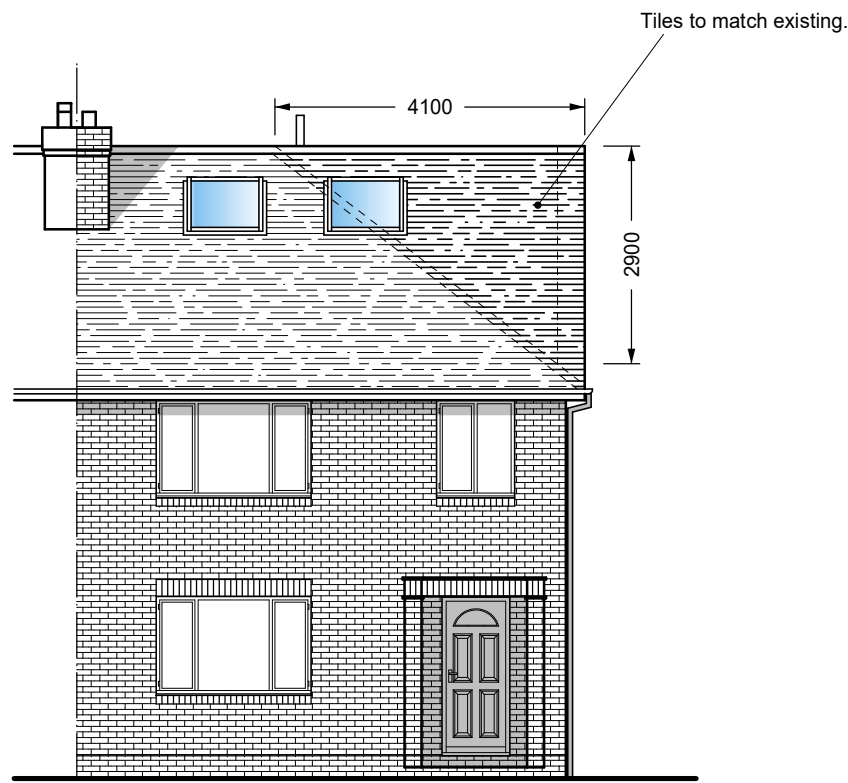
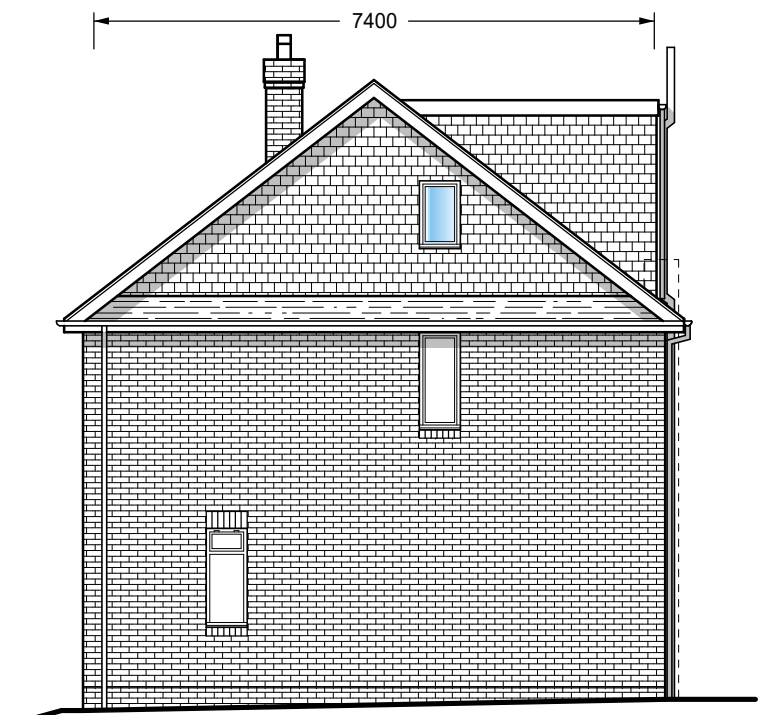


1. Drawing are for Local Authority approval only.
2. Builder to check all dimensions on site.
3. Builder to measure all new steelwork, timber beams/joists and materials on site when ordering materials.
4. No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
5. Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the 'Party Wall Act 1996'.
(ARRANGED BY CONTRACTOR OR CLIENT)
6. All electrics to comply to IEE regulations.
7. All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
8. Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.
9. Appointed Builder to investigate on site prior to commencement of any work exact run and location of existing foul drains to ensure that appropriate bridging of main drain branch is achievable if building close to or over existing main sewer. Alternatively owner to arrange for CCTV survey to be carried out by professional camera engineers

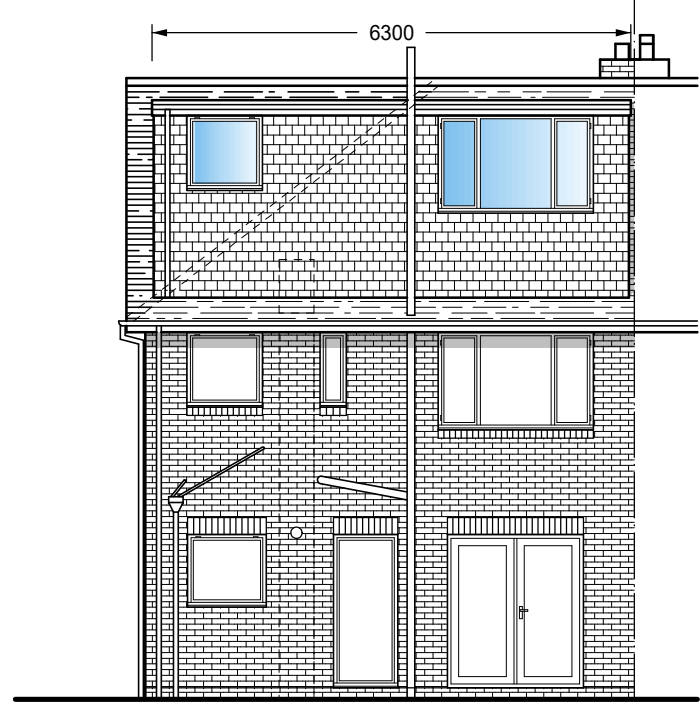
CUBIC VOLUME OF PROPOSED DORMER & HIP TO GABLE END
ROOF DOES NOT EXCEED 50 CUBIC METRE PERMITTED
DEVELOPMENT ALLOWANCE:
Main Dormer: 6.3x3.4x2.6 = 55.7 divided by 2 = 27.8m³
Hip to gable end roof: 7.4x4.1x2.9 = 88 divided by 6 = 14.6m³
Total volume: 27.8+14.6 = 42.4m³



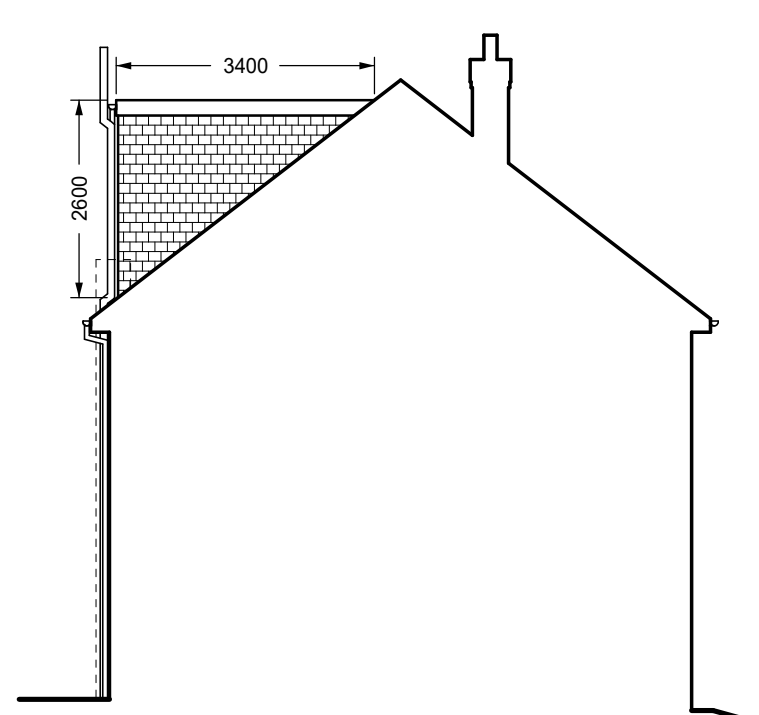
FRONT ELEVATION



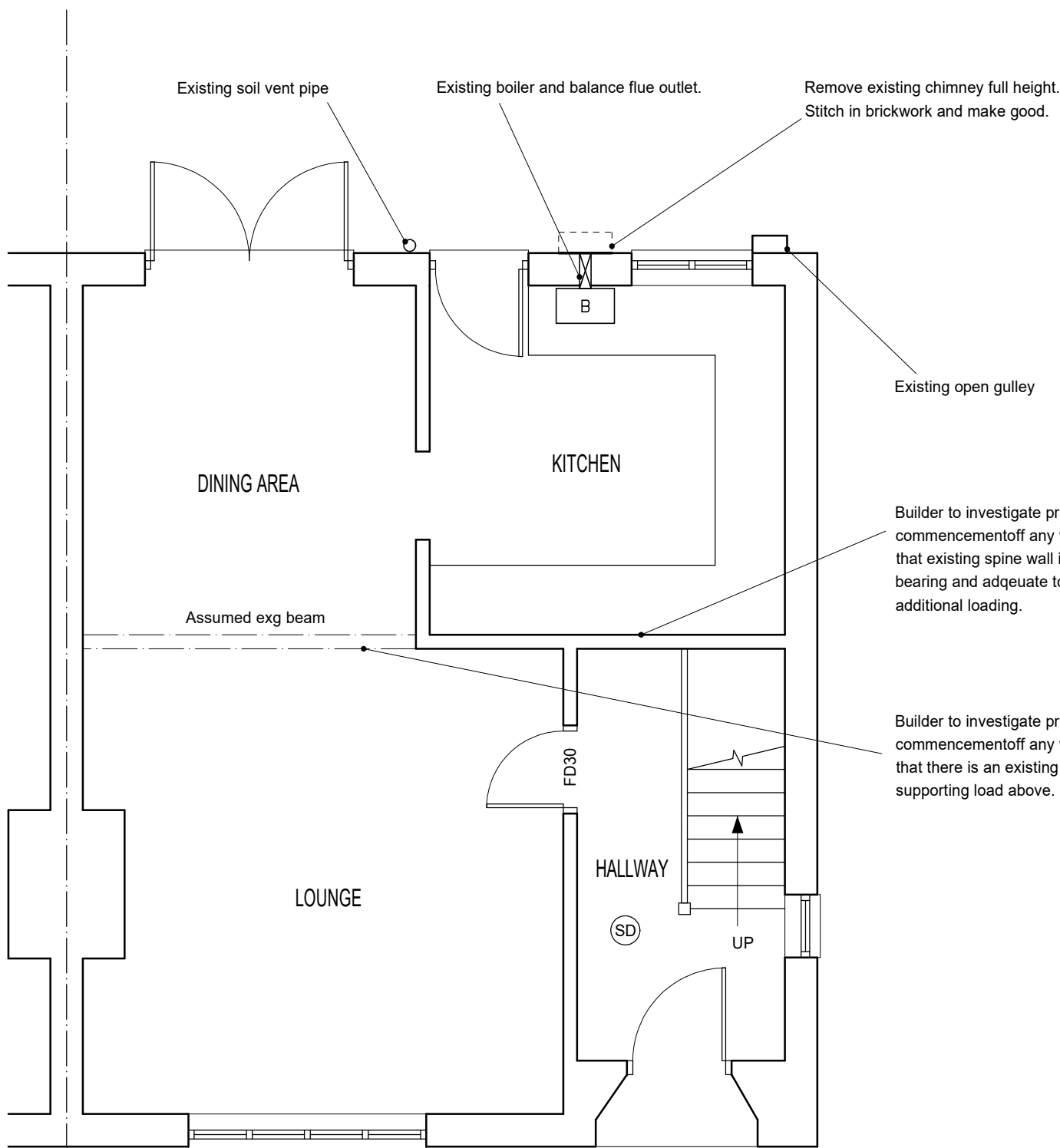
SIDE ELEVATION



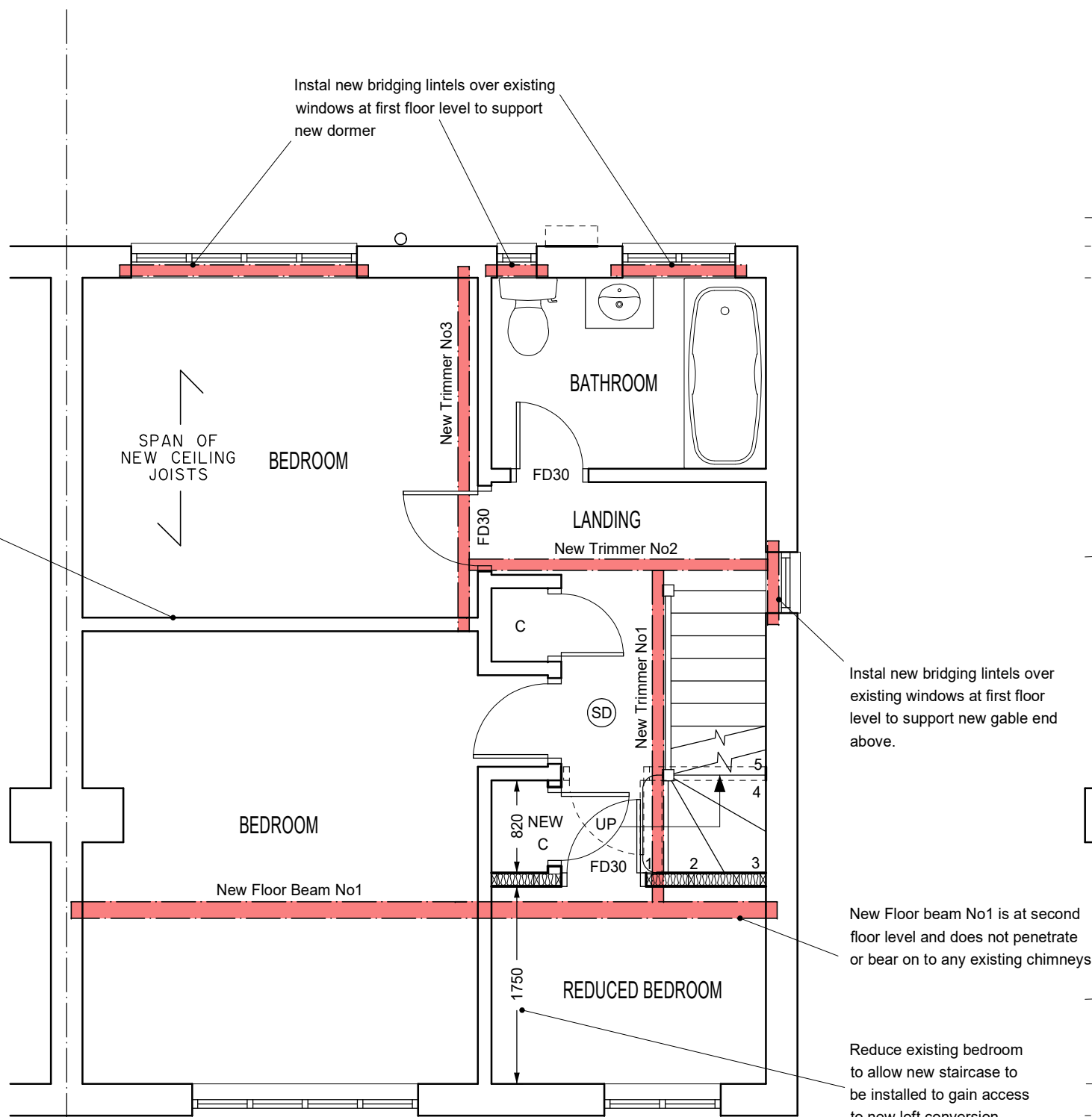
REAR ELEVATION



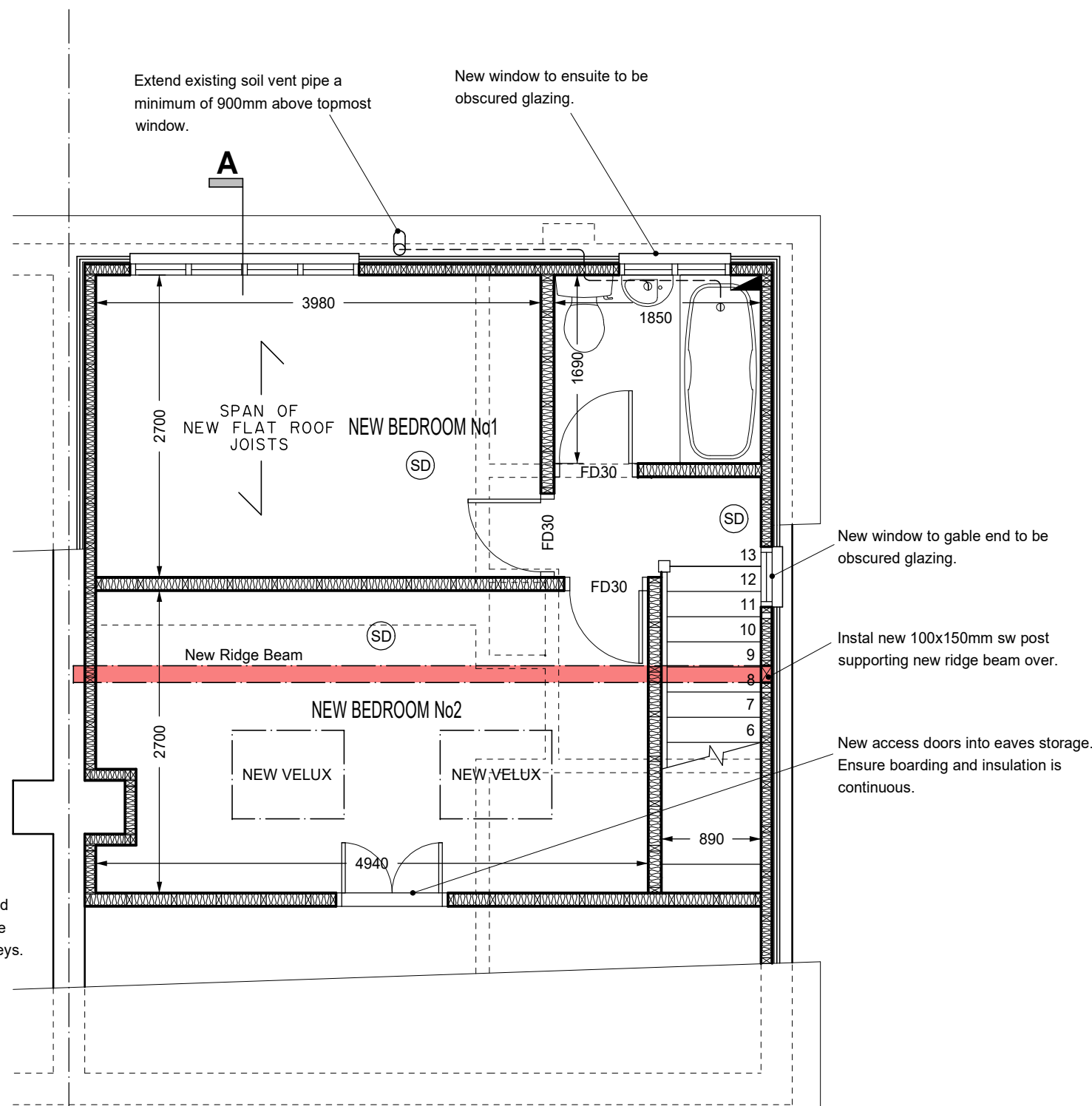
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Ensure that the dormer is set back a minimum of 200mm from the original eaves in accordance with permitted development for householders technical guidance updated version April 2014.

Remove existing binders. Provide solid noggings between new floor joists and install Jiffy hangers in position of original binders.

Remove existing binders. Provide solid noggings between new floor joists and install Jiffy hangers in position of original binders.

Install 150x50mm sw struts in wall to support cut end of existing purlin.

New 150x100mm sw post to be seated into prefabricated ms shoe reversed to receive new ridgebeam bearing onto existing flank load bearing masonry wall.

Remove existing hip end rafters and extend and splice existing ridgeboard through. Install new 50x125mm sw treated rafters every 400mm ctrs to supported via new load bearing ashlar wall.

Gable end construction: Plain tile hanging on battens and Kingspan niven breathable membrane on 12.5mm roofing grade ply on sw treated studs 50x100mm every 400mm ctrs. 100mm Kingspan Kooltherm K107 Pitched Roof Board between timber studs. Gyproc vapour check plasterboard 3mm skim coated. Achieves U value of 0.28W/m²K.

Apply 9.5mm Masterboard to party wall dormer cheeks between studs and ply to achieve half hour fire resistance to party wall abutments within one metre of boundary.

The new protected shaft to be half hour fire resistant.

Bridge existing ground floor lintels with new bridging beams.

Apply double rafters either side to dormer cheeks.

Neighbours consent in writing to be obtained to allow end bearings of steels onto party walls.

Ensure that steels do not penetrate or bear into existing chimneys.

Install new pre-stressed concrete lintel over new internal openings. Maximum clear span 1200mm.

Builder to investigate on site prior to commencement of work that existing spine walls are load bearing and adequate to take additional loading or prior to removal.

Internal walls: New stud partition walls to be 50x100mm sw treated studs every 400mm ctrs on double joists/noggings or sw soleplate. Install 100mm Rockwool 23kg/m² density sound insulation to wall void 12.5mm wallboard and plaster skim either side.

Upgrading of existing solid masonry walls within loft room: 50x100mm sw treated studs every 400mm ctrs on head and sole plate and fixed vertically to existing walls with mechanical fixings (with a strip of damp proof course between stud & wall if there is a risk of moisture penetration). Install 100mm Celotex GA4000 insulation between studs. Apply PL3015 Celotex Thermal Laminate insulation board (15+12.5mm). Plaster skim finish. Achieves U value of 0.28W/m²K.

Upgrading internal faces of existing external solid walls: Spot and dab 52.5mm Celotex PL3040 insulation board fully bonded with thermal laminate plasterboard (40mm+12.5mm). Plaster skim finish.

Apply 2no layers of 12.5mm wallboard and plaster skim finish to soffit of staircase to achieve half hour fire resistance.

Encase new steels in 2no layers 12.5mm wallboard and plaster skim finish to achieve half hour fire resistance. Alternatively apply 2no coats of intumescent paint to new steels to achieve half hour fire resistance.

Fire Notes: All doors to fire escape route hallway and landings to be half hour fire resistant and fitted with 25mm door stops.

Automatic fire detection system should be installed in accordance with British standard BS:5839:Part 6 6:2004. SD denotes locations of smoke detectors wired into main distributary board.

Relocate water storage tanks if necessary.

N.B Builder to investigate on site prior to commencement of any work exact run and location of existing foul drain to ensure that new waste connections are possible maintaining a minimum 1:40 fall.

Novia 500g Polythene VCL, CE approved to EN13984 to be installed to inside face of timber partitions to new 'wet rooms' i.e bathrooms, wc's, utilities etc.

Painting: Knot prime and stock new wrot timber 2no undercoat 1no glosscoat. Walls and ceilings 2no coats emulsion.

New 63mm upvc rainwater downpipe to discharge onto existing roof via ms shoe.

New sanitary ware to be chosen by client supplied and fitted by builder.

Plumbing to British standard code of practice
Extend soil vent pipe. Terminate minimum 900mm above topmost window head.
Flexible WC connection with P trap
75mm deep sealed trap to new hand basin and shower
40mm upvc waste to new hand basin
50mm upvc waste to new shower
Rodding access to all bends in wastes
Provide anti-siphon valves to wastes in excess of 2400mm
Provide Balafix isolating valves to new appliances
All new pipework to comply with BS 5572

Allow a pc sum for ceramic tiling to clients instruction.

Allow a pc sum to extend central heating system. Radiator positions to be determined on site and fitted with thermostatic rad valves.

Openable area of new bedroom windows to be 0.33m with clear unobstructed distance of 450mm in any direction and fitted with emergency Egress hinges. Maximum floor to cill height to be between 800-1100mm.

Openable area of new windows to be the equivalent of 1/20th of the room's floor area for rapid ventilation

See Suggested electrical layout.

Double gang 13amp socket

Light switch and fittings. The high efficiency light fittings capable of on accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m of floor area or per 4 fixed lighting fittings (L1).

Mechanically ventilated extract fan sited to over run timer switch of 15 minutes to extract the equivalent of 30 litres of air per second from bathroom and vented via duct to airbrick. Ensure that a minimum 10mm air gap under the bathroom door is provided for air replacement.

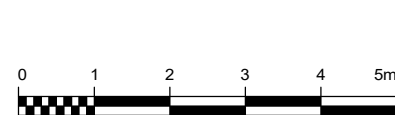
Part P Electrical Safety: Confirmation that the electrician is capable of self certifying the work to BS 7671 or is registered under a competent person self certification scheme to enable council to issue completion certificate. Key colour code:

Pink indicates new structural beams / trimmers -

Blue indicates new glazing -



SCALE BAR: 1:50



SCALE BAR: 1:100

PROPOSED HIP TO GABLE LOFT CONVERSION WITH REAR DORMER
115 CLOONMORE AVENUE, ORPINGTON, BR6 9LN
SHEET SIZE: A1
SCALE: 1:50 (PLAN) & 1:100 (ELEVATIONS)
CLIENT:
JOB NUMBER: 4533
DRAWN: R. RICHARDSON

DATE: APRIL 2022

REVISIONS:

REV.

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