



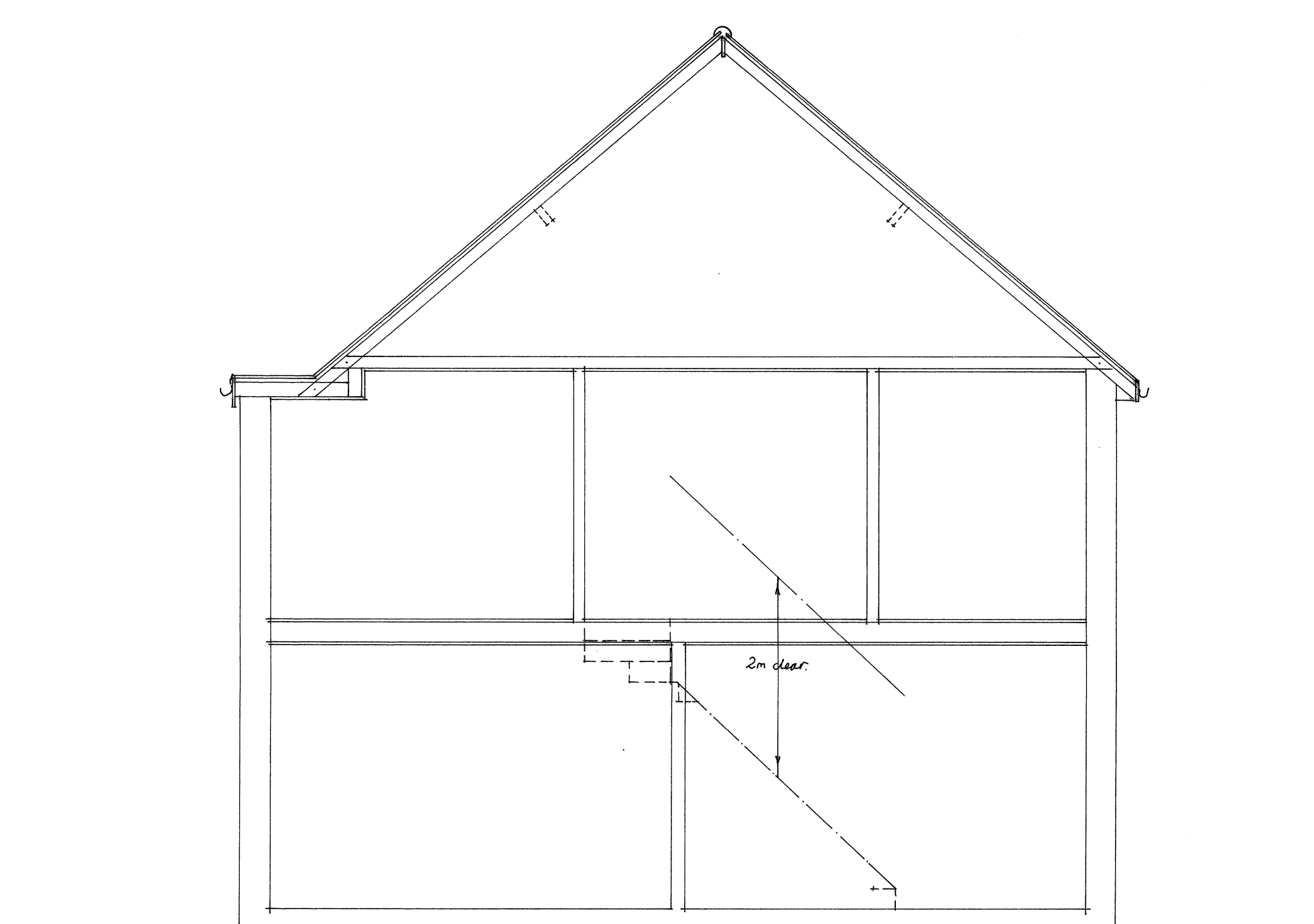
FRONT ELEVATION



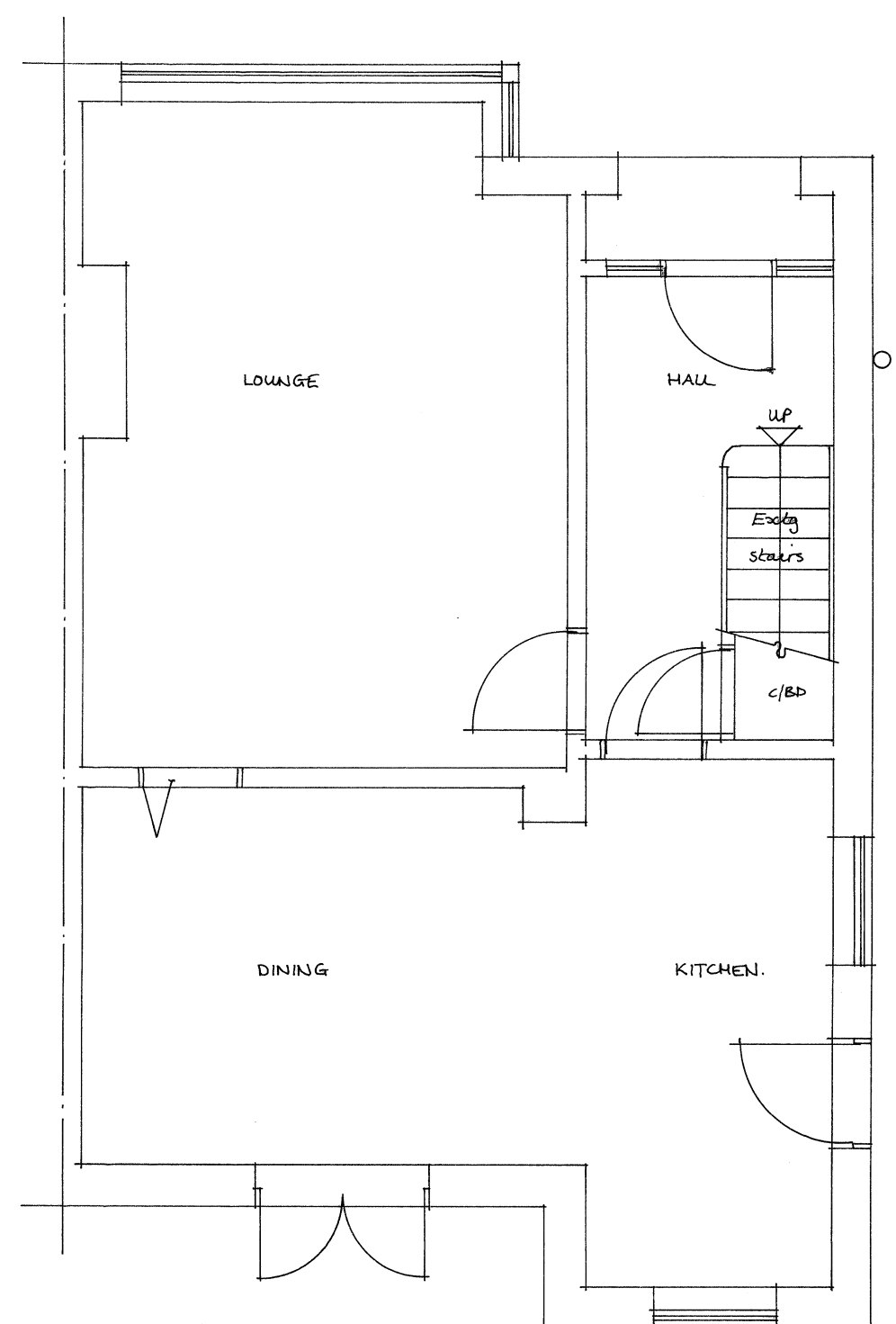
SIDE ELEVATION



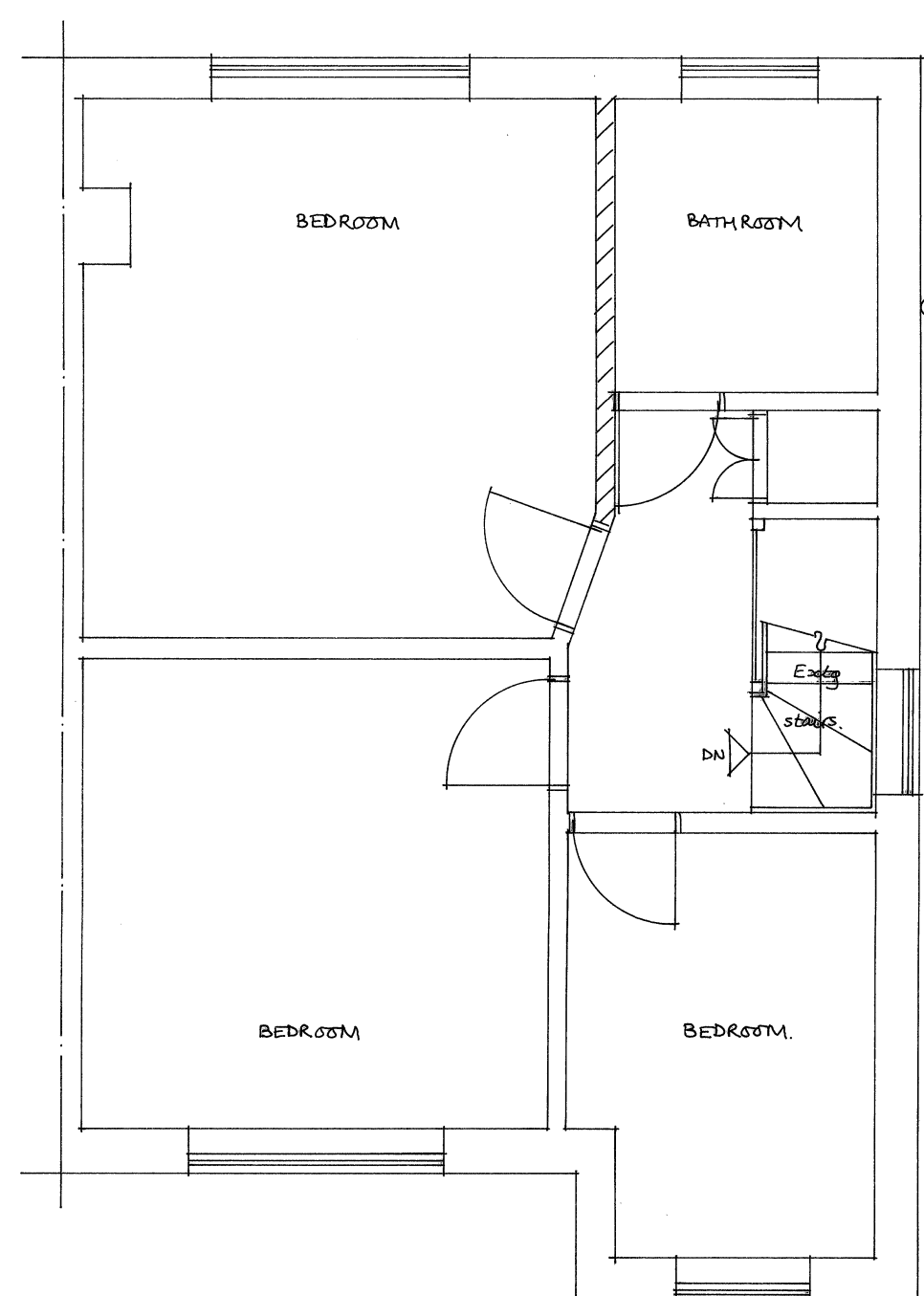
REAR ELEVATION



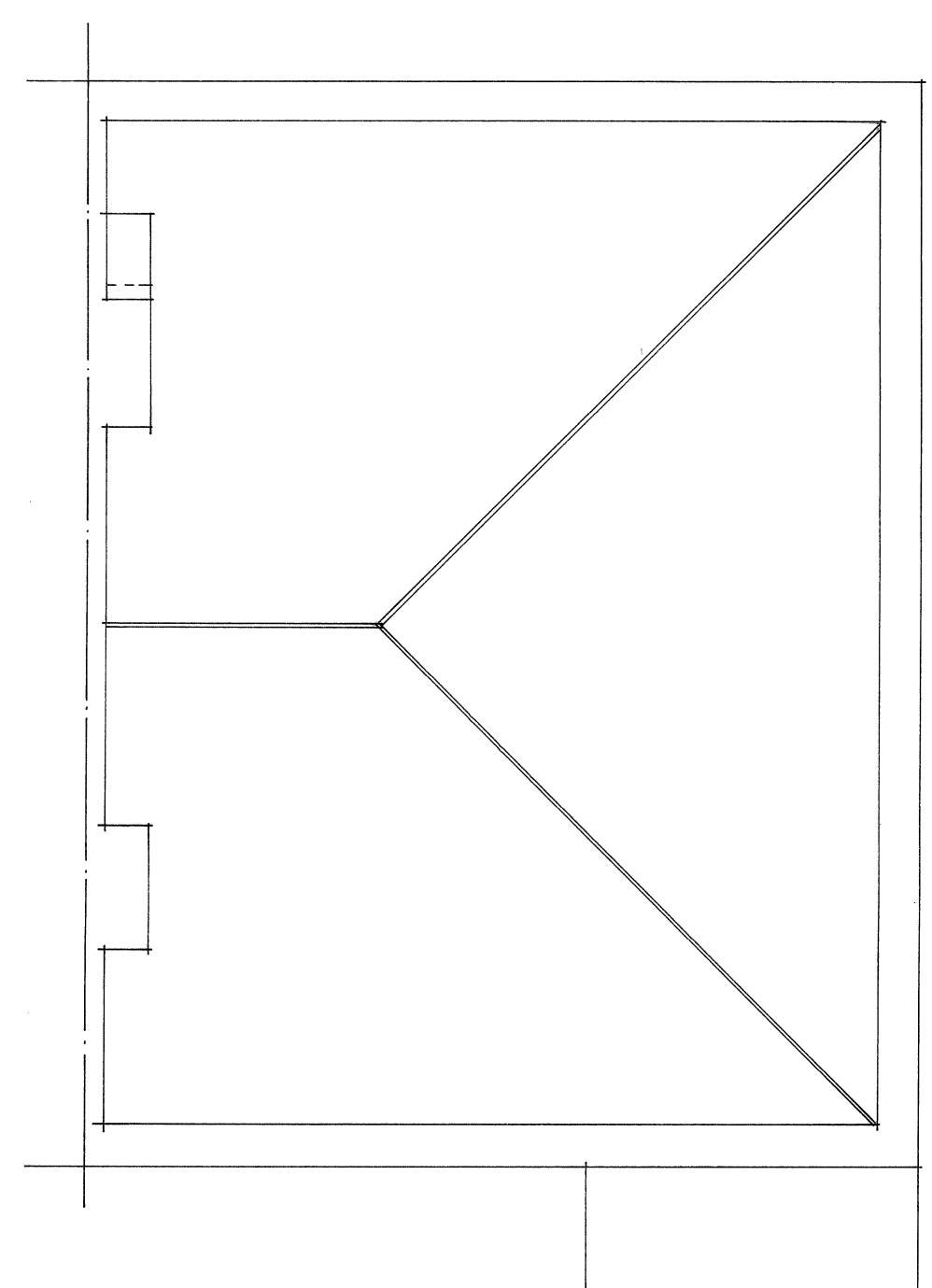
SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.18W/m K)
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firrings (1m 40) on s.w. joists @ 400mm c/s. 25mm Celotex insulation between and 30mm Acts Tri-Iso super 10 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=0.28W/m K)
(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 100x50mm studs @ 400mm c/s cross braced. 25mm Celotex insulation between and 30mm Acts Tri-Iso super 10 insulation/vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 c/s 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 studding 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 off staircase enclosure to be 1/2 hour fire resistant (FD30C).~~
Timber beams to 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, <0.05 for rooflights.

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

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
All new electrical work to be in accordance with Part P "Competent Person Scheme" to BS7671. Certification to be provided upon completion.

PROJECT
Formation of habitable room in roofspace with side Gable Build-Up.

CLIENT
Mr & Mrs. Crafts,
18, Woodland Drive,
Tilehurst,
RG30 4RT.

EXISTING PLANS

SCALE 1:50 & 1:100	DATE JUN 2021
DRAWN BY M.W. JONES	CONTRACT NO.

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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