24/00107/FUL

Opening to be formed through existing timber ceiling ties, to allow installation of new timber staircase leading from ground floor level to first floor level. Existing plaster ceiling to be removed from the underside of the the ceiling ties over part of the ground floor existing bedroom as required. Thereafter part of the existing ceiling ties to be carefully cut out as shown, to form new staircase opening. Existing ties to be removed fully at wallhead level. Existing timber rafters to be fitted with dwangs as required, to retain same in position.
New 150 x 50mm timber joist to be bolted alongside the existing unaffected joists at either side of the staircase opening. New joist bolted to existing in accordance with engineers details. Fit new double 150 x 50mm timber trimmer at head of staircase opening, fitted between new double joists at either side. New trimmer fixed in position using joist hangers. Double trimmer to support ends of existing cut joists.
Infill double joists to be fitted at either side of the staircase opening, one being fitted directly above the ground floor bedroom / hallway partition, and the other being fitted at the opposite side of the stair. Infill joist to be fixed between the double timber trimmer at the upper end of the staircase, and the existing external wallhead.
Following all alterations to joists etc, existing plaster ceiling within former bedroom to be made good and be brought up and around trimmers, finishing flush with plasterboard partitions at first floor level.

New timber access staircase to be formed from ground floor, leading up to first floor landing level. Timber staircase to have a minimum 800mm clear width between the handrail and the face of the wall as dimensioned.
Staircase specification as follows: -

Goings	250mm
No of rises	16 No
Min. going at winders	75mm
Overall Rise	3020mm (Check on site)
Rises	16 equal (188.75 mm approx.)
Clear width	800mm (between handrail and face of wall)
Pitch	39 Deg (approx.)

Goings of tapered treads to be a minimum 250mm at the centre line of same as shown. Goings to be measured on curve as shown, from centre of straight risers top and bottom of tapered treads. Size of going to tapered treads (at centre line) not to be less than the size of the goings to the straight treads.

New timber staircase to be formed using 230 x 38 mm timber stringers, fixed between new timber newel posts and existing walls. Timber stringers to be rebated to take 22mm timber treads, secured using timber wedges. Plywood rises to be fitted to rear of treads, notched into underside of tread above. New timber staircase to be manufactured by specialist joinery contractor.

Fit 900mm high timber handrail, 70 x 50 mm, with double rounded edges, fixed between timber newel posts. Timber newel posts to be 100 x 100 mm turned hardwood. Thereafter fit 25mm diam turned hardwood timber balusters at 100 mm cts between underside of handrail and stringer. New handrail, including balusters to continue up the inside face of the new stud partition at first floor level, as far as the head of the staircase. A minimum 50mm clear space to be maintained between the handrail and the wall. The staircase to have a minimum clear unobstructed width, measured from the face of the handrail to the face of the wall at the opposite side of 800mm.

Space under staircase to remain open to new study area.
Underside of stairs to be lined using 1 No layer 12.5mm plasterboard, with all joints taped and filled. Plasterboard to be fitted inside timber stringers, following the pitch line of the steps. All finishes around new staircase to be extended and made good as required.

Existing mirrored wardrobes within present ground floor bedroom to be carefully stripped out, and laid aside, for future refitting into new bedroom formed at first floor level as shown. Existing doors and runners to be removed, together with all hanging rails etc. Same to safely stored until fitted at first floor level.
Following the removal of the present wardrobes, all finishes to walls and ceiling to be made good where required using skim coat plaster finish as required. Additional make good floor if required.

Following the removal of the present wardrobes, together with the formation of the opening through the existing ceiling to allow the installation of the staircase, new study area to be fitted with new central light fitting as shown. Existing light to be removed, with new light fitting fitted centrally within the remaining space within the new study. New light to be switched from adjacent to the new entrance into the study area as shown.

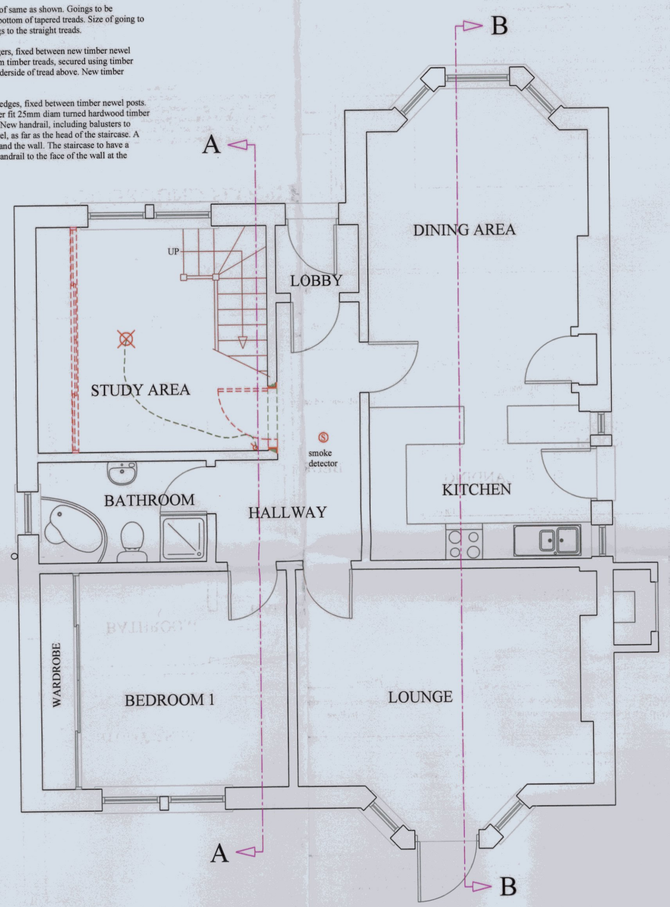
Existing bedroom door to be carefully removed, as shown dotted. Door to be laid aside, for possible reuse at first floor level. Strip out all existing facings / door standards etc and dispose of same. Thereafter existing partition to be propped at high level, minimum 2700mm above floor level. Existing partition to be propped using metal needles, supported on acrow props at either side. Details of temporary support to be confirmed by structural engineer.
Thereafter remove the present lintel over the existing bedroom door and dispose of same. Existing masonry either side of the existing bedroom door to be carefully removed, down to a level of circa 100mm below floor level. Dispose of all removals off site as works proceed. Following the formation of the enlarged opening, jambs of same to be rebuilt at either side using 100mm brickwork, securely bonded into the existing coursings. New brickwork to be built to form a finished opening of 950mm wide. New brickwork to be taken up to a height of 2400mm above floor level. Thereafter build in new 100 x 70mm prestressed concrete lintel over the new enlarged opening. New lintel to have 150mm end bearing at either side. Following fitting of new lintel, metal needles to be removed from the existing wall, with thereafter the space above the new lintel rebuilt as required using 100mm brickwork, up to the underside of the existing wall.
Fit new galvanised metal preformed arch former under the new lintel, to form arched opening between present hallway and new study area. New arch former fixed into the brickwork at either side, together with the underside of the lintel.
Following fitting of arch former, all faces of the wall to be finished with plaster finish. Plaster to be applied over arch former and the new brickwork, built up in jobs, first to finish flush with both faces of the existing partition. Plaster to be finished, ready to receive decoration.

Following the formation of the new arched opening to the study, as well as the removal of the existing wardrobes and fitting of new staircase, all existing skirting boards within study area to be replaced, with new timber skirtings, to match hallway.

Existing gas fired central heating boiler to remain unaltered within existing house. Existing gas boiler is condensing boiler with permanent pilot light. SEDBUK rating for boiler is 79 %, taken from table 4B of the SAP 2001 worksheet.
See attached U-value calculations to show compliance with Part J of the Building Regulations.

New first floor extension to be fitted with wall mounted vertical radiators in position shown, fed from existing gas fired central heating boiler. Exact style of radiator to be selected by client. (Heating engineer to confirm that existing boiler has sufficient capacity to serve additional radiators)
All supply pipework to be copper (Microbore pipework should not be used)
Radiator to be fitted with thermostatic controlled valve and should be suitably sized by the heating contractor.
Radiators within all shower room to comprise vertical chrome finished heated towel rail, fed from gas fired heating system. Towel rail to be selected by client.

Ground floor hallway to be fitted with new mains operated smoke detector as shown. Smoke detector to be interlinked with new detector at first floor level. Smoke detector to be fitted with battery back-up facility and should be installed in accordance with BS 5446 : Part 1 : 1990.
Smoke detector should also comply with E11.1 of the Building Regulations, regarding positioning of same etc.



1:50 GROUND FLOOR PLAN AS PROPOSED

Strip of existing roofing slates to part of roof over proposed shower room and landing / staircase as shown, to allow fitting of new Velux rooflights. Form openings through existing roof construction, to allow fitting of new Velux's.
Existing 130 x 50 mm timber rafters to be cut back as necessary to allow fitting of same. Include fitting new 130 x 50 mm timber raffer along side existing rafters at either side of Velux openings. Fit double 130 x 50 mm timber trimmers, spanning between new rafters at either side of Velux opening, taking ends of cut rafters.
Thereafter fit GGL M04 rooflights, (Overall size 780mm wide x 980mm deep) installed using appropriate Velux flashing system. Velux rooflights to be installed with the head of same 2350mm above floor level, to allow same to fit inside vertical coomb wall. Velux rooflights to be installed in strict accordance with the manufactures instructions. Install Velux LSB lining kit internally.
Make good to existing roof finishes externally around new Velux's, with roofing slates cut and trimmed as required.

Existing 3 No vertical struts to be removed from the present roof, as shown dotted, to allow formation of the new staircase opening. Structural engineer to confirm all details relating to the removal of these struts. If required, double 150 x 50mm timber purlin should be fitted between existing struts, at either side of the staircase, to provide support to the centre of the rafters.

Existing timber ceiling ties to be removed as required, to allow formation of the new staircase. Double 170 x 50mm timber joists to be fitted either side of the new staircase opening. Timber stud partitions, forming the coombed walls to be returned at either side of the stair, back under the existing roof as shown. Timber partitions formed using 100 x 50mm timber studs, finished with 12.7mm Duplex plasterboard. Plasterboard to be finished flush with ground floor partition at right hand side of stair (as viewed from top of stair) All new plasterboard to be finished with all joints taped and filled.
Fit 100mm Kingspan Kootherm K7 rigid insulation boards between all timber framing as shown.

Plasterboard finish to the underside of the rafters, to extend the full length of same, as far as the wallhead, over the width of the staircase. Existing ceiling ties to be removed complete, with new plasterboard continued fully down same. Include fitting 50 x 25mm timber straps to the underside of same, for the full length of the rafters, to increase the overall depth of same to a minimum of 150mm.
Fit 100mm Kingspan Kootherm K7 rigid insulation boards between the rafters, foe the full length of same, as far as the wallhead.

All new timber stud partitions to be formed internally at first floor level using 100 x 50 mm timber studs, built off new/existing joists, and taken up to underside of new plasterboard ceiling. Timber studs to be fitted at 400mm cts, with horizontal dwangs at 600mm cts. Finish to both sides of studs using 12.5mm plasterboard, with all joints taped and filled. Include packing 100mm Owens Corning Cown Frametherm glass mineral wool insulation quilt between studs. New partitions to be fitted with double 100 x 50 mm timber baseplate, built off joists. Include fitting additional timber joists, 170 x 50 between existing joists, on line of new partitions, to build same off. Also fit double 170 x 50 mm timber dwangs between joists, on line of new partitions, where same run perpendicular to joists.

Fit new 125 x 40 mm redwood timber door frames throughout first floor and hang new timber panelled doors. Fit brass ironmongery throughout, to match existing. New doors leading to bedrooms and shower room from upper landing to be 762 x 1981mm, formed to match existing timber panelled doors. Door leading to landing cupboard to be 686 x 1981mm, to match existing.

New shower room to be fitted with mechanical extract fan, providing ventilation to same. Extract fan to be ceiling mounted. Fan to be ducted to external air using 100mm diam UPVC duct, taken up through existing roof covering, and be fitted with termination cowl. Include preformed weatherproof flashing where pipe passes through roof covering.
Extract fan to be Xpelair DX100, and should be capable of providing a minimum extract rate of 6 air changes per hour or 15 litres per second.
Extract fan to be installed in accordance with Part K of the Building Standards.

New shower room to be formed at first floor level as shown. Shower room to be fitted out with a range of new white sanitary ware as shown, comprising shower, w.c. and wash hand basin.
Shower to be formed in corner of shower room as shown. Shower to be boxed out from the side wall of the house as shown, to allow same to be brought out from below coombed ceiling. Boxing also to be used to allow all shower pipework to be concealed behind same, together with drainage.
New false partition to be formed at the rear of the shower cubicle as shown. Form same using 75 x 50mm timber studs, built off the floor and taken up to the underside of the coombed ceiling. Studs to be positioned so as that a 150mm clear space is formed behind same. Timber stud partition also formed to the side of the shower cubicle area as shown. Partition constructed so as that an 1100 x 800mm shower tray can be fitted into same. Partition constructed using 75 x 50mm timber studs, taken up to the underside of the ceiling. All timber framing thereafter finished using 1 No layer 12.5mm moisture resistant plasterboard, finished with all joints taped and filled.
Shower thereafter fitted with new white shower tray as shown. All walls within shower enclosure to be fully tiled, from the level of the shower tray, up to the underside of the ceiling using ceramic wall tiles, so as that all wall surfaces are totally impervious to the passage of moisture. Shower cubicle to be fitted with fully glazed shower screen.
New wash hand basin and w.c. to be fitted in positions shown. W.c. to be fitted with a concealed cistern, located within purpose made vanity cabinet at the rear of same as shown. Vanity cabinet to run the full width, from the side of the shower enclosure, to the external coomb wall. Vanity cabinet to incorporate low level storage and open shelving. Details of vanity cabinet to be agreed with client.
All drainage from new shower room to be run above floor level, ard connected into the existing 100mm diam cast iron soil and vent pipe.
New 100mm diam UPVC pipe to be laid behind shower cubicle, within pipework duct formed at the rear of same. 100mm diam UPVC pipe to be laid at minimum 1:40 gradient. Pipe to be laid below new vanity cabinet, and be taken as far as the coomb wall. 100mm diam UPVC connection made into same, from the w.c. as shown. 38mm diam ABS connection, taken through accessible trap, and connected into 100mm diam UPVC pipe from shower. Head of 100mm diam UPVC pipe to be fitted with Durgo 100 air admittance valve. Durgo to be located within vanity cabinet. Durgo to be brought up to a level so as that same is above the level of the highest overflow. Durgo to be fitted prior to the last connection into this drain, to form a secondary vent to same. 100mm diam UPVC pipe thereafter to reduce to a 38mm diam ABS pipe. ABS pipe to be taken out through the coomb wall, and thereafter run within the roof void, as far as the opposite side of the shower room. Pipe thereafter brought back through partition, into shower room, to take waste from wash hand basin. Waste pipe to be fitted with anti-syphon trap.
New 100mm diam UPVC branch waste, laid behind shower enclosure to be brought through new timber stud partition, into bedroom as shown. Pipe to be run partly through bedroom, and thereafter turned out through the existing side wall, and connected into the existing 100mm diam cast iron soil and vent pipe.
Existing gable wall to have hole cored through same, taken through part of redundant chimney as shown. New 100mm diam cast iron pipe to be fitted through the existing wall, and connected into the existing cast iron stack. Cast iron pipe to be connected onto UPVC branch waste pipe internally. Include handhole access points at all changes in direction.
All new drainage pipework run above floor level to be boxed in at low level. Fit 38 x 38mm timber framing around same, and finish using 11mn plywood.

New dormers fitted to the rear of the main roof to be fitted with 150mm deep timber fascia boards at either side of the pitched roofs. Timber fascia boards to be fixed to the ends of the rafters, and taken up to the underside of the roofing slates. Timber fascia board to support 100mm diam half round cast iron gutters, at both sides of the dormers. Gutters to be fixed to the fascia board using gutter brackets, at max. 900mm cts. Gutters to be laid to falls towards rear or dormers, and discharge through shoe, onto main roof.
11mm plywood soffit boards to be fitted behind the fascia board, taken back as far as the external face of the wall panels. Soffit boards fixed to the underside of the rafters. All soffit boards and fascia boards to be painted black, to match the existing house. Soffit boards to be fitted with Rytons (or similar) continuous strip ventilators, for the full length of the same, to provide low level ventilation to the roofspace over the dormers. Soffit vents to provide the equivilent to 10mm continuous ventilation.

Front face of dormers to be fitted with 125mm deep timber verge board.
100 x 38mm timber runner to be fixed to the face of the plywood sheeting, following the line of the roof. Metal lathing and render taken up to the underside of same. Thereafter fit 125 x 18mm timber verge board to same, fitted flush with the top of the runner. Bottom edge of the verge board to project over the head of the render. Edge of roofing slates to be dressed over the head of the timber verge board, with the joint packed with mortar.

Existing ceiling hatch to be infilled as required. Following the removal of the present 'Ramsay' ladder, new 170 x 50mm timber runners to be fixed between the existing trimmers, on the line as the existing joists. New timber runners to be supported from the existing trimmers using metal joist hangers. Timber runners thereafter to be finished using 22mm chipboard flooring, as per remainder of first floor.
All existing facings etc to be removed from the underside of the ceiling within the ground floor hallway. Underside of timber runners to be framed down as required, and thereafter finished using 1 No layer 12.5mm plasterboard. Plasterboard to be fitted flush with the existing ceiling. Plasterboard thereafter finished with skim coat plaster finish, flush with existing.

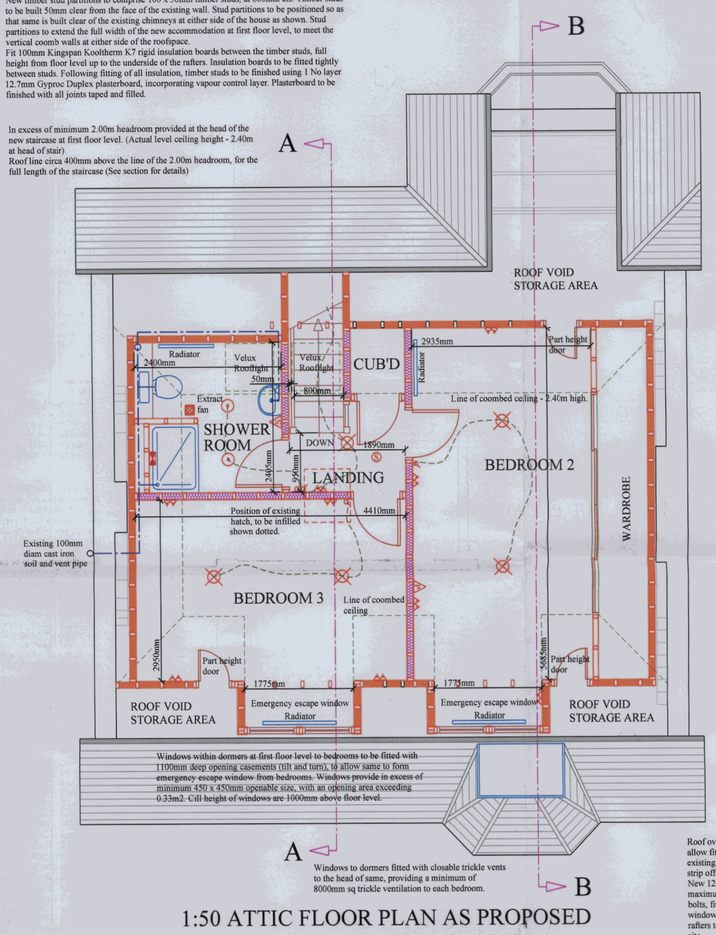
Short return section of handrail to be fitted at the head of the staircase, forming a protective handrail to the landing. Handrail to be fitted at a height of 1100mm above floor level, fixed between timber newal posts.
100 x 100mm timber newal to be fitted at the head of the staircase, together with a half newal post, fixed against the face of the cupboard partition as shown.
Fit turned 70 x 50mm timber handrail between the newal posts, with thereafter turned 25 x 25mm hardwood balusters fitted under same. Balusters to be fitted between the underside of the handrail and the edge of the flooring, fitted at maximum 100mm cts.

New timber stud partitions to be formed adjacent to the part height existing gable walls within the existing roofspace as shown. New partitions to be built off the existing 170 x 50mm timber ceiling ties, forming the new first floor. Existing ceiling ties doubled up as required, in accordance with the structural engineers details. Additional double timber joist to be fitted on the line of the new timber stud partitions to the gable walls. New stud partitions to be extended up to the underside of the timber rafters, forming the hipped roof over the side of the house.
New timber stud partitions to comprise 100 x 50mm timber studs, at 600mm cts. Timber studs to be built 50mm clear from the face of the existing gable wall. Stud partitions to be positioned so as that same is built clear of the existing chimneys at either side of the house as shown. Stud partitions to extend the full width of the new accommodation at first floor level, to meet the vertical coomb walls at either side of the roofspace.
Fit 100mm Kingspan Kootherm K7 rigid insulation boards between the timber studs, full height from floor level up to the underside of the rafters. Insulation boards to be fitted tightly between studs. Following fitting of all insulation, timber studs to be finished using 1 No layer 12.7mm Gyproc Duplex plasterboard, incorporating vapour control layer. Plasterboard to be finished with all joints taped and filled.

In excess of minimum 2.00m headroom provided at the head of the new staircase at first floor level. (Actual level ceiling height - 2.40m at head of stair)
Roof line circa 400mm above the line of the 2.00m headroom, for the full length of the staircase (See section for details)

Low level coomb walls to be fitted with part height doors as shown, to provide access to the roofspace storage areas. Openings to be formed within the stud partitions forming the coomb walls, to take doors measuring 1200mm high x 600mm wide. Doors to be hung on 115 x 40mm timber door frames.
Doors to be insulated, to avoid cold bridging. Doors manufactured using 25 x 38mm timber framing. Timber framing thereafter clad on both sides using 9mm plywood sheeting. forming flush plywood doors. Timber framing fitted with 25mm thick Kingspan insulation boards, prior to fitting last layer of plywood. Insulation boards to extend the full area of the doors.

Existing fully mirrored wardrobe doors removed earlier from ground floor bedroom to be carefully refitted into new first floor bedroom as shown. (Contractor to ensure fully that the wardrobe doors will fit the new position, both for height and the overall width of same.
New timber stud partitions to be constructed on the line of the wardrobe doors, below coombed ceilings as shown. New partitions to be brought in equal distances from either side of the bedroom. Timber stud partitions to be constructed using 75 x 50mm timber studs at 400mm cts, finished to both sides using 1 No layer 12.5mm plasterboard. Plasterboard to be finished with all joints taped and filled. Following formation of stud partitions, existing wardrobe doors to be fitted into opening as shown. Include timber packers above the head of the doors as required, fixed to the underside of the ceiling ties. Head and base runners to the wardrobe doors fixed directly into the new flooring / timber packer at head as required. Wardrobe doors to be positioned at the head of the coombed ceiling to the side of the house, so as that sufficient head room is achieved to allow the doors to be fitted. New wardrobe thereafter fitted out with new MDF shelving and hanging rails, in accordance with the clients requirements.



Windows to dormers fitted with closable trickle vents to the head of same, providing a minimum of 8000mm sq trickle ventilation to each bedroom.

1:50 ATTIC FLOOR PLAN AS PROPOSED

No dimensions to be scaled from drawing.
All dimensions to be checked on site.
Any discrepancy to be notified immediately.

Existing pitched slated roofs to be fitted with roof vents at low level to provide ventilation to airspace above new insulation.
Fit Ubbink UB5 vents at base of roof, at eaves level, above level of insulation quilt, fitted at 1350mm centres (fitted between every third rafter) to provide equivalent to 25mm continuous ventilation to roof space. Roofing slates and felt to be made good around vents. All roofing vents to comprise flush fitting type, and should not project up beyond the level of the existing roofing slates.
Roof also to be fitted with ventilation at high level. Fit Harcon (or similar) flush fitting slate vents at high level, fitted between every third rafter, to provide equivalent to 5mm continuous high level ventilation.

New timber stud partitions to be formed within roofspace, forming coomb walls. New partitions to be built off existing floor joists (upgraded in accordance with engineers details), and taken up to underside of existing timber rafters. New partitions to provide support to centre of rafters. New partitions formed at both sides of the existing roof, on the same line as the current 100 x 50mm vertical timber struts, which should remain in position. New partitions formed either side of the existing struts with 100 x 50mm timber studs, built off double 100 x 50mm timber baserail. Head of partition fitted with double head rail, cut to angle of rafters. Inner face of timber framing to be lined with 12.5mm Duplex plasterboard, with all joints taped and filled. All timber framing to be fitted with 100mm Kingspan Kootherm K7 rigid insulation boards, fitted between the timber studs. New partitions to be formed so as that same forms a vertical coomb height of circa 1500mm, measured from finished floor level. (to be checked on site, to match existing struts)
Coomb wall within shower room to be stepped in as shown, to form an increased height coomb. Coomb height of shower room to be formed at 1700mm above floor level.

New first floor to be fitted with new lighting, power and smoke detection as shown. All new lighting throughout bedrooms and landing to comprise ceiling mounted pendant light fittings, lighting to shower room to comprise low voltage recessed downlighters. Bedroom lights to be switched from inside bedroom door. Shower room lights switched from outside shower room door.
2-way switch to be fitted within upper hallway, controlling hall/ stair lighting, linked to secondary switch at ground floor level.

New twin gang 13 amp double sockets to be fitted throughout bedrooms / landing / dressing area as shown, 300mm above floor level.

New mains wired smoke detector to be fitted to upper floor landing, interlinked with all other smoke detectors throughout house. Smoke detector to have battery back-up facility. New smoke detector to comply with BS 5446 :Part : 1990 and E11.1 of the Building Regulations. Smoke detector to be ceiling mounted, and positioned a minimum of 300mm from any wall or light fitting.

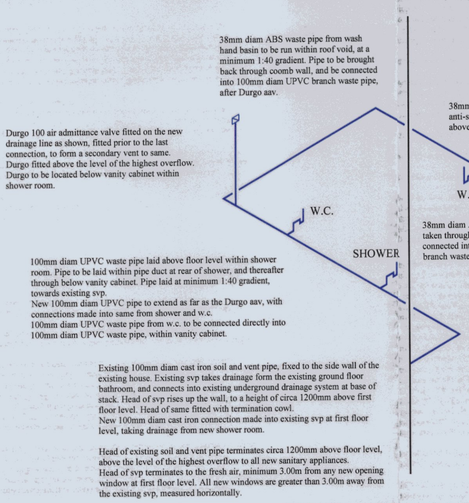
Ceilings to be formed throughout first floor using Gyproc plasterboard. Existing 130 x 50mm timber ceiling ties to the centre of the roof to remain entirely unaltered. (Underside of same circa 2410mm above floor level) Either side of the existing ceiling ties, new 125 x 50 mm timber ceiling ties to be securely bolted between rafters at either side of the existing roof. Ceiling ties bolted to existing rafters with the underside of same at the exact same level as the existing ties, using 2 No M12 bolts at either end, with 64mm toothplate connectors between timbers. (Ceiling ties to be confirmed by structural engineer, together with method of fixing) Ceiling ties to be fixed to every rafter, i.e. circa 450mm cts. New ceiling ties to extend out as far as the sloping coombed ceilings at either end of the house.
Finish to underside of existing / new timber ties using layer 12.5mm Duplex plasterboard, incorporating vapour control barrier, with all joints taped and filled. 150mm layer of Owens Corning glass wool insulation quilt to be laid between ceiling ties, with a further 100mm layer laid over same, laid perpendicular to ceiling ties, to provide a maximum U-value of 0.16W/m2k.

Existing 130 x 50 mm timber rafters to remain unaltered, with ends of same cut and fixed to new timber trimmers around openings as required. All existing rafters, forming coombed ceilings to be framed down, to provide an effective depth of minimum 150mm. 25 x 50mm timber straps to be nailed to the underside of the rafters, between the vertical coomb wall and the underside of the level ceiling, to increase the overall depth of same. Timber rafters (framed down) to be finished to underside 1 No using layer 12.5mm Duplex plasterboard, incorporating vapour control barrier, with all joints taped and filled.
Fit 100mm Kingspan Kootherm K7 rigid insulation boards between rafters. Insulation boards to be cut as required to fit tightly between rafters, directly above plasterboard. Minimum 50mm clear airspace to be maintained above insulation, below existing sarking. Airspace fully ventilated at both eaves and high level.

Existing timber ceiling ties, forming first floor floor joists to be upgraded, to allow for additional loading of new floor. All existing flooring etc within present roofspace to be stripped out complete, and disposed off of site. Existing joists to be upgraded by installing additional 170 x 50mm timber joist along side same, to form a double joist arrangement (for full extent of roofspace) All upgrading of joists to be fully confirmed by structural engineer and carried out in accordance with their details. Outside ends of same to be supported on wallhead at either side. New joists to be bolted to existing at 900mm cts, using M12 bolts, fitted with 64mm diam tooth plate connectors. (to be confirmed by structural engineer) Include new 170 x 50mm timber joists on line of new partitions, as well as double 170 x 50 mm timber dwangs fitted between joists, where new partitions run perpendicular to joists.

Following all upgrading works to existing ceiling ties, now forming floor joists, 150mm Owens Corning Crown Wool insulation quilt to be packed between same, to provide resistance to the transfer of sound between ground and first floor. Insulation quilt to extend fully out to eaves level at all sides, ensuring a minimum 50mm air gap is maintained above same, to allow a flow of ventilation into the roofspace from the low level Ubbink vents. Thereafter floor over entire first floor space using 22mm T+G chipboard flooring. Chipboard flooring to be fixed to all new joists / dwangs as required. New flooring to be continued into roofspaces at either side of the house, to allow same to be used for storage purposes.

Roof over the existing projecting bay window to the rear of the existing house to be altered as shown, to allow fitting of the new dormer window. Existing roofing slates to be stripped off the upper part of the existing pitched roof over the bay window. Roofing slates laid aside for refitting as required. Thereafter strip off the existing timber sarking to the upper part of the roof, to allow the rafters to be exposed.
New 125 x 50mm timber joists to be bolted to the existing raffers, at either side of the bay window roof, maximum 850mm above finished first floor level. Timber joists to be bolted at both sides using 2 No M12 bolts, fitted with 64mm toothplate connectors. All existing rafters forming the pitched roof over the bay window to be securely fixed to the new horizontal joists. Thereafter the upper part of all bay window rafters to be cut off, flush with the top edge of the new horizontal joists. All removals to be disposed off of site.
All details relating to the alterations of the roof over the bay window to be confirmed by structural engineer.
New 18mm plywood sarking to be installed over new timber joists, laid at minimal falls towards the rear of the house. Timber sarking to be cut to the shape of the flat platform roof, and be extended back as far as the line of the existing sarking.
Existing main roof to be infilled as required, from the base of the new dormer, as far as the new flat platform roof over the bay window; using timber sarking boards.
New flat platform roof thereafter to be finished with code 5 lead, forming lead platform roof. Lead to be laid with minimal falls towards rear of house. Code 5 lead to be dressed up and under the leaf flashing fitted around the dormer window as shown. Edge of lead to be turned minimum 100mm down over the head of the roofing slates, to the remaining part of the pitched roof to the bay window. All existing roofing slates to be cut and refitted as required, taken up and under new lead.
Existing insulation quilt over bay window to remain unaltered.



DRAINAGE ISOMETRIC

2 No new dormers to be formed to rear elevation as shown. Existing roofing slates to be stripped off existing roof in part as required, and laid aside for future refitting around new dormers. Thereafter existing timber sarking to be cut out as required, to all rafters to be exposed. Existing 130 x 50 mm timber rafters to be cut out as required, with ends of same temporary supported on acrow props. Rafters to be cut out in accordance with structural engineers details. Existing remaining rafters at either side of new opening to have an additional full length rafter fitted along side same, fixed from wallhead to ridge level. New rafter bolted to existing at 900mm cts (confirmed by engineer)
New double 150 x 50 mm timber trimmers to be fitted at top and bottom of opening, fixed between double rafters at either side. All trimmers to be supported using joist hangers. Ends of all cut rafters supported from double trimmer using joist hangers. (See cross section for details of trimmers etc)
Double 150 x 50 mm timber trimming rafter to be fitted between trimmers at either side of the dormers, on the line of the cheeks to the dormer, to allow same to be built of the double rafter.
Dormer carcass thereafter constructed using 100 x 50mm timber framing. Timber framing built off trimming rafters, with the sides of the dormers taken up to a height of 2400mm above finished floor level. Front wall panel built off floor joists, and taken up inside face of lower trimmer. Window openings formed within front of dormer as shown.
Double 150 x 50 mm runners to be fitted to the front of the dormer carcass, built into the side wall panels at either side, together with central double 100 x 50mm timber stud, forming lintels over window openings. Underside of timber runners to be 2100mm above floor. Following fitting of timber runners over window openings, gable wall to dormers to be built off same, up to the underside of the pitched roof over same, formed using 100 x 50mm timber framing.
Outside face of all timber framing to be lined using 18mm exterior grade plywood, fixed directly to timber studs. Plywood cut to follow pitch of existing roof, and be taken up to the head of the wall panels.
Inner face of timber framing to be lined with 1 No layer 12.5mm Gyroc Duplex plasterboard, with all joints taped and filled. Plasterboard lining to be continuous with lining to coomb walls.
100mm thick rigid Kingspan Kootherm K7 insulation boards to be cut and fitted between timber framing to all wall panels of dormer, to provide a maximum U-value of 0.30W/m2k.
Dormers thereafter fitted with new white UPVC windows as shown. All new windows to comprise Low E Argon filled double glazed window units, providing a maximum U-value of 2.0W/m2k. Windows to be 1100mm deep. Windows to be formed to match the style of the existing windows, with top light as shown on elevations. Windows however should be fully openable (full area of window to open), operating as tilt and turn windows, to allow same to form an emergency escape window from each of the bedrooms. Windows fitted with a cill height of 1000mm above floor level, with an opening area exceeding 450 x 450mm, with an openable area greater than 0.33 sq mts.Windows fully openable, to allow safe cleaning from within building. All new windows to be formed to match existing windows, coloured white. New windows to be fitted with trickle vents at the head of same, each providing a minimum of 8000mm sq. trickle ventilation. Trickle vents to be fitted with sliding closable flaps, so as that same are controllable.

Following formation of dormers, code 5 lead flashing to be fitted around same, to form watertight flashing between same and existing roof. 25 x 25mm timber fillets to be fitted to existing roof at sides of dormers, minimum 150mm in from sides of same. Thereafter code 5 lead flashing to be dressed over same, and taken a further minimum 75mm below slates. Other side of same to be dressed over 30 x 30m timber fitted in corner of dormers and existing roof, with lead thereafter turned minimum 125mm up face of dormer. Existing roofing slates thereafter made good around new dormers, taken over edge of lead. At front face of dormers, lead to be dressed minimum 150mm over top of slates.
All cheeks of the dormers thereafter fitted breather membrane, with all joints lapped and sealed. Cheeks thereafter finished using galvanised metal lathing applied to same, fixed into plywood. Metal lathing thereafter finished with 15mm render finish, applied directly to same, to match the existing house. Render to be applied around windows as shown on elevations, and be taken back to meet lead watergate flashings around base of dormer. Render finish to dormers to be painted, to match the existing house.
Roof over dormers to be formed using 125 x 50mm timber rafters, notched over head of wall panels at sides of dormers, forming pitched roofs. 125 x 50mm timber rafters to be fitted at the same pitch as the main roof, at max 600mm cts. Bottom end of same notched over double head rail to wall panels, with ends of rafters projecting 100mm beyond external face of wall panels. Top of rafters to be fixed into 150 x 50mm timber ridge board, Where new roof runs into the existing house roof, 125 x 38mm timber lay board to be fitted over the existing sarking, with cut rafters thereafter built off same. End of ridge board to be supported from the gable wall panels to the dormers using galvanised metal joist hanger.
Timber rafters to be fitted with horizontal 125 x 50mm timber ceiling ties, forming level ceiling within dormers. Ceiling ties to be bolted to the sides of the timber rafters, with the ends of same also supported on the wallhead of the dormers. New timber ceiling ties within the dormers to be fitted at the exact same level as the existing ceiling ties to the main roof, so as that plasterboard ceiling runs continuously into dormers. All details relating to dormer wall and roof construction to be confirmed fully by structural engineer.
Following formation of the roof structure over the dormers, same to be fitted with 18mm timber sarking boards, nailed directly into rafters. Timber sarking then fitted with understanding felt, with all joints adequately lapped with the existing roofing felt. Roofs over dormers thereafter finished using Scots slates, to match existing, laid into sarking.
Slates to be cut to the angle of the valley, at the junction with the main house roof. Lower edge of slates to be dressed into new 100mm diam half round cast iron gutters at eaves level.
Ridge of new roofs over dormers to be fitted with zinc ridge flashings. Code 5 lead valley formed at junction of dormer roof and main roof. Lead flashing to be dressed over timber fillet fitted onto both roofs, minimum 100mm in from the edge of the slating. Roofing slates thereafter cut and fitted as required, leaving minimum 150mm clear width valley between same.
Roof over dormers to be insulated by installing Owens Corning Crown wool insulation quilt between the timber ceiling ties. 150mm thick layer to be laid between the ceiling ties, with thereafter a further 100mm layer laid over same, laid perpendicular to the first layer. Care to be taken to ensure that a minimum of 50mm air space is maintained above the insulation at either side of the roof at low level, to allow a flow of ventilation over same.
Underside of the timber ceiling ties to be fitted with 1 No layer 12.5mm plasterboard, fitted at exact same level as main roof. Plasterboard to be finished with all joints taped and filled.

We certify that this is the plan
a true copy of the plan referred
to in the application for building
warrant.

Dated_____

Signed_____

Alterations to Dwelling House at 11 Buccleuch Street, Innerleithen for Mr & Mrs Tulloch

Floor Plans as Proposed

1:50	2014 - 05	A
Feb 04		