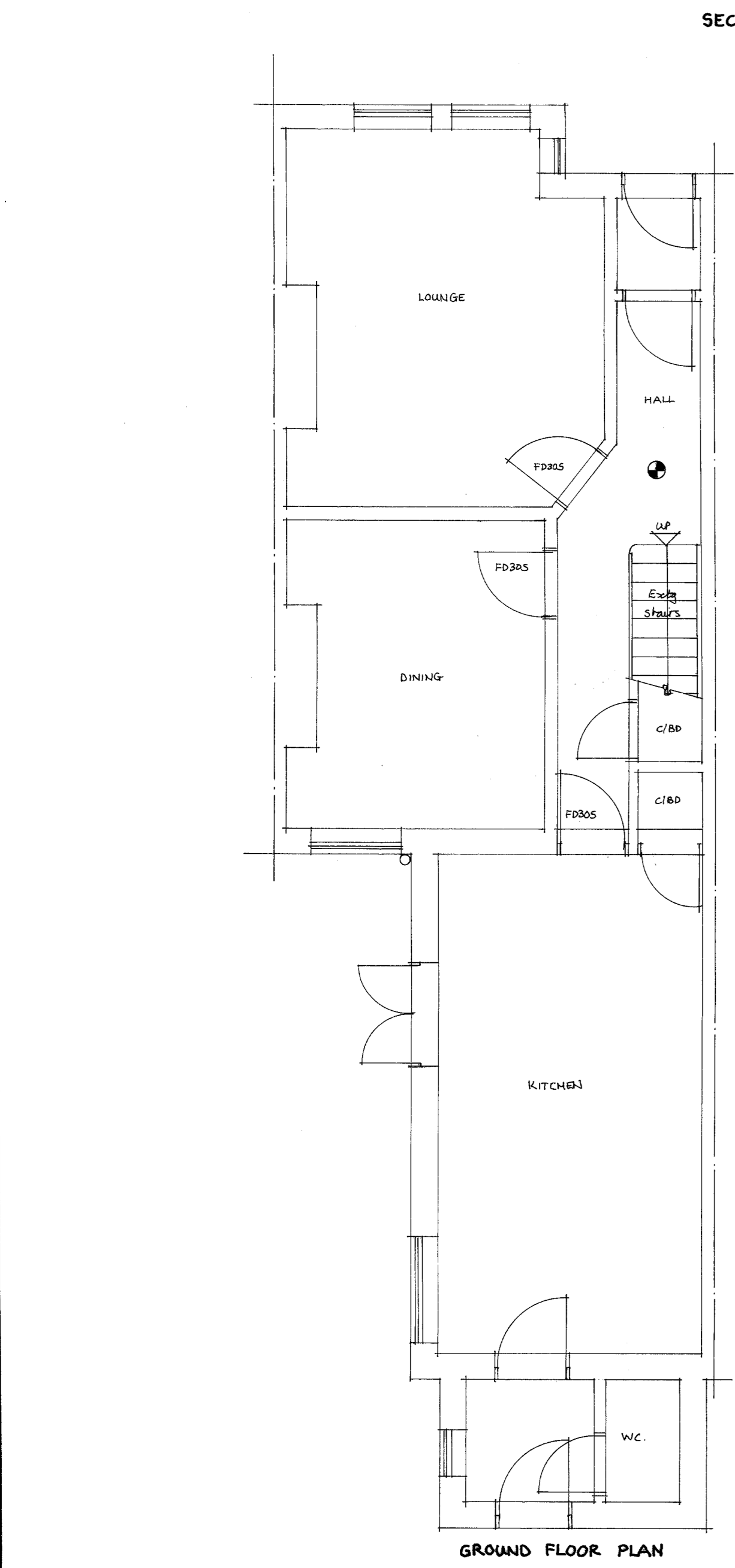


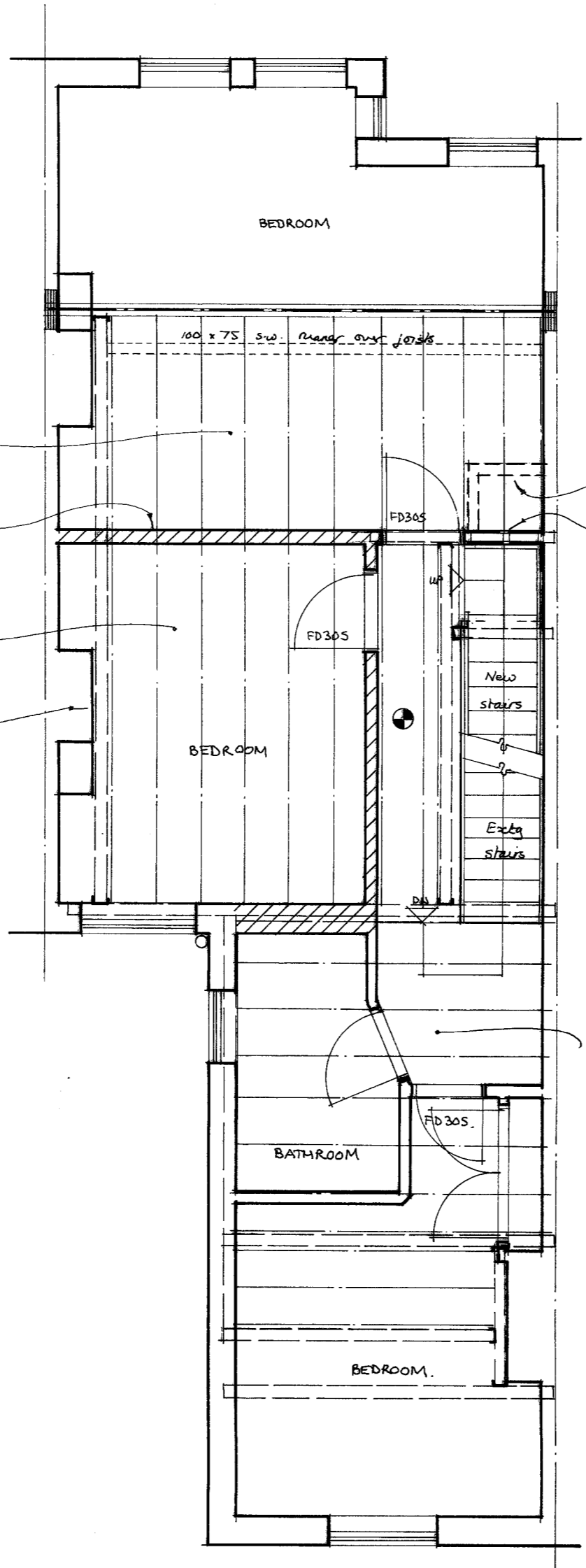
SECTION A-A

PERMITTED DEVELOPMENT VOLUMES	
REAR DORMERS	= 19.45m ³
ANNEX DORMER	= 19.84m ³
TOTAL	= 39.29m ³

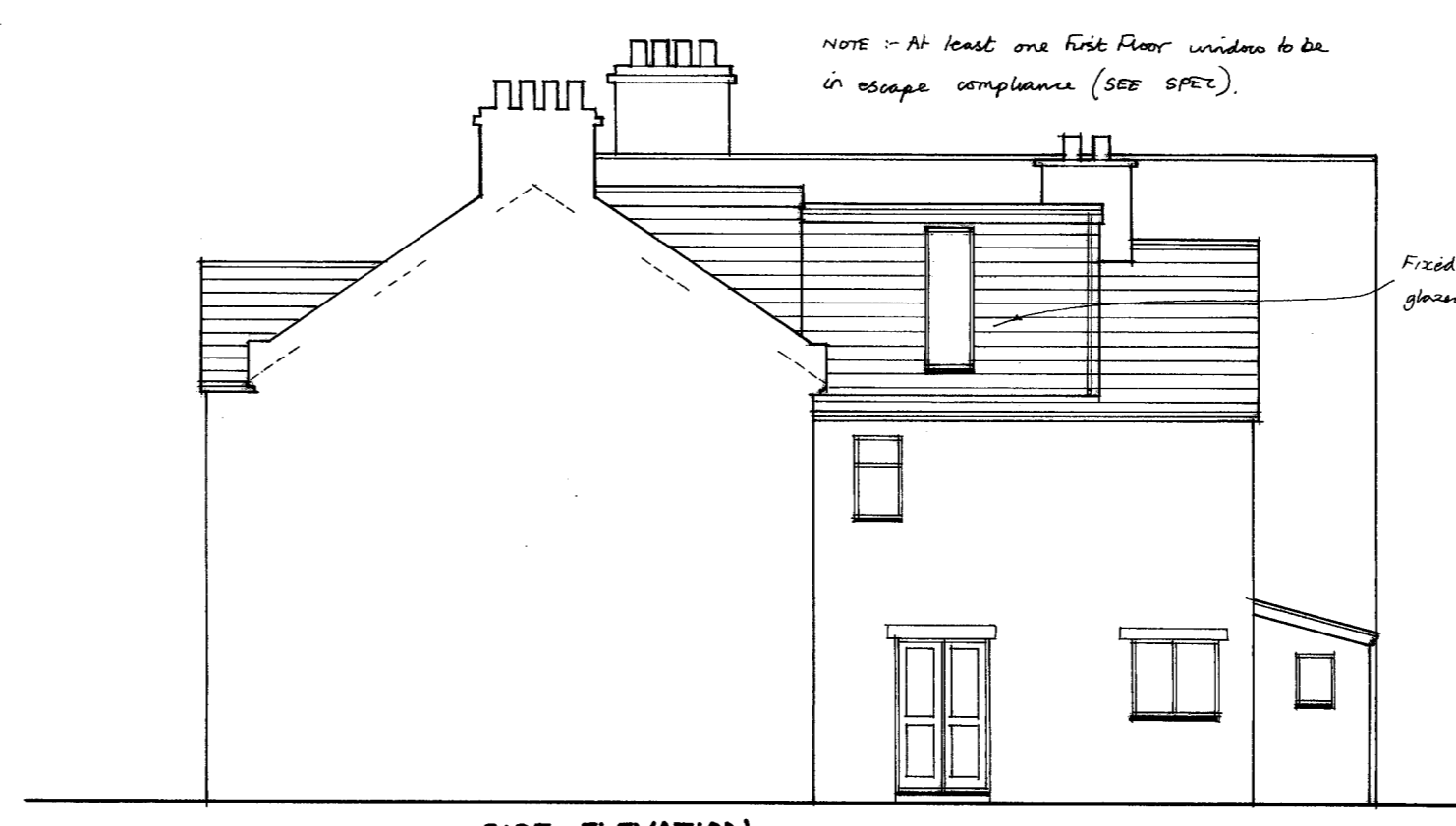


NOTE - Exty doors to habitable rooms are full 1/2 hr fire resistant FD30S.

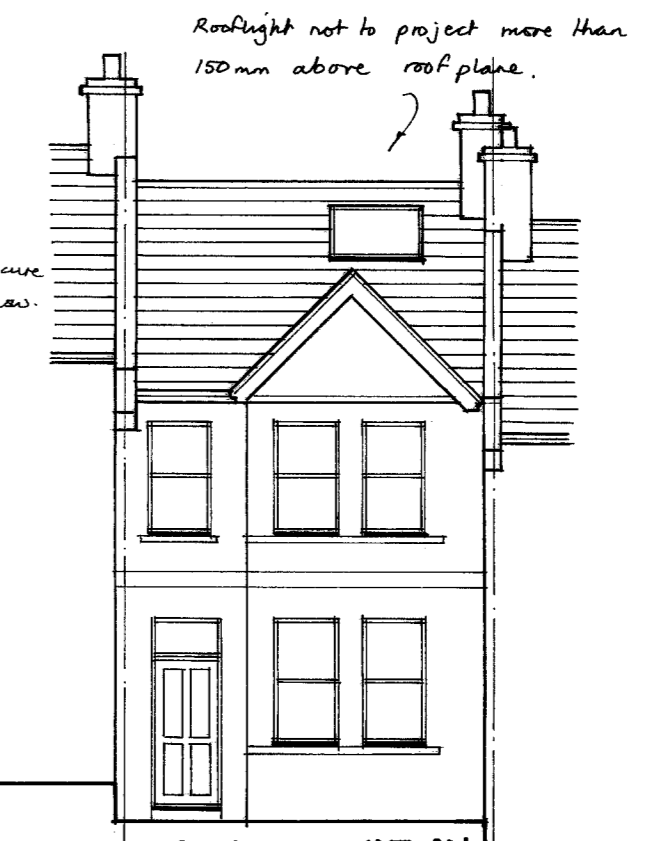
125 x 50 joists @ 400 c/s
All internal load-bearing walls shadded thus
175 x 50 joists @ 400 c/s (mid span studs)
All bracing min 40mm from faces of studs



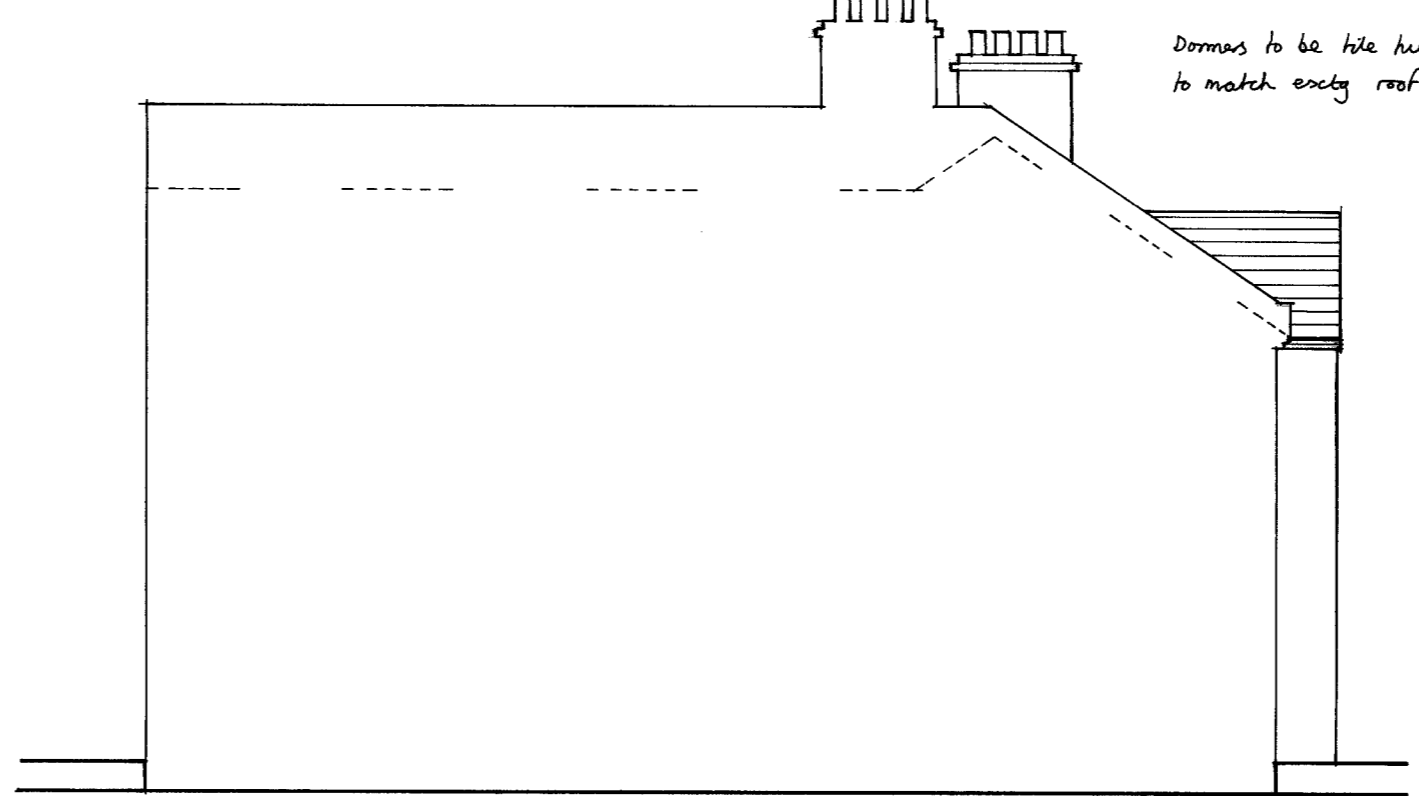
FIRST FLOOR PLAN



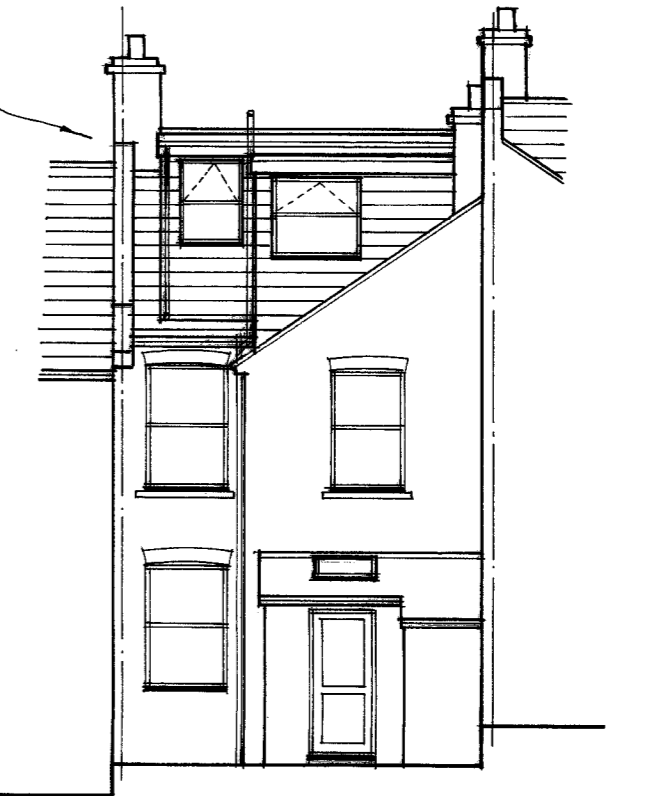
SIDE ELEVATION



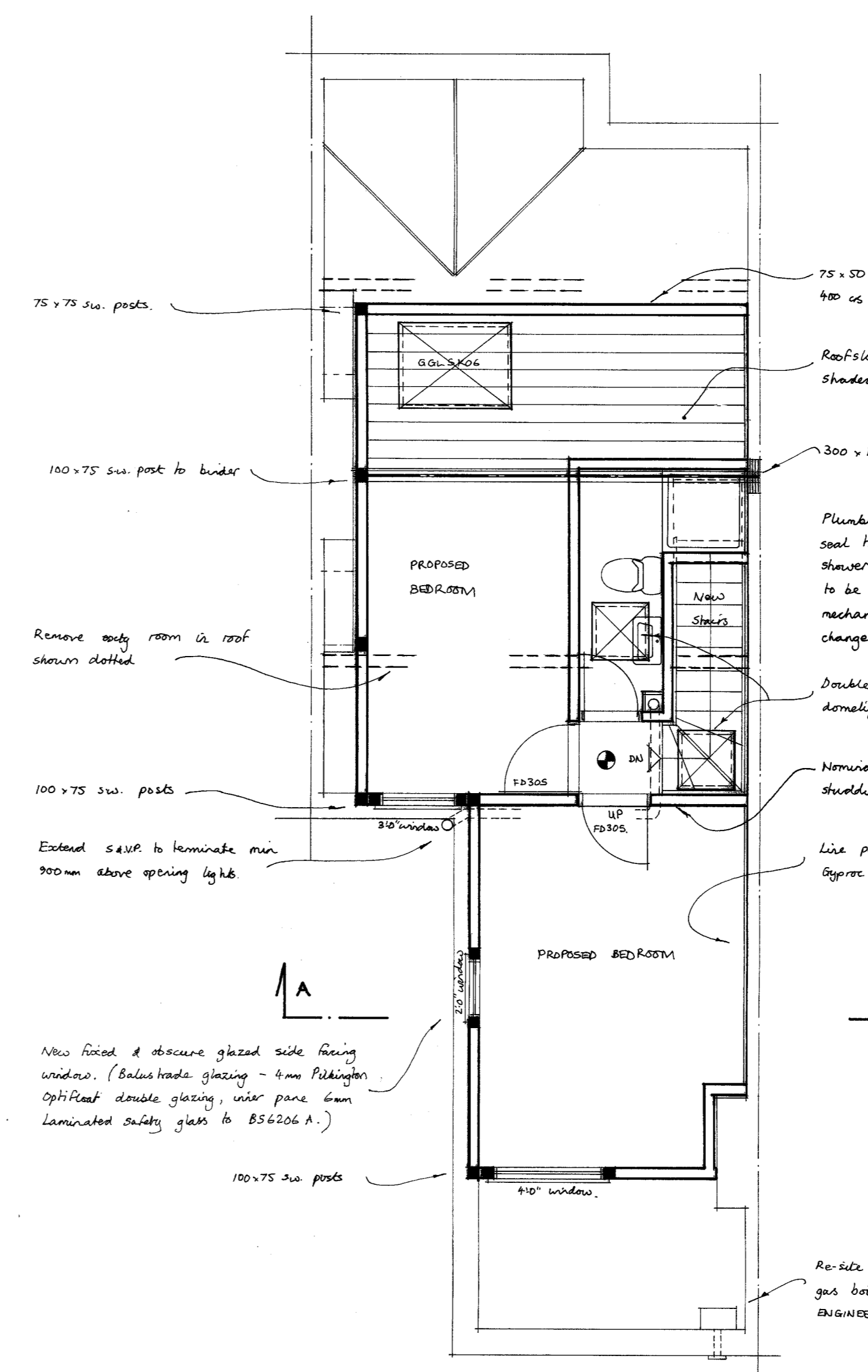
FRONT ELEVATION



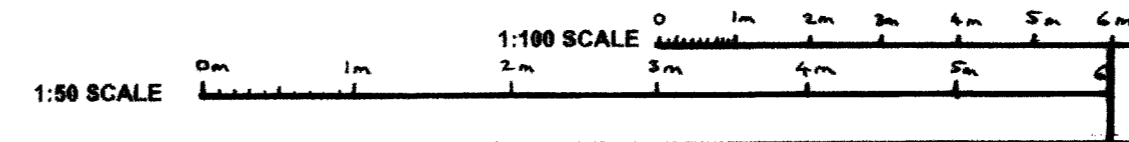
SIDE ELEVATION



REAR ELEVATION



ROOF PLAN



SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m²K)
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firings (1 in 40) on 150 x 50 s.w. joists @ 400mm c/s. 120mm Celotex insulation between and 40mm YBS Multifoil Superquilt 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=0.18W/m²K)
(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 100 x 50mm studs @ 400mm c/s (cross braced). 70mm Celotex insulation between and 40mm YBS Multifoil superquilt insulation/vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE 742 (2:16) wide.
Rise=200mm, Going=225mm, Tread=250mm, Pitch=42, 2m clear Headroom. 900mm handrail, 900mm balustrade housed into newells 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 studing with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE INSULATIONS
All doors at ground and first floor off staircase enclosure to be 1/2 hour fire resistant (FD30S). Timber beams have half hour fire resistance to BS268 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 1=0.15 for windows, 1=0.05 for rooflights. Windows to achieve purge ventilation rate of not less than 1/20th of floor area. Window U-Value to achieve min 1.4W/m²K.

STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm c/s using M12 bolts and 64mm dia tooth plate connectors.

VENTILATION
Provide 8000mm background ventilation to new habitable rooms and 5000mm to new bathroom/En-Suite areas. New windows and French doors to achieve purge ventilation rate of not less than 1/20th of the new floor area.

SMOKE DETECTORS
Denotes heat detector. ⊕ Denotes mains wired interconnected smoke detectors with battery back up to BS5839:6:2004.

LIGHTING AND HEATING
Three to four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

ELECTRICAL
New electrical work to be compliant with Part P 'Competent Person Scheme' to BS7671. Certification to be provided upon completion.

PROJECT rooms in roofspace with Rear dormers and front velux rooflights

CLIENT
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BN1 7JD.

SCALE 1:50 & 1:100 **DATE** OCT 2023
DRAWN BY M.W. J. **CONTRACT NO.** 01

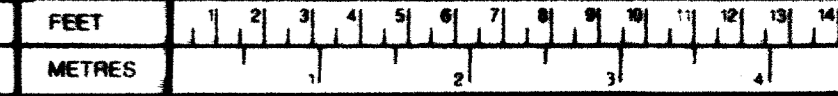
PROPOSED PLANS

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