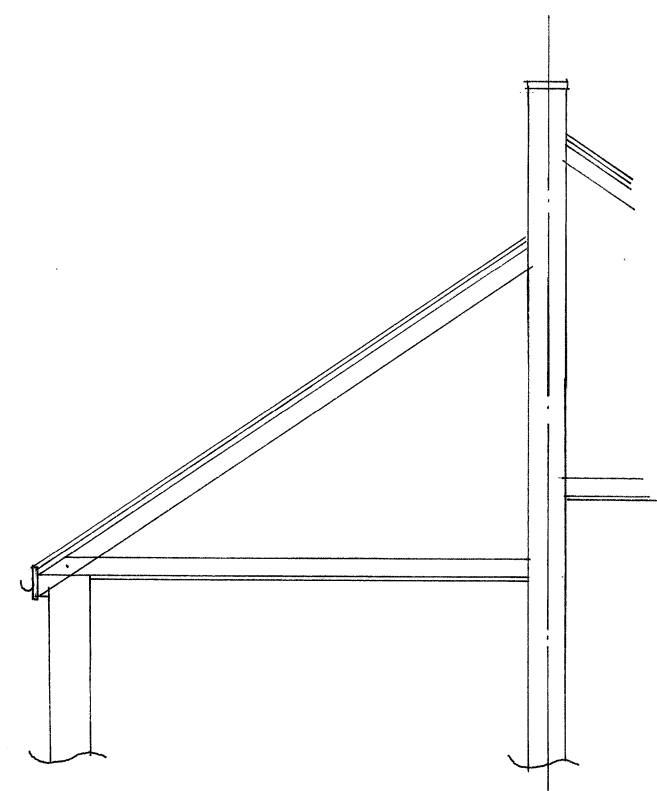


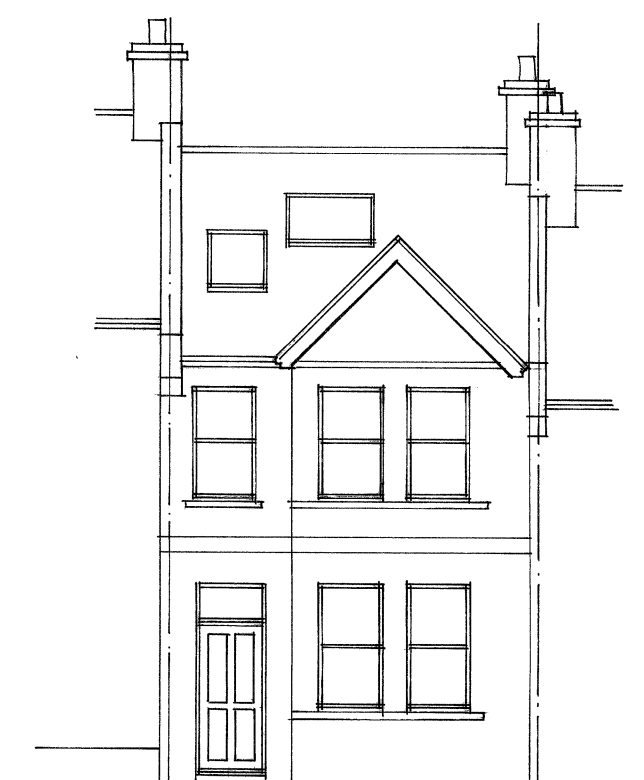
SECTION



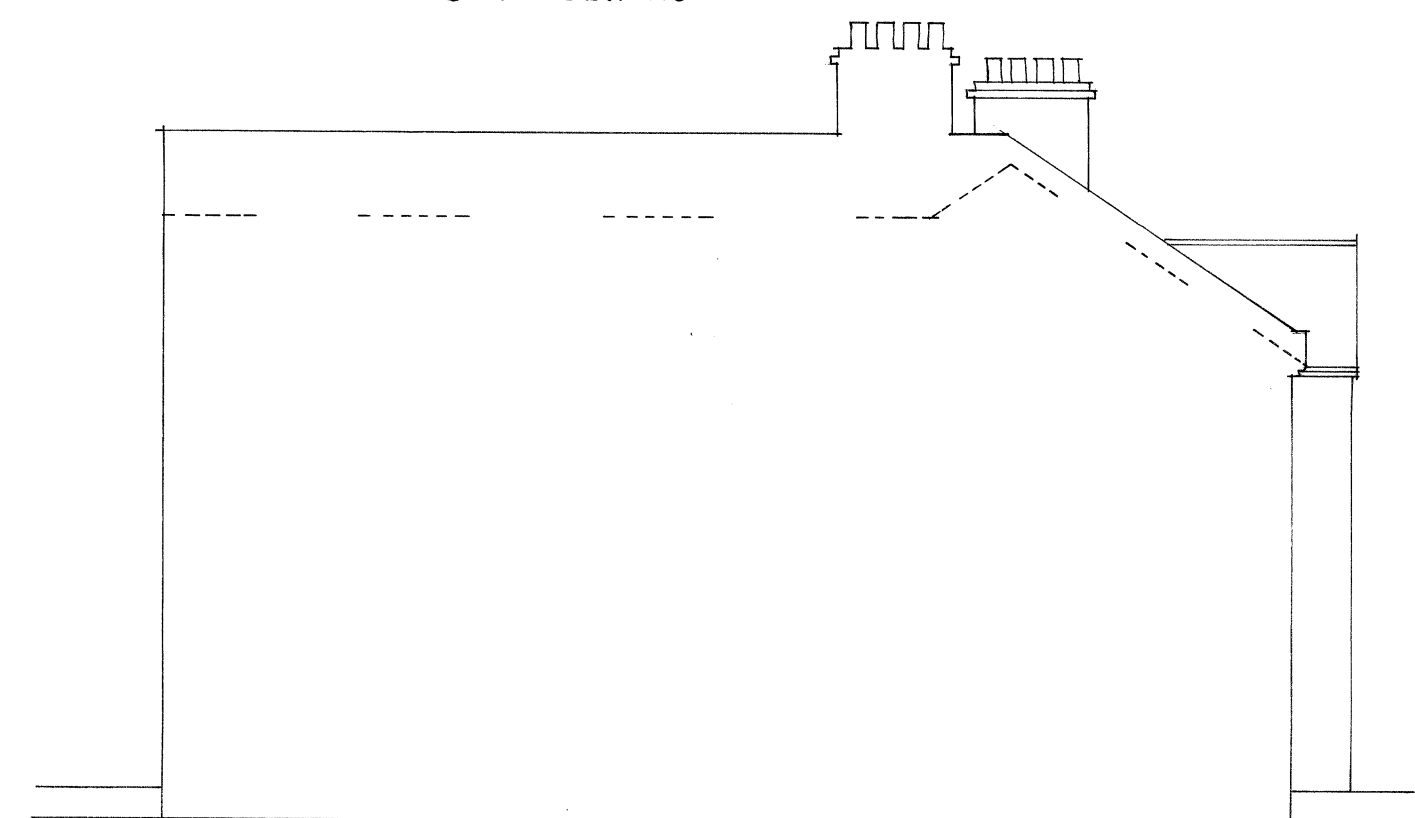
SECTION A-A



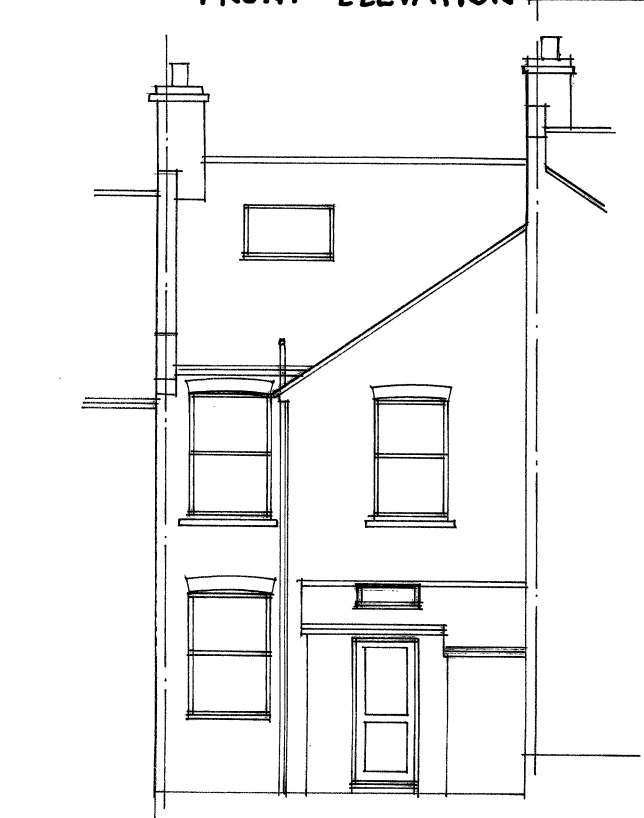
SIDE ELEVATION



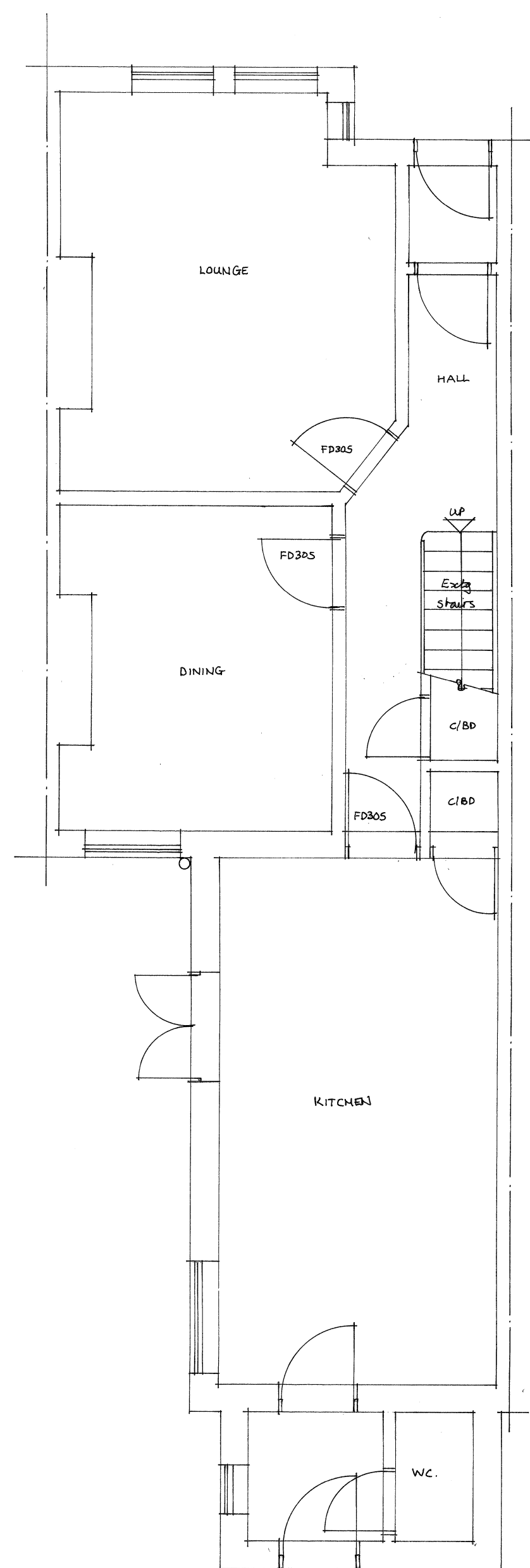
FRONT ELEVATION



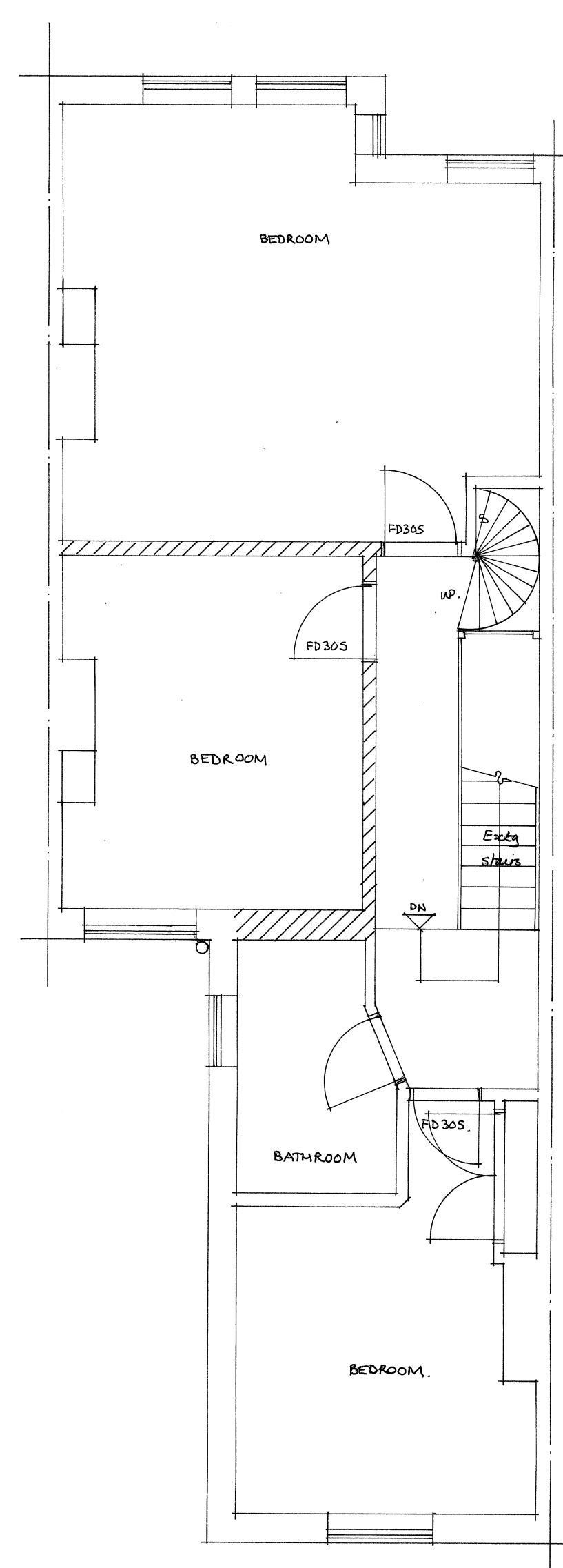
SIDE ELEVATION



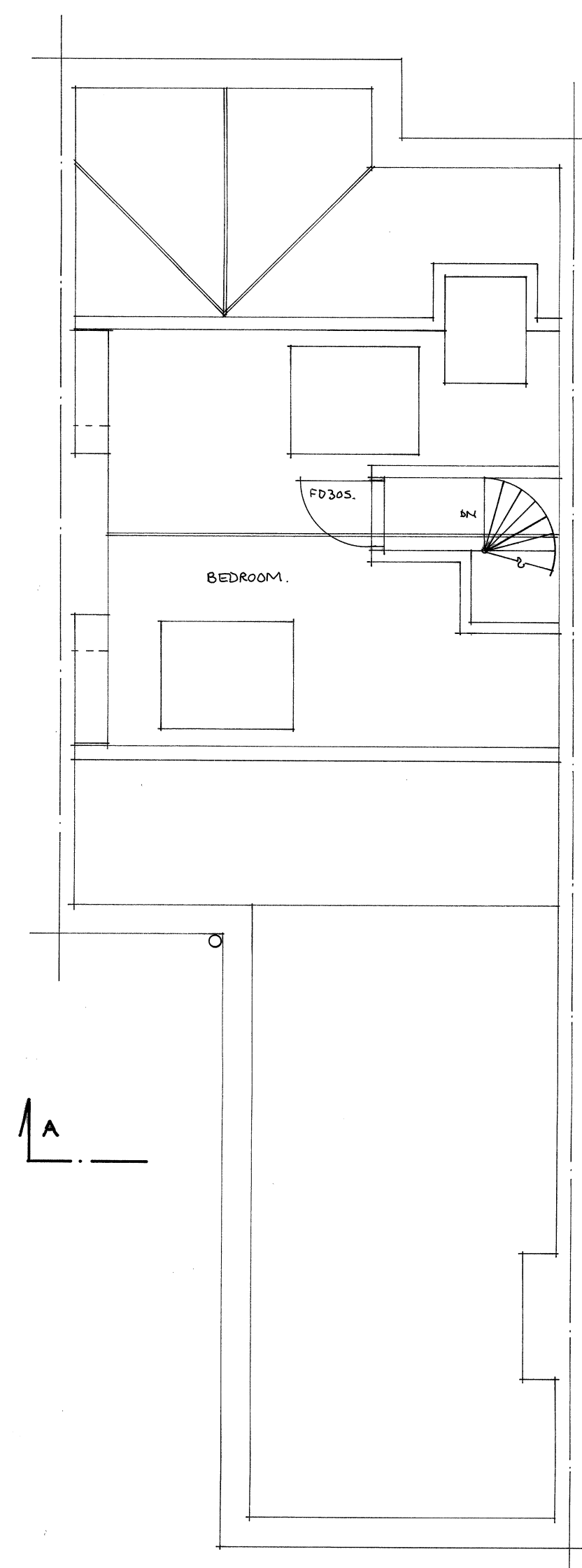
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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 s.w. joists @ 400mm crs. 120mm Celotex insulation between and 40mm YBS Multifit Superquilt 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=0.18W/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 crs. (cross braced). 70mm Celotex insulation between and 40mm YBS Multifit superquilt 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 studwork 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 (FD30S). Timber beams 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. Windows to achieve Puage 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 crs 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 in 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**  
 Formation of habitable rooms in roofspace with Rear dormers and front velux rooflights.

**CLIENT**  
 Mr & Mrs. McCulloch,  
 138, Hollingbury Road,  
 Brighton,  
 Sussex,  
 BN1 7JD.

**EXISTING PLANS.**

SCALE 1:50 & 1:100 DATE OCT 2023

DRAWN BY *M. J. G. G.* CONTRACT No. 02

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

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

