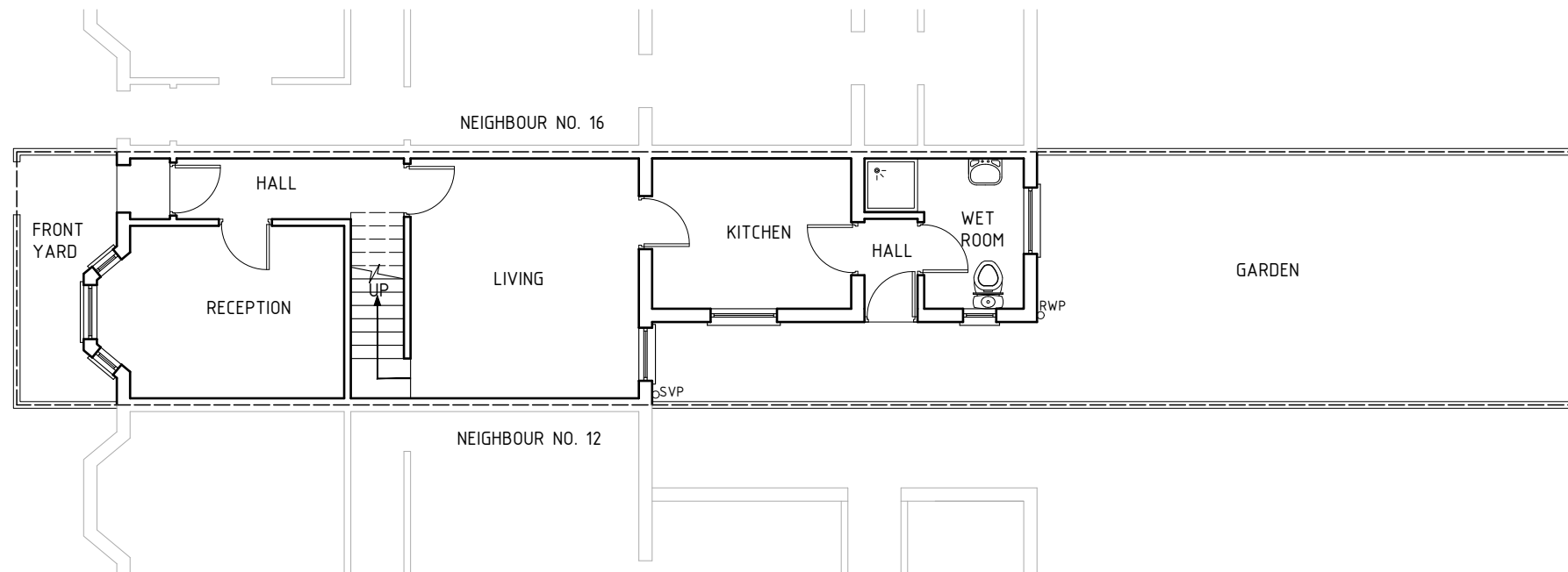


AMHERST ROAD



NOTES:  
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## EXISTING GROUND FLOOR PLAN

SCALE 1:100  
A3

DWG NO N/03

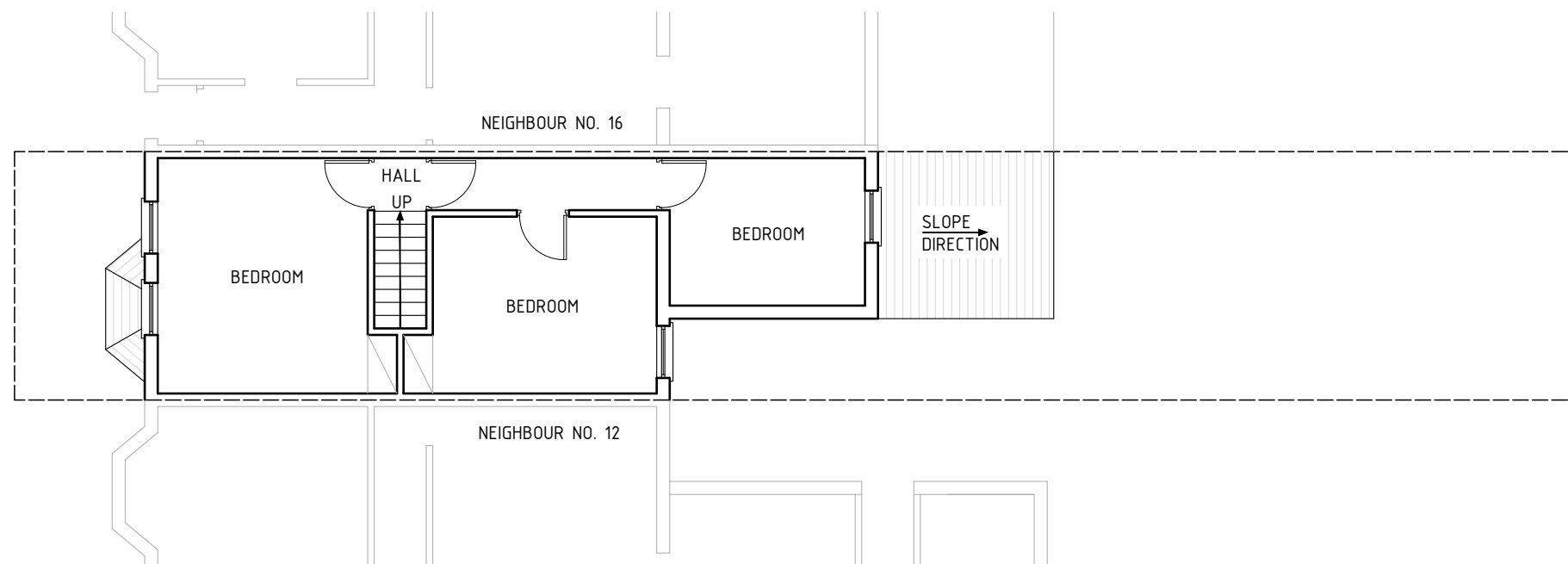
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DATE:  
APR/2026

PLANNING SUBMISSION DRAWING

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## EXISTING FIRST FLOOR PLAN

SCALE 1:100  
A3

DWG NO N/04

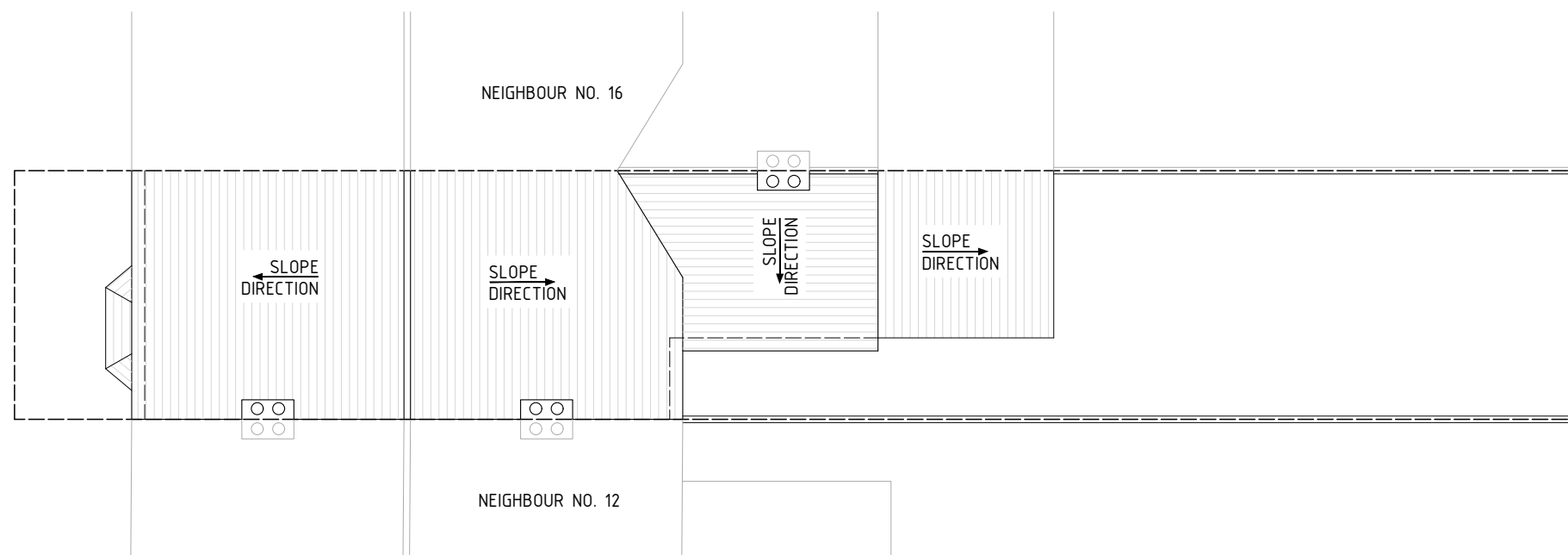
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## EXISTING ROOF PLAN

SCALE 1:100  
A3

DWG NO N/05

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APR/2026

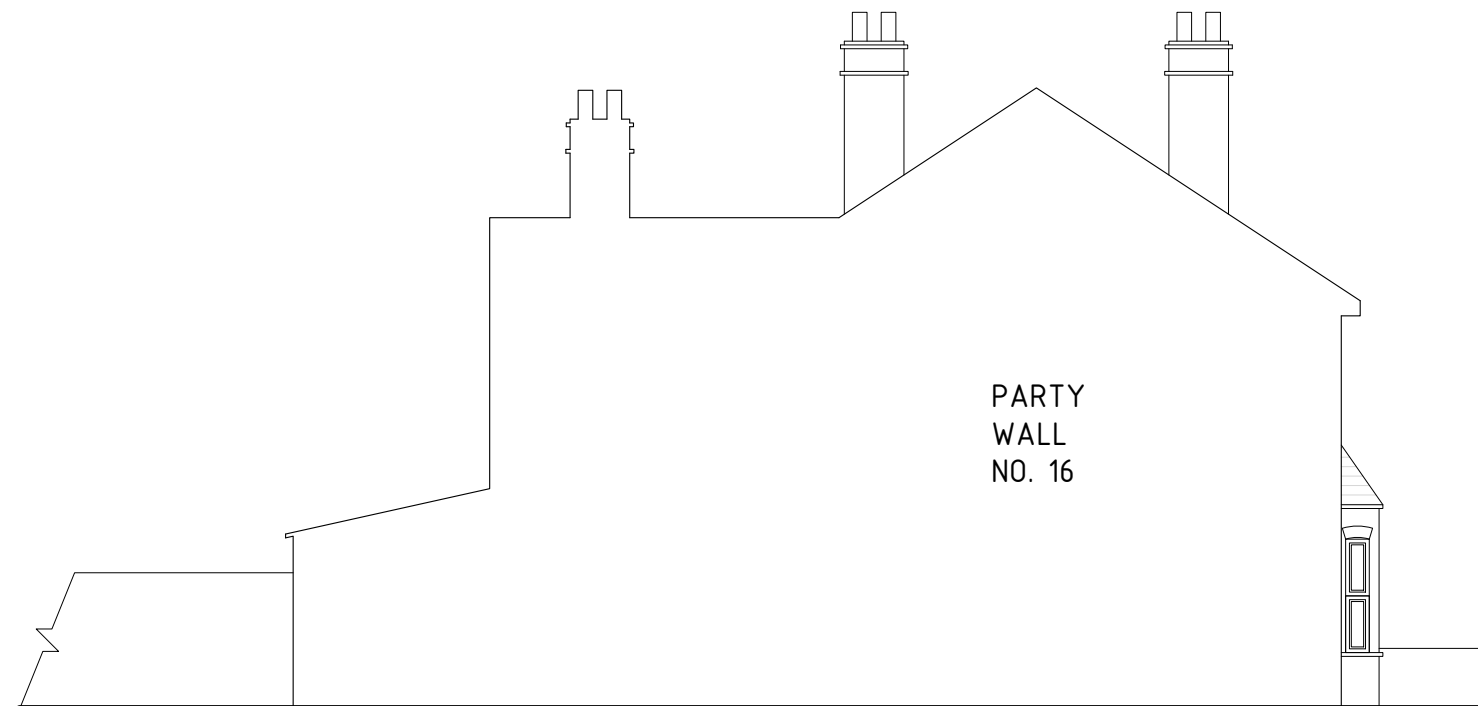
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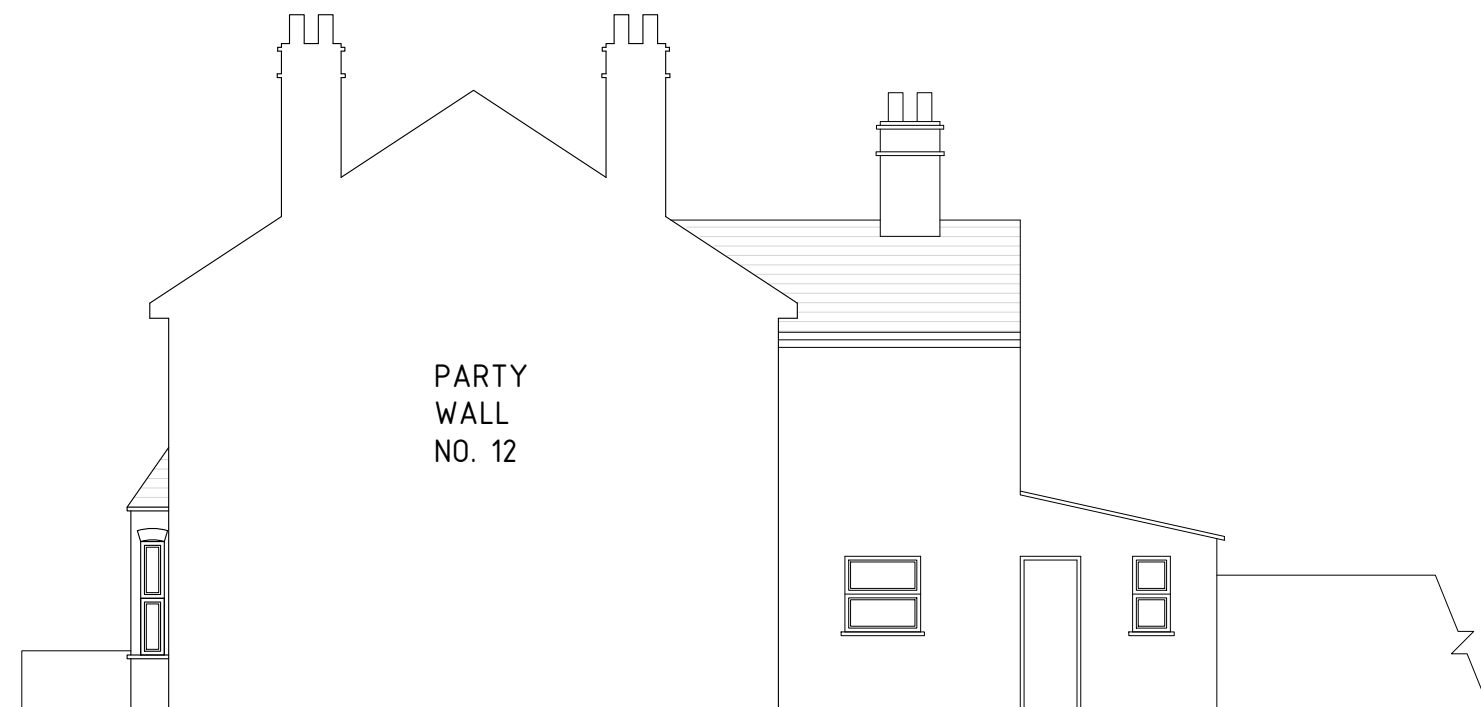




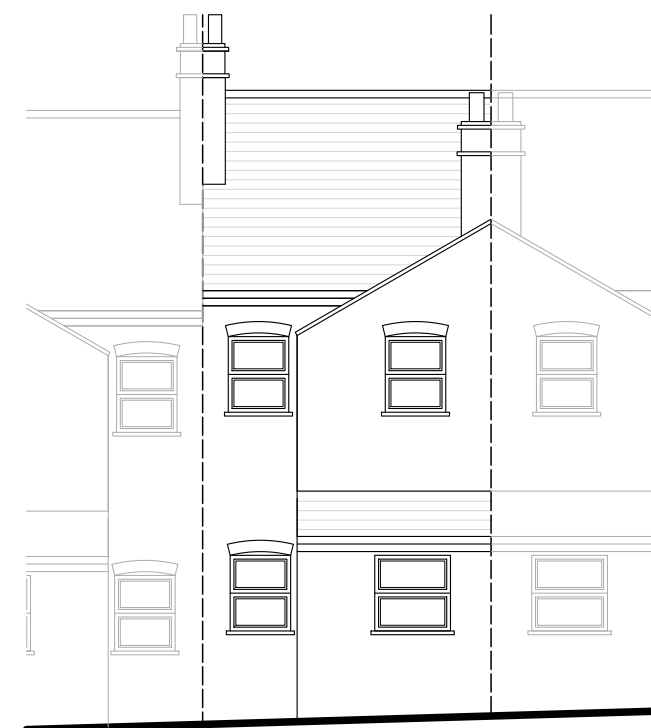
FRONT ELEVATION



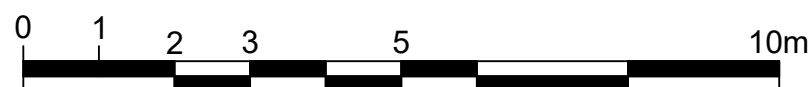
NORTH-EAST SIDE ELEVATION



SOUTH-WEST SIDE ELEVATION



REAR ELEVATION



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## EXISTING ELEVATIONS

SCALE 1:100  
A3

DWG NO N/06

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- 

MATCHING BRICKWORK
- 

INSULATED THEMALITE BLOCKWORK
- 

INSULATED STUD WALL
- 

WALLS TO BE DEMOLISHED
- 

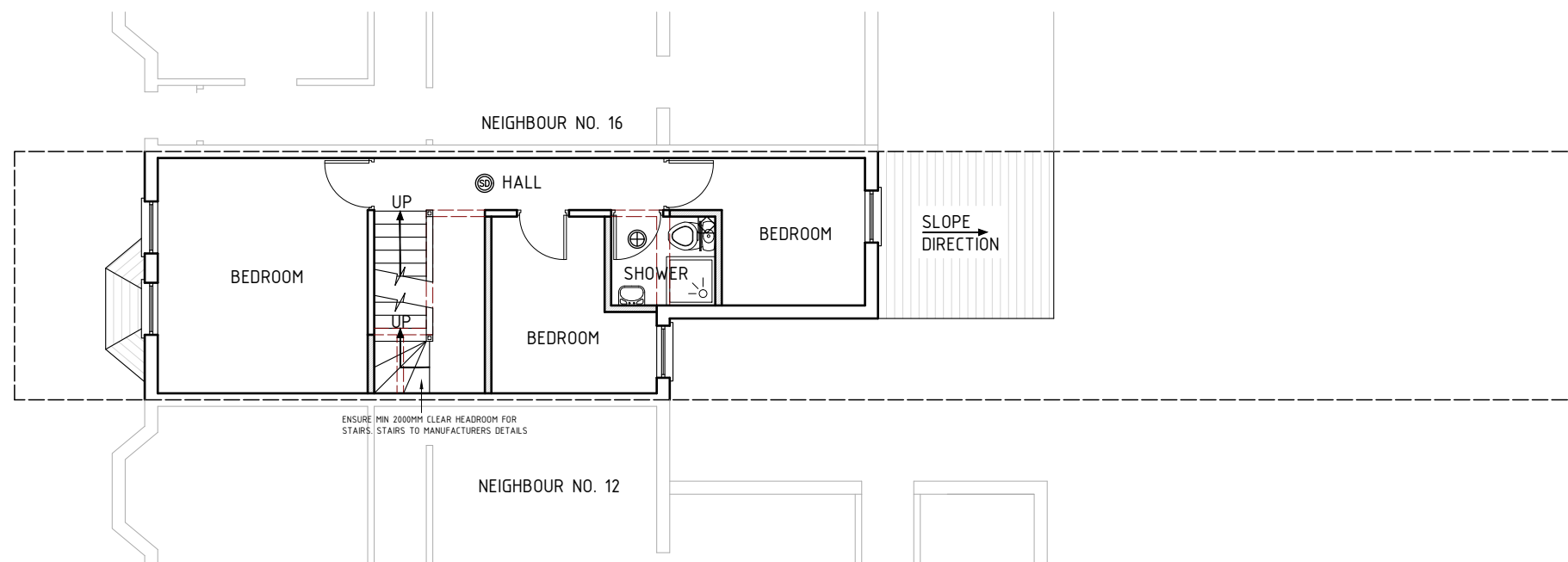
EXTRACT FAN
- 

SMOKE DETECTOR MAINS OPERATED  
COMPLETE WITH SOUNDER BASE
- 

HEAT DETECTOR MAINS OPERATED  
COMPLETE WITH SOUNDER BASE
- 

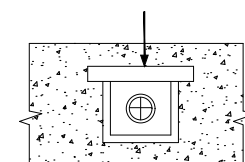
IP65 RATED LUMINAIRE DOWNLIGHT
- 

BOILER



- ALL LIGHTING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED INSPECTED AND TESTED IN ACCORDANCE TO THE REQUIREMENTS A SELF CERTIFICATION CERTIFICATE IS TO BE SENT TO THE LOCAL AUTHORITY WITHIN 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF CERTIFICATION CERTIFICATE AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO BUILDING CONTROL
- SMOKE ALARMS: PROVIDE SMOKE DETECTORS BASED ON A LINKED SMOKE ALARM SYSTEM TO EXISTING MAINS SUPPLIES TO BUILDING STANDARDS
- TREES IN THE VICINITY TO BE NOTED AND IMPLICATION TO THE FOUNDATION OF THE EXTENSION CONFIRMED WITH BUILDING INSPECTOR
- MANHOLES/SEWAGE PIPE LOCATIONS TO BE CONFIRMED AND REPOSITIONED AS PER THAMES WATER REQUIREMENTS AND TO THE BUILDING INSPECTORS APPROVAL
- SOIL CONDITIONS TO BE CHECKED ON SITE, FOUNDATION DEPTH TO BE CONFIRMED ON SITE BY THE BUILDER AND AGREED WITH BUILDING INSPECTOR
- SEWORAGE PIPE TO BE BRIDGED OVER BY CONCRETE LINTEL TO AVOID LOAD TRANSFER ON TO PIPE
- WALL TIES TO BE STAINLESS STEEL AT 750MM CENTERS HORIZONTALLY (BOTTOM DOUBLED UP), 450MM CENTERS VERTICALLY AND STAGGERED AND AT 225MM CENTERS AT REVEALS
- PROVIDE RODDING EYES AT DRAINAGE JUNCTIONS. BRIDGE SOIL PIPES PASSING UNDER NEW WALLS WITH CONCRETE LINTELS. DRAINS ARE TO HAVE A MINIMUM FALL OF 1 IN 40 AND ARE TO BE SURROUNDED IN PEA SHINGLE ALL DETAILS TO BE APPROVED BY RESPECTIVE DEPARTMENT ALL WORK TO BE CARRIED OUT TO L.A APPROVAL AND TO COMPLY WITH BUILDING REGULATIONS ALL DETAILS TO BE APPROVED BY RESPECTIVE ENGINEER ALL WORK TO BE CARRIED OUT TO L.A APPROVAL AND TO COMPLY WITH BUILDING REGULATIONS
- SETTING OUT ENGINEER TO CONFIRM LAYOUT AND SITE MEASUREMENTS AS PER PLANNING APPROVAL

SEWORAGE PIPE TO BE 600MM AWAY FROM ANY FOUNDATION FILLED WITH PEA SHINGLE AND BRIDGED WITH CONCRETE LINTEL OVER



PLANNING SUBMISSION DRAWING

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## PROPOSED FIRST FLOOR PLAN

SCALE 1:100  
A3

DWG NO N/07

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- 

MATCHING BRICKWORK
- 

INSULATED THEMALITE BLOCKWORK
- 

INSULATED STUD WALL
- 

WALLS TO BE DEMOLISHED
- 

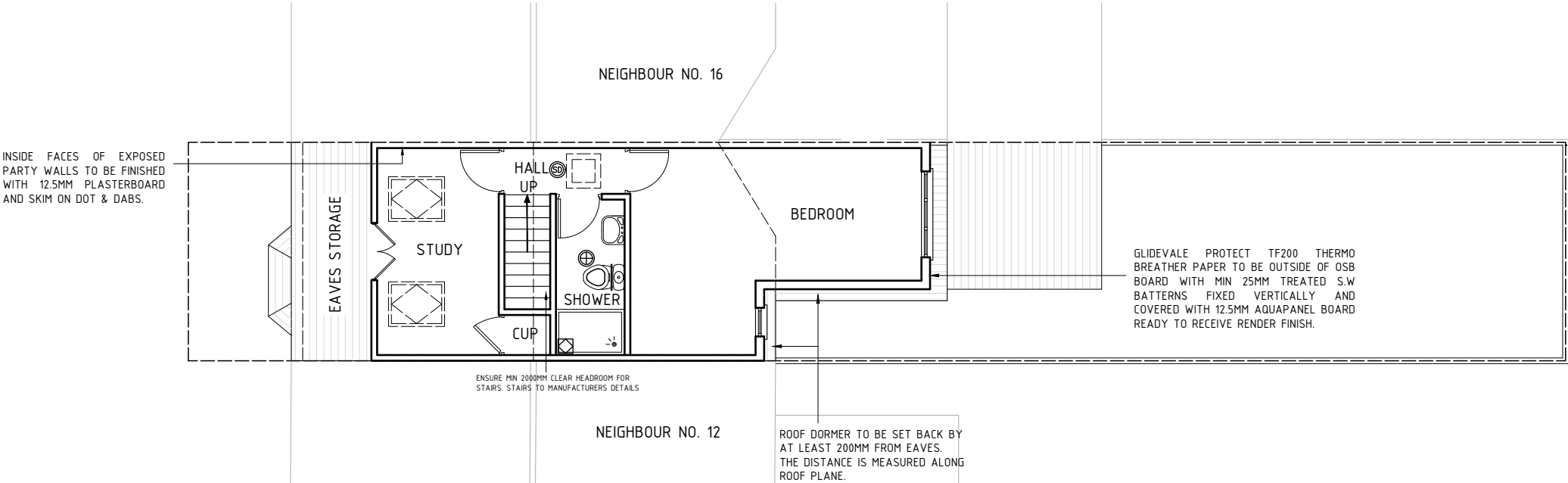
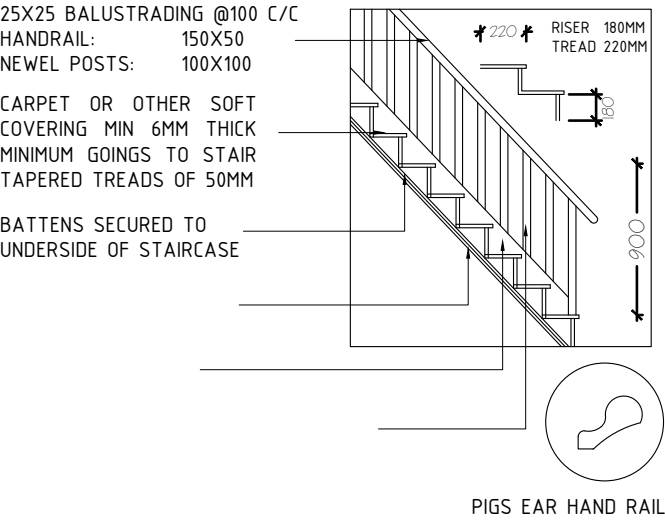
EXTRACT FAN
- 

SMOKE DETECTOR MAINS OPERATED  
COMPLETE WITH SOUNDER BASE
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HEAT DETECTOR MAINS OPERATED  
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IP65 RATED LUMINAIRE DOWNLIGHT
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- ALL ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED 45-1200 ABOVE FLOOR AREA. NB SAP RATING FOR EACH NEW DWELLING TO BE PROVIDED PRIOR TO OCCUPATION
- STAIRWAYS TO HAVE 2000MM HEADROOM THROUGHOUT, 42 DEGREE MAXIMUM PITCH EQUAL RISERS, ANY RISE BETWEEN 155-200MM WITH ANY GOING BETWEEN 245-260MM OR ANY RISE BETWEEN 165-200MM WITH ANY GOING BETWEEN 223-300MM, 900MM HANDRAIL AND BALUSTRADE 100MM MAXIMUM GAP BETWEEN VERTICAL RAILS
- DOORS OPENING TO THE STAIRWELL TO BE 30MIN FIRE DOORS. ANY AND ALL FIRE ASSESSMENT STRATEGIES TO BE SOLELY DEALT WITH BY FIRE CONSULTANT/ENGINEER
- FOUNDATIONS TO BE EXPOSED AS REQUIRED TO ASCERTAIN THEIR SUITABILITY TO CARRY ADDITIONAL LOADS AND UNDERPINNED IF NECESSARY
- ROOF DORMER TO BE SET BACK BY AT LEAST 200MM FROM EAVES. THE DISTANCE IS MEASURED ALONG THE ROOF PLANE



NOTES:

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PROPOSED SECOND FLOOR PLAN

SCALE 1:100  
A3

DWG NO N/08

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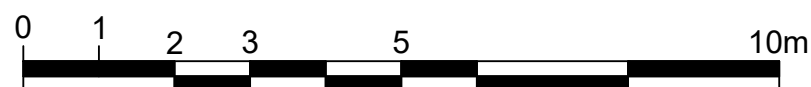
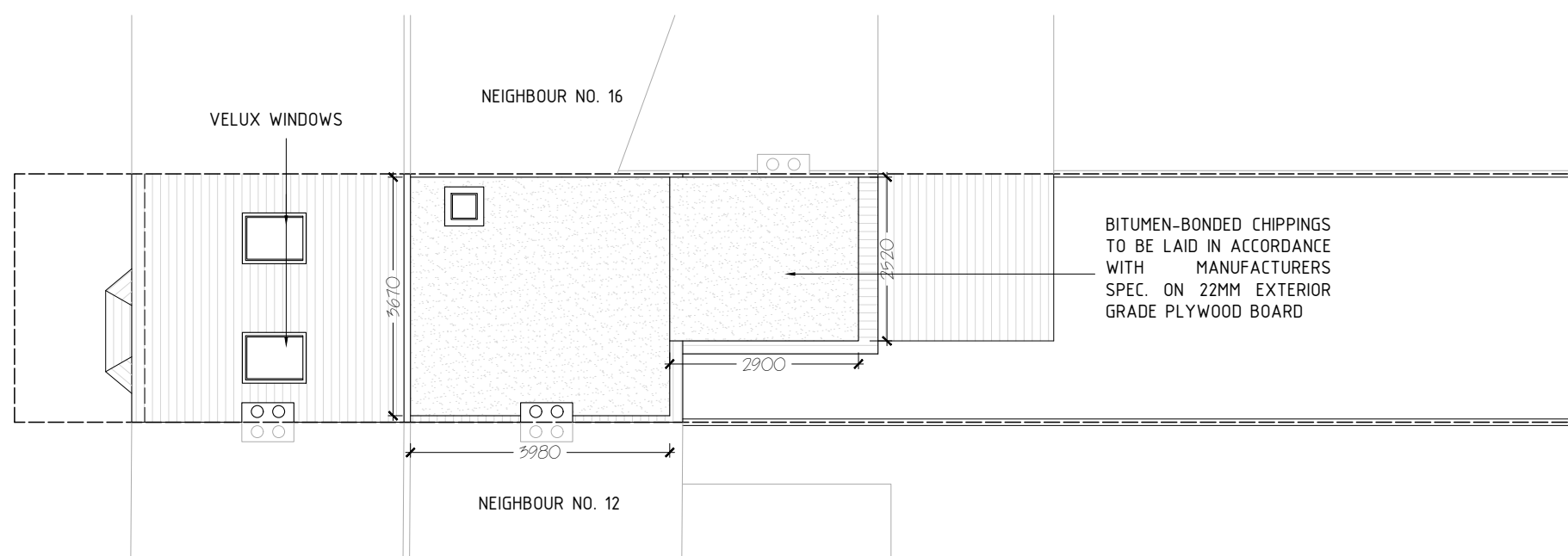


## VOLUME

MAIN ROOF DORMER:  
 $2.45 \times 3.67 \times 3.98 / 2 = 17.89\text{m}^3$

OUTRIGGER DORMER:  
 $((1.3+2.7) \times 2.52) / 2 \times 2.9 = 14.62\text{m}^3$

**TOTAL VOLUME:**  
 **$17.89 + 14.62 = 32.51\text{m}^3$**



PLANNING SUBMISSION DRAWING

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## PROPOSED ROOF PLAN

SCALE 1:100  
A3

DWG NO N/09

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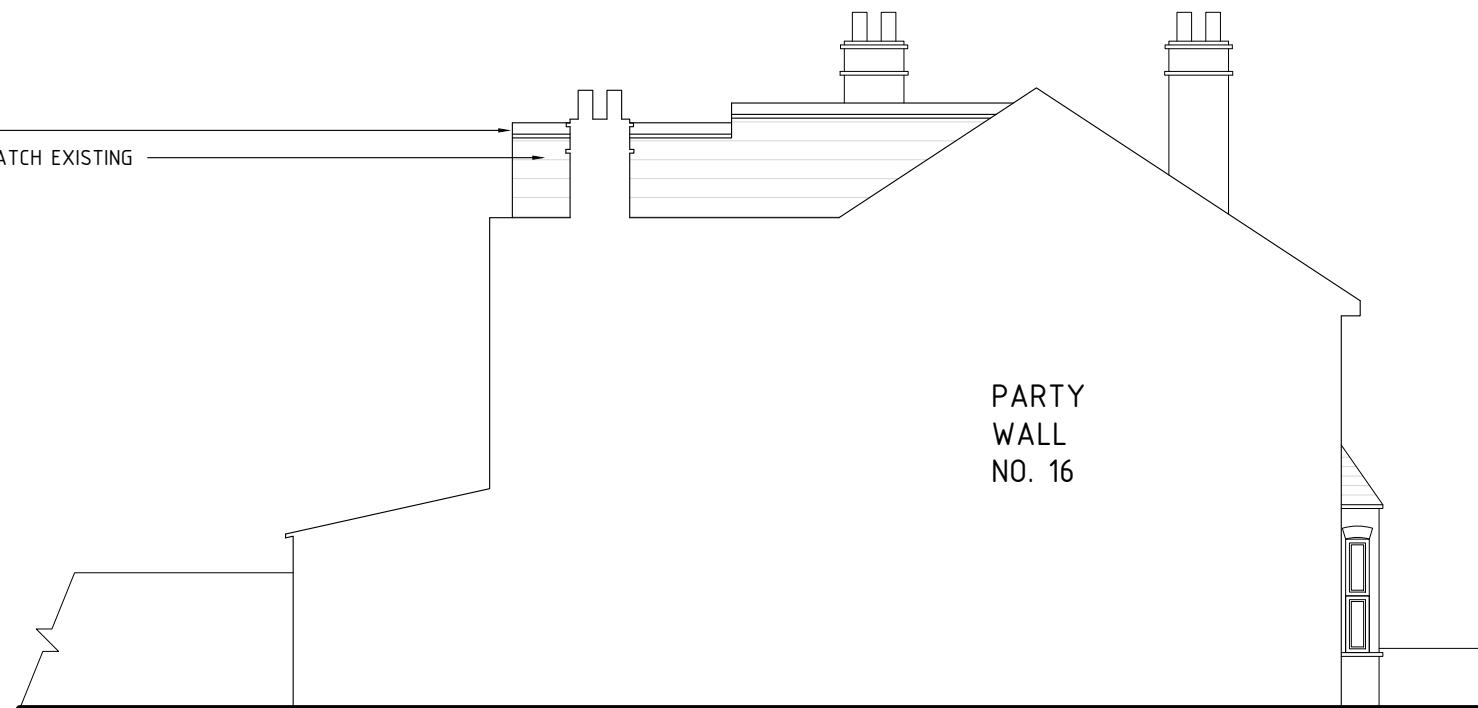
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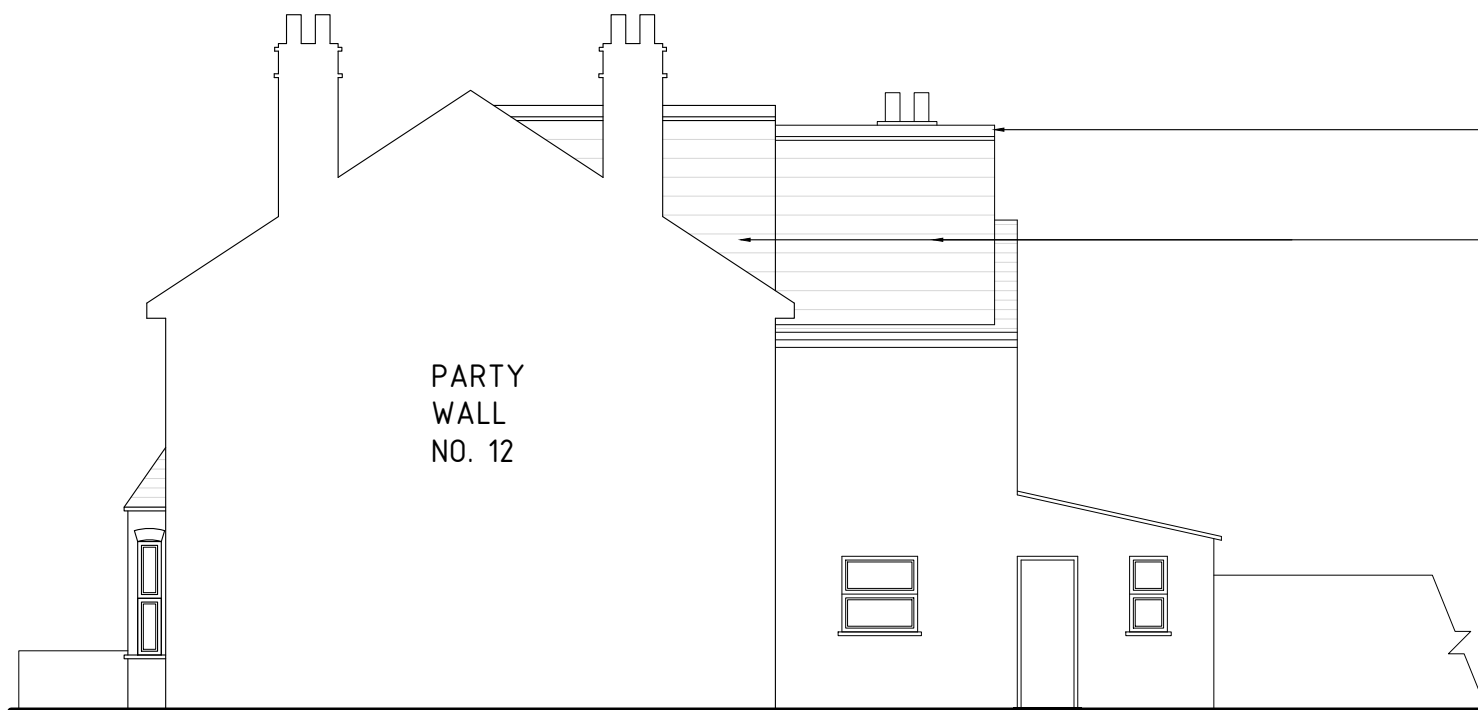


FRONT ELEVATION

FLAT ROOF  
DORMER TILES TO MATCH EXISTING  
VELUX WINDOWS



NORTH-EAST SIDE ELEVATION



SOUTH-WEST SIDE ELEVATION

FLAT ROOF  
UPVC WINDOWS TO MATCH EXISTING  
DORMER TILES TO MATCH EXISTING



REAR ELEVATION

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## PROPOSED ELEVATIONS

SCALE 1:100  
A3

DWG NO N/10

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PLANNING SUBMISSION DRAWING

LOFT CONVERSION SPECIFICATIONS

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND BRITISH CODES OF PRACTICE.

DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES AND BUILDER TO REPORT ANY DISCREPANCIES BEFORE WORK COMMENCES. THIS INCLUDES AN ASSESSMENT OF WHETHER THERE WILL BE ANY SIGNIFICANT PROBLEMS IN CARRYING OUT THE WORK ON SITE AS PER THE DRAWING.

THE BUILDER IS ASSUMED TO HAVE A WORKING KNOWLEDGE OF THE BUILDING REGULATIONS AND WORK ON SITE MUST FOLLOW THE LATEST BUILDING REGULATIONS AS AND WHEN THE LOCAL AUTHORITY SURVEYOR REQUIRES.

ANY LINTELS OVER WINDOW AND DOOR OPENINGS MAY HAVE TO BE EXPOSED ON SITE IN ORDER TO CONFIRM SUITABILITY TO SUPPORT THE ADDITIONAL LOADS. INADEQUATE LINTELS WILL REQUIRE RENEWAL AS NECESSARY.

THE BUILDING OWNER IS RESPONSIBLE FOR SERVING ANY PARTY WALL NOTICES ON NEIGHBOURS PRIOR TO BUILDING WORKS COMMENCING.

THE BUILDER WILL HAVE TO REFER TO CALCULATION SHEETS FOR STRUCTURAL DETAILS IN ADDITION TO THE DRAWING FOR ITEMS SUCH AS CONNECTIONS.

1. STAIRCASE

GOING = 220MM  
RISER = 198MM  
ANGLE OF STAIRS = 42 DEGREES  
HEIGHT OF HANDRAIL = 940MM  
HEADROOM OVER STAIRCASE = 2050MM MINIMUM  
MINIMUM GOING AT NEWEL POST = 50MM  
MINIMUM DEPTH OF LANDING AT TOP/BOTTOM OF STAIRS SHOULD BE 600MM WITH INWARD OPENING DOOR OR AT LEAST THE WIDTH OF THE STAIRCASE.

NO GLAZED AREAS TO THE STAIRCASE, OTHERWISE USE WIRED GLASS.

BALUSTRADE TO STAIRCASE TO HAVE MAXIMUM GAP OF 100MM IN ORDER THAT A SPHERE OF 100MM DIAMETER IS UNABLE TO PASS THROUGH.

NEWEL POST TO WINDERS TO BE 100MM SQUARE TIMBER SECTION AND TO BE SUPPORTED UPON DOUBLED UP FLOOR JOISTS AT FIRST FLOOR LEVEL.

2. GLAZING

NEW GLAZING TO BE DOUBLE GLAZING WITH 16MM AIR GAP 'ARGON FILLED' AND LOW E-COATING (K-GLASS).

GLAZED AREAS TO BE 1/10TH FLOOR AREA IN ORDER TO PROVIDE FOR NATURAL LIGHT REQUIREMENTS.

3. VENTILATION

ANY BATHROOM OR W.C. TO THE LOFT AREA TO HAVE MECHANICAL VENTILATION TO EXTRACT AT 15 LITRES PER SECOND WITH 20 MINUTE OVERRUN. THE EXTRACTOR TO DISCHARGE TO EXTERNAL AIR.

WINDOWS TO HAVE OPENABLE AREAS TO ALL ROOMS IN ORDER TO PROVIDE NATURAL VENTILATION REQUIREMENT OF 1/20TH FLOOR AREA.

HABITABLE ROOMS TO HAVE BACKGROUND OR 3NO CONTROLLABLE TRICKLE VENTILATION EQUIVALENT TO 8000MM<sup>2</sup>.

EAVES VENTILATION SHOULD BE PROVIDED OR MAINTAINED WITH MINIMUM 25MM WIDE AIR GAP WITH FLY MESH COVER. WHERE EAVES ARE NOT VENTILATED OR OVERHANGING, THEN PROVIDE LOW LEVEL VENT TILES AT 1.3M CENTRES TO SLOPING ROOF AND SIMILAR AT HIGH LEVEL IN ORDER TO MAINTAIN THE THROUGH VENTILATION.

4. WASTES

BATH WASTE TO BE 43MM DIAMETER PVC

BASIN WASTE TO BE 37MM DIAMETER PVC

W.C. WASTE TO BE 100MM DIAMETER PVC

SHOWER WASTE TO BE 50MM DIAMETER PVC

TRAPS TO BE 75MM DIAMETER DEEP SEAL

ACCESS AND RODDING POINTS TO ALL CHANGES IN DIRECTION.

GUTTER TO DORMER ROOF TO BE 100MM HALF ROUND PVC, AND RAINWATER DOWNPIPE DISCHARGING ONTO REAR SLOPING ROOF OR RUNNING DOWN TO THE RAINWATER GULLEY IS 63MM DIAMETER PVC.

AIR ADMITTANCE VALVE TO THE STUB STACK IN BATHROOM TO LOFT IN ORDER TO PROVIDE FOR A VENTED SYSTEM. CONNECT TO EXISTING SOIL AND VENT PIPE.

SOIL PIPE TO BE EXTENDED UP TO 900MM ABOVE WINDOW OPENING WHERE FOUND TO BE WITHIN 3M OF THE WINDOW.

5. HEATING/HOT WATER

HEATING/HOT WATER TO BE PROVIDED BY WALL HUNG BOILER, WHERE RENEWED, AND HAVING FAN ASSISTANCE WITH SEDBUC RATING OF NOT MORE THAN 78. THERE SHOULD BE A PROGRAMMER AND ROOM STAT ALONG WITH THERMOSTATIC RADIATOR VALVES. HEATING TO BE FITTED BY A GAS SAFE REGISTRY CERTIFIED CONTRACTOR.

6. DORMER CONSTRUCTION

FIX REDLAND PLAIN VERTICAL HANGING TILES ON 25X38MM PRESERVATIVE TREATED BATTENS AND BREATHABLE MEMBRANE (VAPOUR RESISTANCE NOT MORE THAN 0.6MNS/G) AND 12MM THICK MARINE PLYWOOD TO THE EXTERIOR OF THE DORMER FRAME OR OTHER APPROVED LEAD SHEET OR CLADDING/SHIPLAP PVC.

PLY FIXED TO DORMER FRAME OF 150X50MM HEAD AND SOLE PLATE WITH VERTICAL STUDWORK (AND NOGGINS) AT 400MM C/C.

INFILL THE DORMER STUD FRAME WITH 100MM THICK KINGSPAN KOOLTHERM K112 BETWEEN STUDS PLUS VCL AND 37.5MM KINGSPAN KOOLTHERM K118 INSULATED PLASTERBOARD OVER STUDS. INNER FACE OF DORMER AND RAFTER SLOPES AND PARTITION FORMING ROOM TO HAVE 12.5MM FOIL BACKED PLASTERBOARD AND 3MM SKIM COAT OF FINISHING PLASTER.

ALL JUNCTIONS TO HAVE WATER TIGHT CONSTRUCTION, SEAL ALL PERIMETER JOINTS WITH TAPE INTERNALLY AND WITH SILICON SEALANT EXTERNALLY. DORMER WALLS BUILT OFF EXISTING MASONRY WALLS TO HAVE GALVANISED MILD STEEL STRAPS PLACED AT 900MM C/C.

THE EXTERIOR OF THE FRAME TO HAVE 12MM THICK MARINE PLY WITH ADDITIONAL 12.5MM SUPALUX AND 12.5MM GYPROC FIRELINE BOARD INTERNALLY TO ACHIEVE ½ HOUR FIRE RESISTANCE TO THE DORMER CHEEKS WITHIN 1M OF ADJOINING PROPERTY.

DORMER TO HAVE CODE 4 LEAD FLASHING AT DORMER AND ROOF ABUTMENT.

7. DORMER ROOF

12.5MM HOT BITUMEN-BONDED SPA SOLAR REFLECTIVE CHIPPINGS (ACHIEVING FIRE RATING AA) ON 3 LAYERS OF HIGH PERFORMANCE BUILT UP ROOFING FELT TO BS6229 HOT LAID BY SPECIALIST ON 22MM EXTERIOR GRADE PLYWOOD ON FIRRING PIECES (1:40 FALL) FIXED TO 47X97MM GRADE C24 TIMBER JOISTS AT 400MM C/C MAX SPAN 3.22M - SEE ENGINEERS DETAILS FOR SIZES.

CROSS-VENTILATION PROVIDED ON OPPOSING SIDES BY PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO 25MM CONTINUOUS FLY PROOF SCREEN. 50MM AIR GAP GIVEN ABOVE CONTINUOUS FLAT ROOF AND WALL INSULATION FOR VENTILATION. 90MM CELOTEX GA4000 INSULATION BETWEEN JOISTS AND 70MM UNDER. FINISH WITH 12.5MM PLASTERBOARD OVER VAPOUR BARRIER AND 3MM PLASTER SKIM. PROVIDE CAVITY TRAY WHERE PITCHED ROOF MEETS EXISTING WALL.

PROVIDE RESTRAINT TO FLAT ROOF BY FIXING 30X5X1000MM MS GALVANISED LATERAL RESTRAINT STRAPS AT MAX 2M C/C FIXED TO 100X50MM WALL PLATES ANCHORED TO WALL. WORKMANSHIP TO COMPLY TO BS8000:4.

8. MEANS OF ESCAPE AND FIRE RESISTANCE

THE HABITABLE LOFT ROOMS ARE TO HAVE ½ HOUR FIRE RESISTING DOORS ALONG WITH SELF CLOSING DEVICES AND 25MM DOOR STOPPERS.

EXISTING DOORS OF THE HALLWAY STAIRWELL TO ALL HABITABLE ROOMS INCLUDING KITCHEN TO HAVE DOORS FITTED WITH SELF CLOSING DEVICES AND 25MM DOOR STOPPERS.

NO GLAZING IN THE STAIRWELL, BUT WHERE FITTED THEN SHOULD BE GEORGIAN WIRED GLASS.

WHERE THERE ARE MORE THAN TWO HABITABLE ROOMS CREATED IN THE LOFT (EXCEPT BATHROOMS) THERE SHOULD BE A PASS DOOR BETWEEN THE FRONT AND REAR ROOM SO THAT ACCESS TO THE FRONT VELUX GHL2 CAN BE MADE WITHOUT HAVING TO ENTER THE COMMON LOBBY AREA. THE PASS DOOR IS TO HAVE NO LOCKING DEVICE.

THE LOFT LOBBY, FIRST FLOOR AND GROUND FLOOR (PLUS BASEMENT, WHERE FOUND) ARE TO HAVE A SMOKE DETECTOR AT EACH OF THE LEVELS. THEY SHOULD BE MAINS OPERATED WITH BATTERY BACK UP AND BE INTER CONNECTED.

THE NEW JOISTS IN THE LOFT FLOOR ARE TO HAVE 100MM EARTHWOOL ACOUSTIC INSULATION ROLL KNAUF (DENSITY: 10KG/MM<sup>3</sup>, THERMAL CONDUCTIVITY: 0.035W/MK, NON-COMBUSTIBLE FIRE RATING) MEETING FIRE RESISTANT SPECIFICATION LAID ON WIRE NETTING TACKED TO THE SIDES OF THE JOISTS.

FLOORING BOARDS ARE TO BE 18MM TONGUED AND GROOVED OR HAVE 3MM THICK HARDBOARD OVER STRAIGHT EDGED BOARDS.

FIRE RESISTANCE TO STEEL BEAMS TO BE 1 HOUR MINIMUM AND BE ACHIEVED BY 3 COATS OF INTUMESCENT PAINT OR 2 LAYERS OF 12.5MM PLASTERBOARD WIRE BOUND AT 100MM CENTRES AND THEN 10MM THICK GYPSUM PLASTER FINISH.

ANY AND ALL FIRE ASSESSMENT STRATEGIES TO BE SOLELY DEALT WITH BY FIRE CONSULTANT/ENGINEER.

9. PARTITIONS

PARTITIONS TO LOFT AND AROUND STAIRWELL ARE TO BE CONSTRUCTED WITH 100MM X 50MM STUD WORK AT 400MM C/C AND HAVING 12.5MM THICK PLASTERBOARD/SKIM EITHER SIDE. INFILL WITH 100MM FIBREGLASS INSULATION.

DOUBLE UP FLOOR JOISTS UNDER PARTITIONS.

FRONT DWARF PARTITION BELOW ORIGINAL PURLIN TO BE FORMED WITH 100MM X 50MM AT 400MM C/C STUDWORK WITH 400MM FIBREGLASS INSULATION INFILL AND 12.5MM FOIL BACKED PLASTERBOARD WHICH IS ALSO FIXED TO THE FRONT SLOPES TO ACHIEVE A U-VALUE OF 0.18W/M<sup>2</sup>K.

10. ELECTRICAL

PRIOR TO COMPLETION THE LOCAL AUTHORITY SHOULD BE SATISFIED THAT ANY SUCH WORK (OTHER THAN THAT DEFINED AS MINOR WORK) COMPLIES WITH PART P.

THIS WILL REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED BY A PERSON AUTHORISED TO DO SO (i.e. A PERSON WHO IS REGISTERED UNDER A RECOGNISED COMPETENT PERSONS SCHEME FOR SELF-CERTIFICATION).

11. THERMAL INSULATION TO FRONT ROOF SLOPE

THE FRONT RAFTERS SHOULD BE INCREASED IN DEPTH TO 150MM BY THE INTRODUCTION OF 150MM X 50MM RAFTERS BETWEEN THE RIDGE AND FRONT DWARF PARTITION.

FIX 50MM KINGSPAN K5 BETWEEN RAFTERS TO FRONT ROOF AND A FURTHER 100MM KINGSPAN K5 ACROSS THE INNER FACE OF THE RAFTERS IN ORDER THAT A TOTAL OF 150MM THICK KINGSPAN K5 INSULATION IS ACHIEVED.

JUNCTION OF THE COLD ROOF TO THE FRONT SLOPES AND THE REAR DORMER WARM DECK FLAT ROOF TO BE SEALED AT RIDGE LEVEL WITH KINGSPAN.

A 50MM AIR GAP IS TO BE MAINTAINED TO THE FRONT ROOF SLOPE BETWEEN THE INSULATION AND TILES TO ALLOW AIR FLOW.

THE FRONT ROOF SLOPE IS TO HAVE LOW LEVEL ROOF TILE VENTS AT 1.5M C/C WHERE THERE IS NO EAVES VENTILATION AND HIGH LEVEL VENTS AT 1.5M C/C ARE TO BE PROVIDED NEAR RIDGE OR VENTILATED RIDGE TILES.

A TOTAL OF 400MM THICK FIBREGLASS INSULATION IS REQUIRED TO FRONT (AND/OR REAR) ROOF VOID LAID IN TWO LAYERS.

12. GENERAL

CHIMNEY STACKS TO ROOF ARE TO BE CONFIRMED WHETHER IN USE. THE CHIMNEY STACK, IF IN USE SHOULD BE RAISED ABOVE THE ROOF OF THE DORMER. OTHERWISE SEAL OFF THE STACK BY REMOVING POTS AND BEDDING SLATE/TILES IN MORTAR. MAKE SURE THAT YOU HAVE THE NEIGHBOUR'S PERMISSION FOR SHARED STACKS BEFORE WORK COMMENCES.

THE CHIMNEY FLUES INTERNALLY MUST BE MADE UNUSABLE BY REMOVING OR SEALING OFF IN BRICKWORK.

ANY CHIMNEY BREASTS REMOVED SHOULD BE REFERRED TO STRUCTURAL ENGINEERS SPECIFICATIONS AND CALCULATIONS AND SHOULD BE REPLACED BY STEEL BEAMS.

ANY RESIDUE OF CHIMNEY FLUE BRICKWORK IN THE LOFT AREA IS TO BE SUPPORTED UPON STEEL BEAMS.

THE HEIGHT OF BRICKWORK BELOW THE RIDGE LEVEL SHOULD NOT BE LESS THAN THE HEIGHT OF THE STACK ABOVE THE ROOF RIDGE.

DORMER CHEEKS TO BE BUILT UP OFF OF 3 NOS. 150MM X 50MM RAFTERS BOLTED TOGETHER.

FLOORING JOISTS TO BE NOGGED AT 1.5M C/C.

SETTING OUT ENGINEER TO CONFIRM LAYOUT AND SITE MEASUREMENTS AS PER PLANNING APPROVAL.

PLANNING SUBMISSION DRAWING

NOTES:  
1- ALL DIMENSIONS TO BE CHECKED ON SITE ANY DISCREPANCY BROUGHT TO THE ATTENTION IMMEDIATELY

2- ALL STRUCTURAL WORKS TO BE CARRIED OUT TO ENGINEERS DESIGN AND STRICTLY UNDER HIS SUPERVISION

3- CONTRACTOR TO TAKE FULL RESPONSIBILITY FOR ALL DESIGN, ERECTION AND TEMPORARY WORKS

TYPICAL DETAIL

SCALE 1:100  
A3

ADDITIONS ALTERATION TO:  
14 AMHERST ROAD,  
LONDON, RG6 1NU

DWG NO N/11

DATE:  
APR/2026

Planning Additions Ltd

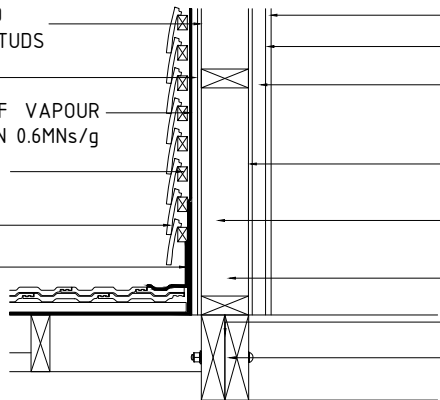
109 Bodley Road  
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t: +44 2082 866 004  
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w: www.planningadditions.co.uk



DORMER CHEEK CONSTRUCTION TO ACHIEVE  
A MINIMUM U-VALUE OF 0.18W/m²K

EXTERNAL

6MM PROMAT MASTERBOARD  
FIXED TO BOTH FACES OF STUDS  
12MM MARINE PLYWOOD  
BREATHABLE MEMBRANE OF VAPOUR  
RESISTANCE NOT MORE THAN 0.6MNs/g  
38X25MM TIMBER BATTENS  
TILE CLADDING TO MATCH  
EXISTING ROOF FINISH  
CODE 4 LEAD FLASHING

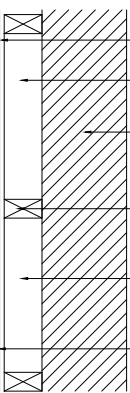


INTERNAL

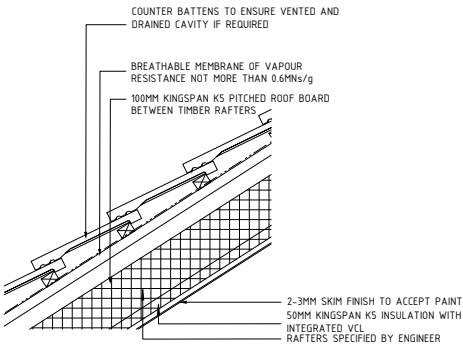
3MM SKIM PAINTED FINISH  
12.5MM FOIL BACKED PLASTERBOARD  
37.5MM KINGSPAN KOOLTHERM K118  
INSULATED PLASTERBOARD WITH  
TAPED JOINTS  
6MM PROMAT MASTERBOARD  
FIXED TO BOTH FACES OF STUDS  
150X50MM TIMBER STUDS  
AT 400MM CENTERS  
100MM KINGSPAN KOOLTHERM K112  
INSULATION BETWEEN STUDS  
150X50MM TIMBER SOLE PLATE  
2 NO. 225X75MM TIMBER JOISTS  
SUPPORTING DORMER CHEEK

DORMER CHEEK CONSTRUCTION TO PROVIDE 1 HOUR  
FIRE PROTECTION AS REQUIRED WHERE DORMER  
CHEEKS IS LOCATED WITHIN 1M OF BOUNDARY

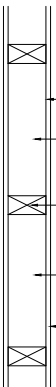
DORMER CHEEK DETAIL



PARTY WALL UPGRADE DETAIL

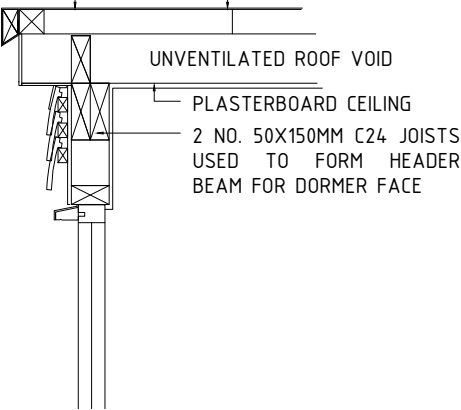


EXTERNAL ROOF



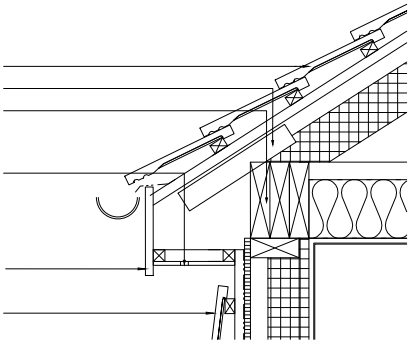
PARTITION WALL DETAIL

HIGH PERFORMANCE 3  
LAYER FELT SYSTEM WITH  
12.5MM MIN BITUMENT  
BONDED STONE CHIPPINGS  
VAPOUR SEAL  
TAPE AT JOINTS

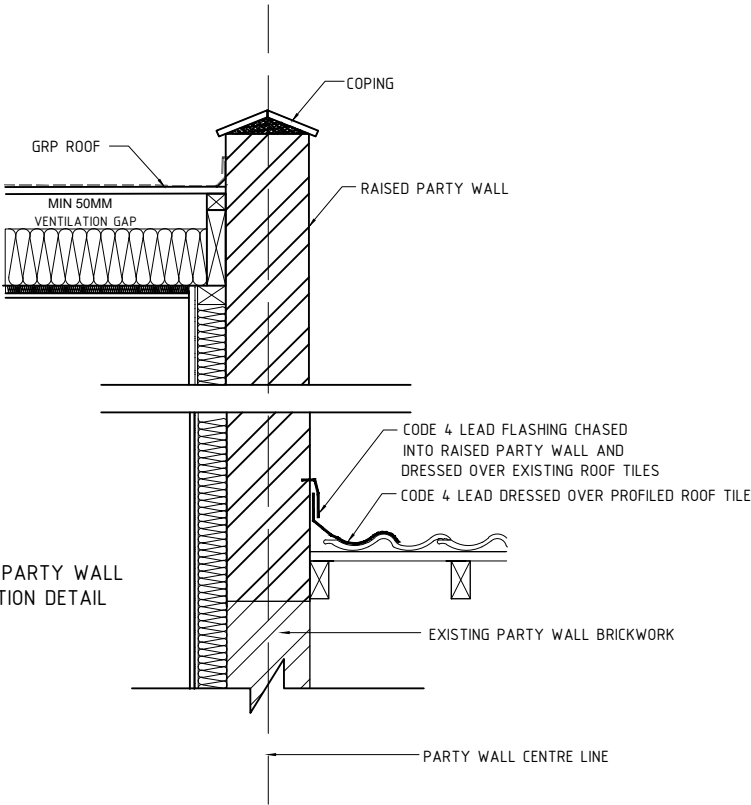


DETAILS OF DORMER  
EAVES SHOWING WARM  
DECK CONSTRUCTION

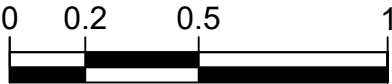
ROOF TYPE 02  
CONTINUOUS RAFTER ROLL  
TIMBER STRUCTURE AS SPECIFIED  
BY ENGINEER ALLOW FOR  
ADEQUATE STRAPPING AS REQUIRED  
BY ENGINEER.  
CROSS VENTILATION TO BE  
PROVIDED BY A PROPRIETARY  
EAVES VENTILATION STRIP  
EQUIVALENT TO A 25MM  
CONTINUOUS GAP AT EAVES LEVEL  
WITH INSECT GRILL AND 50MM AIR  
GAP BETWEEN FELT AND  
INSULATION  
RAINWATER GUTTER FIXED TO  
FASCIA BOARD.  
SOFFIT & FASCIA TO BE MADE FROM  
UPVC, COLOUR TO MATCH EXISTING



ROOF EAVES DETAILS  
SECTION VIEW



RAISED PARTY WALL  
CONNECTION DETAIL



# TYPICAL DETAIL

NOTES:  
1- ALL DIMENSIONS TO BE CHECKED ON SITE ANY  
DISCREPANCY BROUGHT TO THE ATTENTION  
IMMEDIATELY  
2- ALL STRUCTURAL WORKS TO BE CARRIED OUT  
TO ENGINEERS DESIGN AND STRICTLY UNDER HIS  
SUPERVISION  
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ALL DESIGN, ERECTION AND TEMPORARY WORKS

SCALE 1:20  
A3

DWG NO N/12

ADDITIONS ALTERATION TO:  
14 AMHERST ROAD,  
LONDON, RG6 1NU

DATE:  
APR/2026

PLANNING SUBMISSION DRAWING

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FULL FILL PIR INSULATION WITH AIRCRETE BLOCKWORK – 100MM CAVITY

- 102.5mm brickwork
- 100mm cavity which includes;
- 10mm air gap
- 90mm Kingspan Kooltherm K106 PCB Cavity Board insulation (0.018 W/mK)
- 100mm aircrete blockwork (0.15 W/mK);
- 12.5mm plasterboard on dabs

U VALUE TABLE

| ELEMENT         | PART L1B 2021 | % IMPROVEMENT |
|-----------------|---------------|---------------|
|                 |               |               |
| DOORS           | 1.40 W/m²K    | 13%           |
| EXTERNAL WALLS  | 0.18 W/m²K    | 36%           |
| HEAT LOSS FLOOR | 0.18 W/m²K    | 18%           |
| ROOF            | 0.15 W/m²K    | 17%           |
| ROOFLIGHTS      | 2.20 W/m²K    | -38%          |
| WINDOWS         | 1.40 W/m²K    | 13%           |

PLANNING SUBMISSION DRAWING

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TYPICAL NOTES

SCALE 1:100  
A3

DWG NO N/13

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