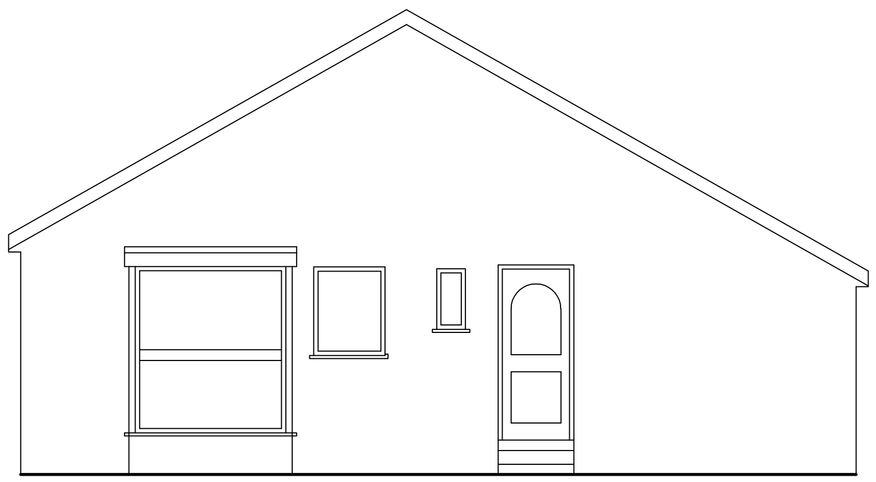
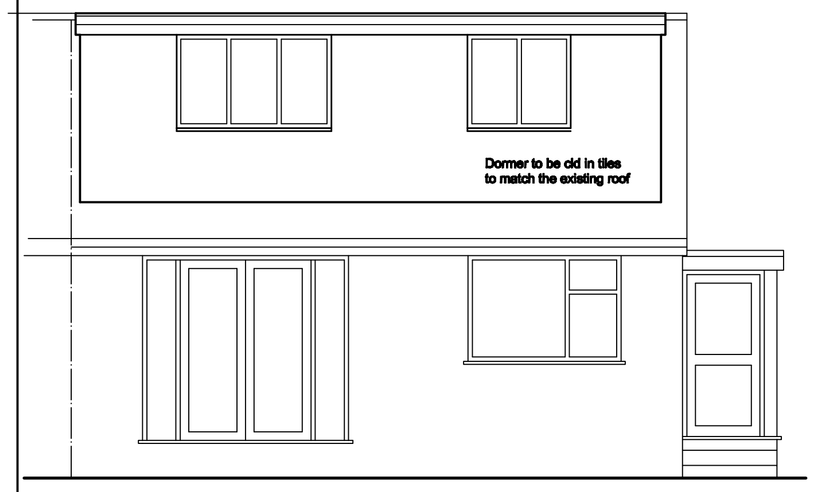
EXISTING REAR ELEVATION

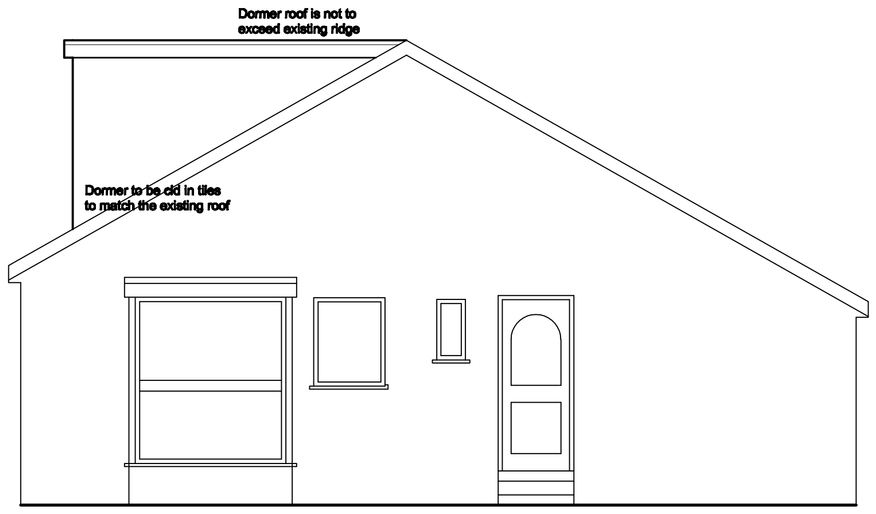


EXISTING SIDE ELEVATION

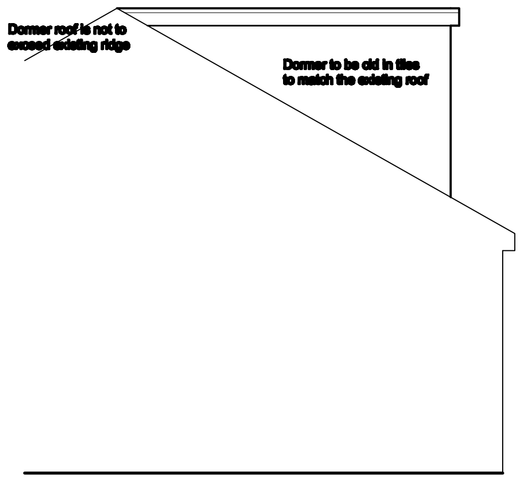
LOCATION PLAN 1:1250



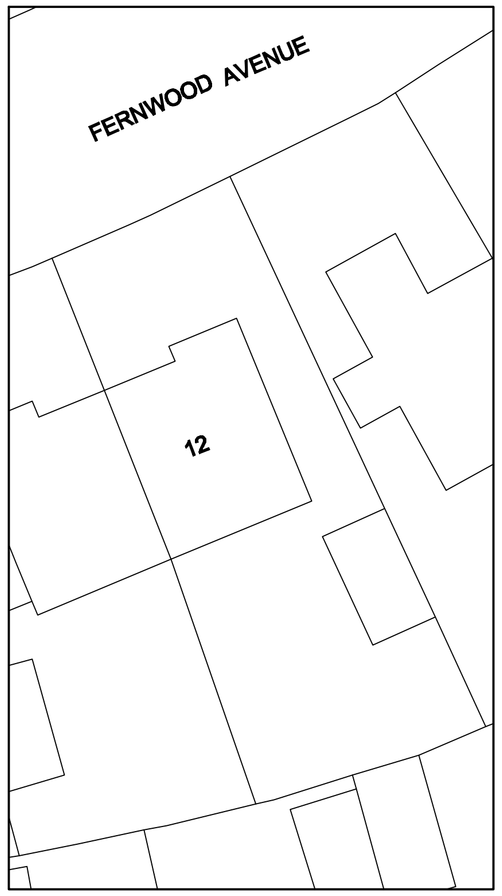
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

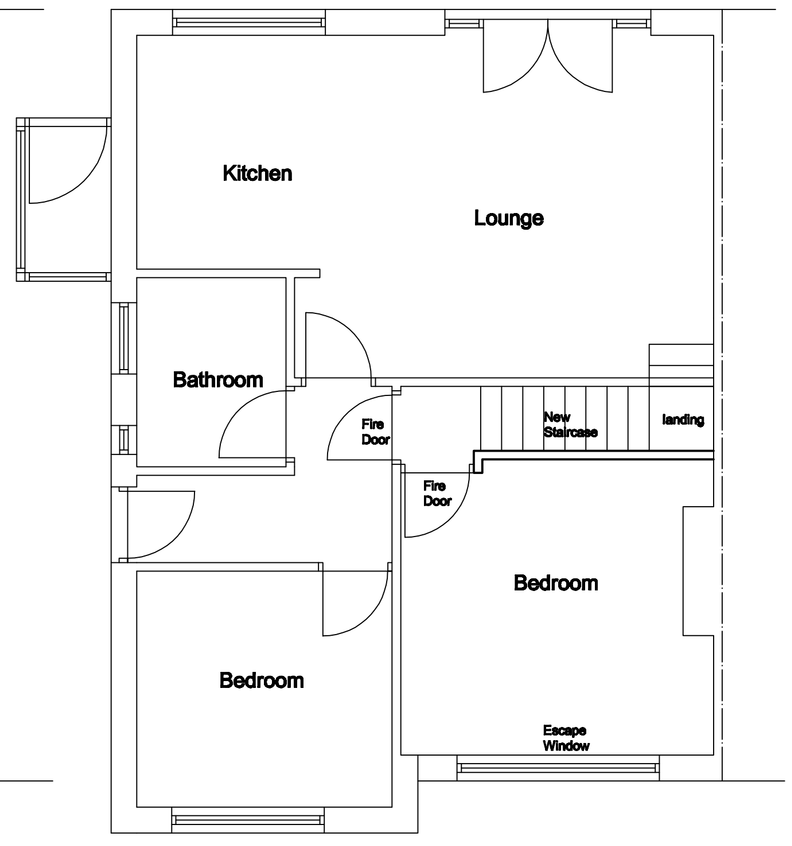


PROPOSED SIDE ELEVATION

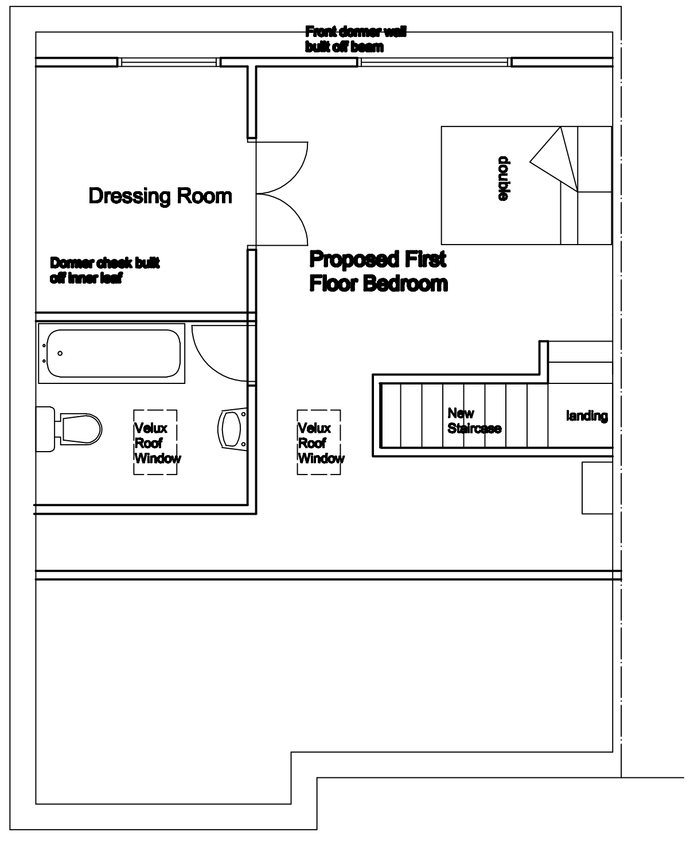


SITE PLAN 1:200

EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SPECIFICATION NOTES

INTERNAL WALLS
To consist of 75 x 50mm timber studs with 75mm mineral wool between (min. density 10kg per cubic metre) insulation between. 900mm Vertical noggins. 12mm plasterboard and skim finish to both sides.
To internal walls between new accomodation and roof void use 125x50mm timber studs and 120mm Kingspan Kooltherm K112 insulation or similar in lieu of mineral wool.

DORMER FACE AND CHEEKS
Dormer construction to consist of tiles to match the existing roof on 38x25mm treated sw battens on breathable membrane on 19mm exterior quality plywood or OSB sheathing board on 12mm Supalux board (to party wall cheek of dormer only) on 100x50mm timber studs with 90mm Kingspan Kooltherm K112 between studs Visqueen vapour barrier and 37.5mm Kingspan K118 insulated plasterboard with skim finish internally
(or similar approved specification to achieve a minimum U value of 0.18)

Double up rafters to main roof to support dormer cheeks to party wall side. Dormer cheek to gable side to be built off existing inner leaf.
Code 4 lead soakers at junction with main roof and lead lined valley boards to valleys. All lead to general practice as laid down by the Lead Development Association.

NEW STAIRCASE
To comply fully with Part K of the Building Regulations. Approx 230mm goings and 200mm risers with pitch not exceeding 42 degrees. All goings to be uniform. Ensure a minimum 2m clear headroom above the new and existing staircases (measured from the pitch line of the stairs). Provide a landing at the top and bottom of the staircase the length of which must be at least the width of the staircase.
Balustrades and handrails are to be a minimum 900mm high above pitch line and spindles spaced with a maximum 99mm gap between.
Accurate site dimensions are to be taken prior to manufacture and installation of new staircase.

FIRST FLOOR
19mm flooring grade chipboard on .....mm x .....mmC16 grade floor joists at .....mm centres, with herringbone strutting at mid/ one third span. 150mm mineral wool insulation laid between joists (minimum density 10kg per cubic metre)

CEILINGS
Generally to be 12.5mm plasterboard and 3mm skim to underside.

FLAT ROOF (Warm)
2 layers of high performance elastomeric felt Final layer being white mineral finish) on 170mm total thicknees Kingspan Thermaroof TR27 (or similar to achieve minimum U value of 0.18) on vapour check layer on 19mm exterior quality plywood deck on sw firrings cut to falls on ...mm x 5...mm SC3 timber joists at 400mm centres. 12mm plasterboard and skim finish to ceiling.
Alternative to felt finish to be liquid applied grp system on OSB board.
Alternative -
FLAT ROOF (Cold)
2 layers of high performance elastomeric felt Final layer being white mineral finish) on vapour check layer on 19mm exterior quality plywood deck on sw firrings cut to falls on ...mm x 5...mm SC3 timber joists at 400mm centres. 12mm plasterboard and skim finish to ceiling. Insulation to be 100mm Kingspan Kooltherm K7 Roof Board partial fill between roof joists, 50mm Kingspan Kootherm K7 Roof Board or Super Quilt Multifoil Insulation to underside of joists. (or similar to achieve minimum U value of 0.15)
Ensure a minimum 50mm clear ventilation air gap between the Kingspan Insulation and the underside of the roof deck.
Install grilles at soffits to achieve an equivalent minimum 25mm continuous ventilation gap and to achieve cross flow vetilation of the roof void.
All ventilation to be fitted with insect mesh

50x50mm cross battens to achieve ventilation if applicable
Alternative to felt finish to be liquid applied grp system on OSB board.

INSULATION.
All insulation is to comply with the current Part L of the Building Regulations. All insulation layers are to be continuous and robust.

PART B (MEANS OF ESCAPE AND FIRE DETECTION)
All existing doors (apart from Bathrooms) on to the escape rout, i.e the staircases, landings and hallways, are to be upgraded to 30 minute fire doors with intumescent strips and cold smoke seals (indicated FD on adjacent floor plans)
Install mains wired smoke alarms with battery back up and linked together (locations shown on adjacent floor plans). Ceiling mounted and located within circulation space and within 7.5m of the door of every habitable room.

ABOVE GROUND DRAINAGE
Wastes to whb to be 32mm diameter, showers, sinks and baths to be 38mm diameter. All to be fitted with 75mm deep seal traps.
Gutters - 100mm PVCu half round
Rainwater pipes - 65mm diameter PVCu
Soil and vent pipes - 100mm PVCu

VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room,
Open plan Kitchen/Dining Rooms are to have a minimum 3no trickle vents each a minimum 8000 sq mm
Provide mechanical extract ducted to the outside air to the following-
Kitchens- 60 litres/ sec, Utility Room- 30 litres per second
Bathrooms [with or without wc]- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

ELECTRICAL
All electrical work is to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so.

All new steelwork is to be encased in 12mm fireline plasterboard and skim to give a minimum 30 minutes fire protection

Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass
All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.4.
Any first floor low level glazing is to designed as containment glass in accordance with Part K of the Building Regulations

GENERAL NOTES
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice.

This design is dependant on the structural integrity of the existing building. If there is any doubt regarding the structural integrity of any part of the existing building it is advised that the client seeks the advice of a Structural Engineer

Prior to any excavation it is the builder's responsibility to ascertain the positions of any underground service pipes or cables in the vicinity. Care to be taken during all excavations

DRAWING FOR LAWFUL DEVELOPMENT APPLICATION ONLY

Revision	Date	Amendment Detail

Project
12 FERNWOOD AVE
PROPOSED DORMER EXTENSION

Drawing Title
EXISTING AND PROPOSED

Scale	Drawn/Checked	Date
1:50		APRIL 2024

Drawing No.

Revision