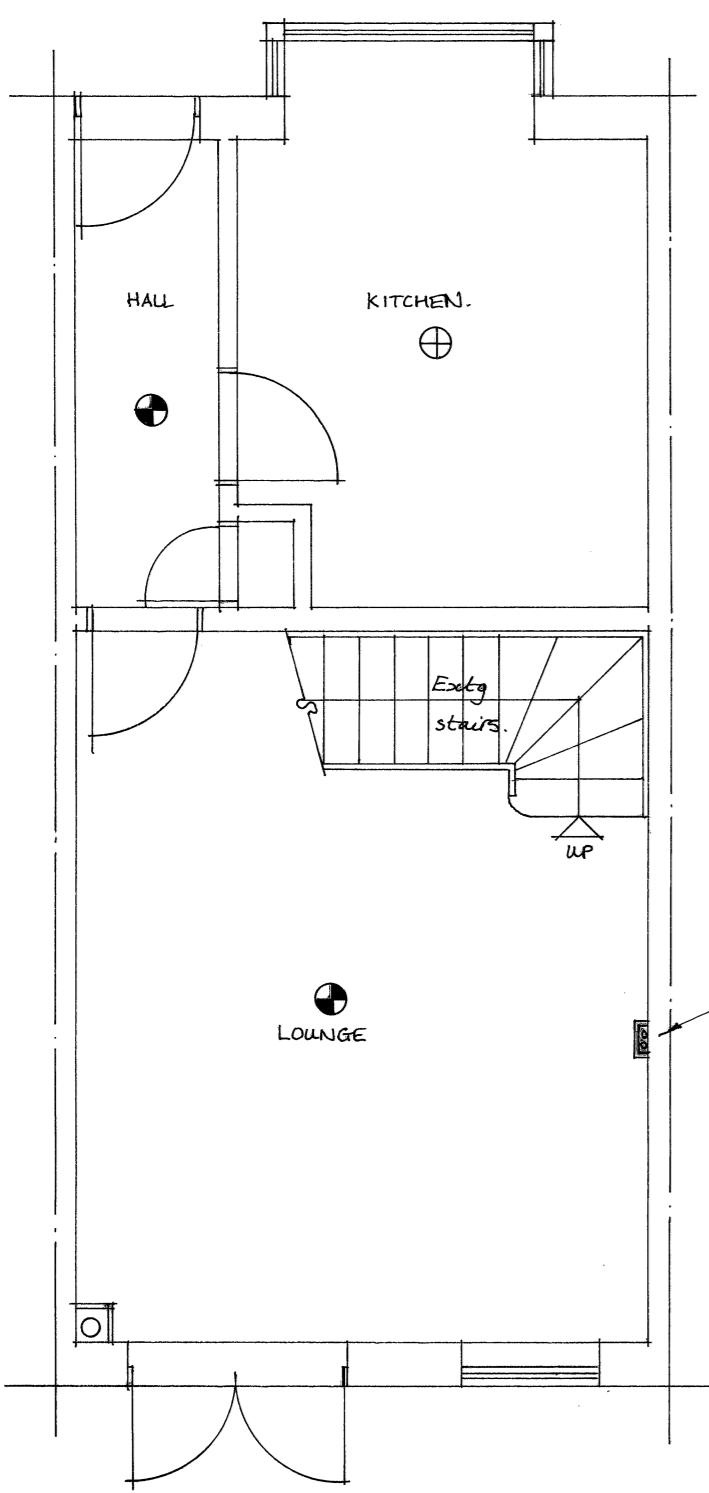
DRAWN BY *W.C. Hoyle* CONTRACT NO

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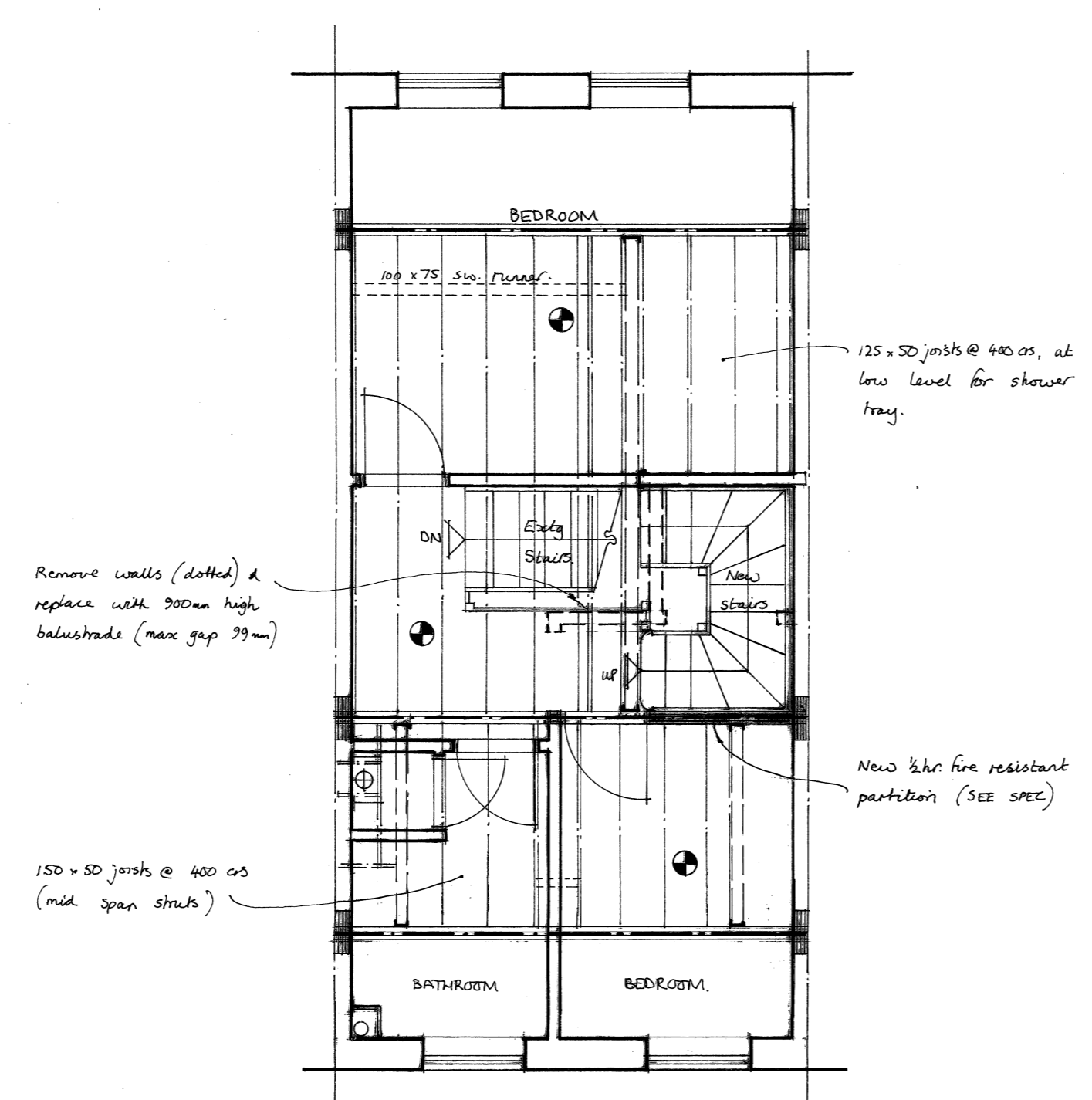
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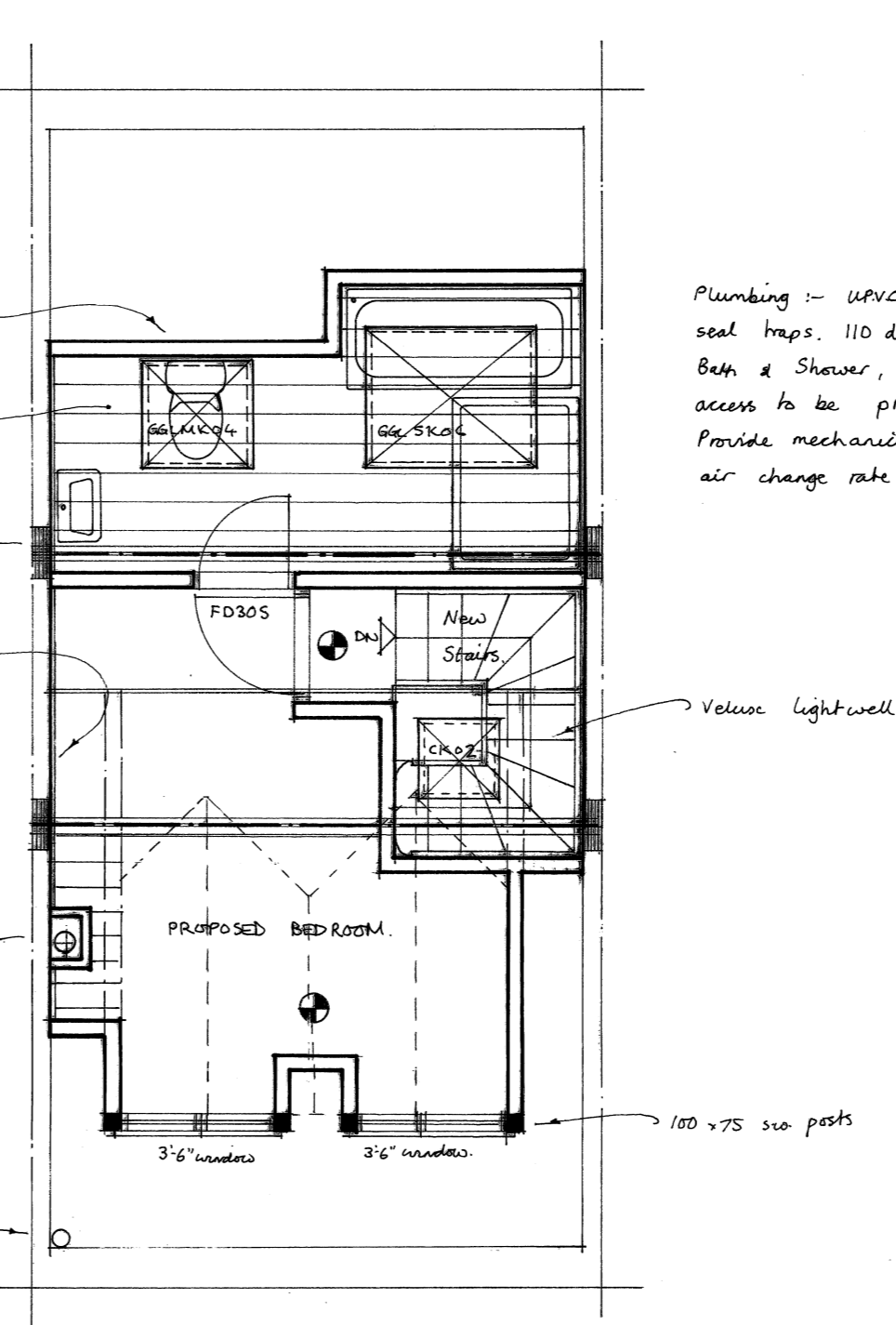
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

75 x 50 sw. insulated strudding @ 400 c/s (SEE SECTION)  
Roof slope within new room shaded thus.

300 x 100 x 15 ms. plates (Both ends)

Live party walls with 35mm Gyproc Thermaline plus.

Exty gas Rise to vent vertically through roof (min 60mm) with proprietary flashed outlet (BY GAS SAFE ENGINEER)

Extend S.V.P. to terminate min. 900mm above opening lights

Plumbing - UPVC. washes with deep seal traps, 110 dia to WC, 40 dia to Bath & Shower, 32 dia to sink. Rad access to be provided at bands. Provide mechanical ventilator to give air change rate of 15 litres/second.

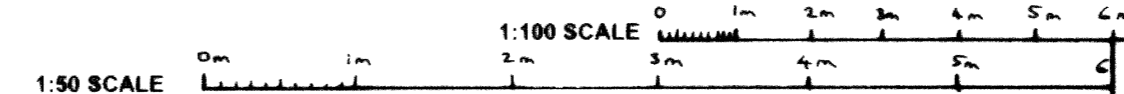
Velux lightwell

Remove walls (dotted) & replace with 200mm high balustrade (max gap 99mm)

150 x 50 joists @ 400 c/s (mid span struts)

125 x 50 joists @ 400 c/s at low level for shower tray.

New 1/2 hr fire resistant partition (SEE SPEC)



COUNCIL Oxford C.C. FEET 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14