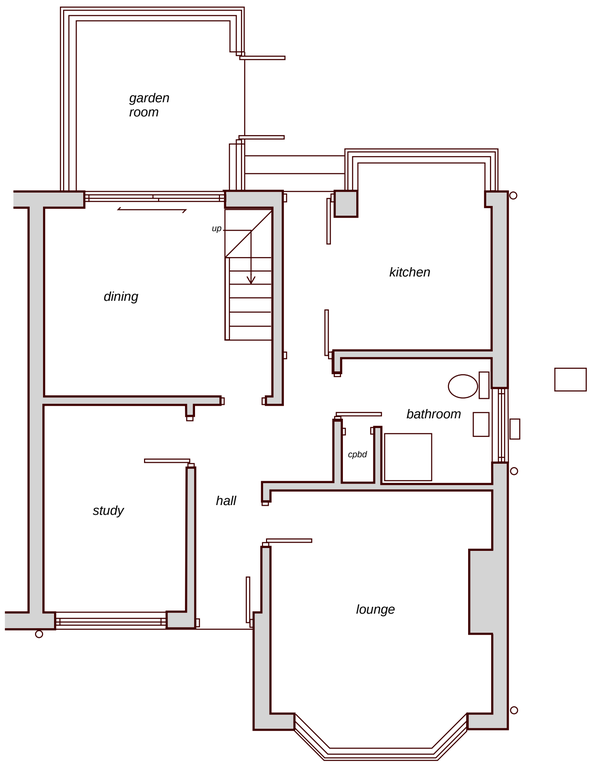
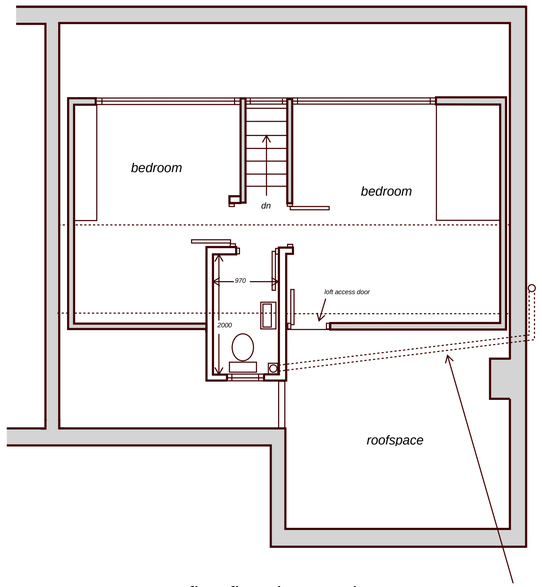
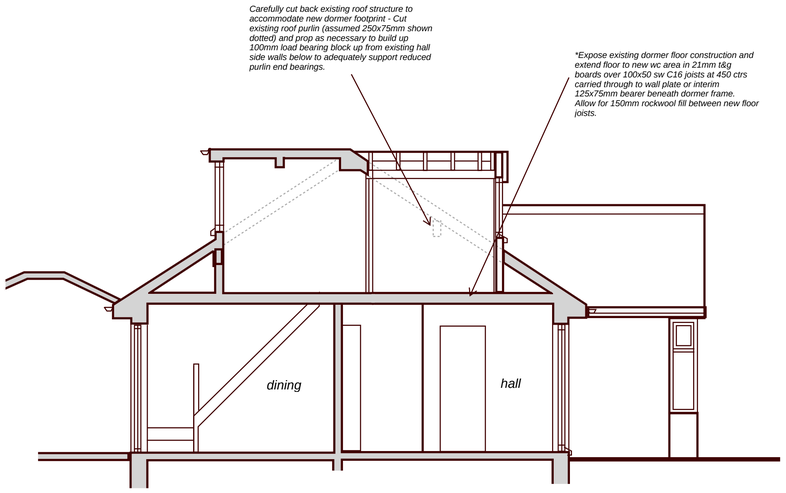


ground floor layout plan



first floor layout plan

** New 100mm waste pipe carried through roof void as specified to connect to existing external soil and vent pipe position shown.*



Carefully cut back existing roof structure to accommodate new dormer footprint - Cut existing roof purlin (assumed 250x75mm shown dotted) and prop as necessary to build up 100mm load bearing block up from existing hall side walls below to adequately support reduced purlin end bearings.

**Expose existing dormer floor construction and extend floor to new wc area in 21mm t&g boards over 100x50 sw C16 joists at 450 ctrs carried through to wall plate or interim 125x75mm bearer beneath dormer frame. Allow for 150mm rockwool fill between new floor joists.*

section view

**Important Note:*
This drawing has been prepared for submission to the local authority for necessary statutory approvals. Nominated contractor to verify all dimensions either written or scaled together with drainage lines and inverts etc. prior to commencement of formal construction work on this site and any discrepancies to be referred to the Client and Agent. All works to be carried out with full agreement of client and adjoining neighbours and any disturbance to existing structures to be made good to satisfaction of all parties

Preliminary Works
Plan construction programme to ensure minimum disturbance and exposure to living space. Remove all rubble from site to approved tip facility.
Carefully dismantle existing partitions to new wc room footprint and prop existing structure as necessary.
Assess existing hall side walls as load bearing as assumed to support existing cut purlin end bearings.
Examine as necessary existing drainage lines to assess location of foul drainage and prepare to receive new wc drainage wastes as indicated.

New Dormer Frame
Strip back existing tiles and battens etc and prop roof to form new full dormer frames off extended 100mm block from hall side walls alongside existing 75x50mm rafters with new double rafters under dormer sides bolted together at 600mm max centres. Face dormer frame with selected plain tile hanging to match existing roof colour on treated 25mm sw battens on to breathable membrane over 18mm external ply cladding to 100x50mm sw stud frame (studs at max 400mm centres) enclosing Celotex GA 4000 (60mm) or similar approved insulation board to manufacturer specification maintaining minimum 40mm cavity and internal lining of 18mm plywood to receive Celotex PL4000 (37.5mm) insulation board incorporating 12.5mm plasterboard laminate and vapour control layer (ensure vapour sealant to all joints and edges as required.
Install 100x75mm bearer over dormer window frame.
**this or similar construction to achieve min 0.28 w/m2K U-Value.*

New Dormer Roof.
Selected concrete tiles salvaged from alteration to match existing roof finish and suitable for new pitch on treated battens on reinforced breathable membrane over new rafters (125x50mm at 400mm centres anchored to supporting frame with galvanised ms straps at 1000mm max centres. Install 150x38mm ridge and ensure that ridge tile finish does not exceed height of main roof.

Roof Insulation:
Pitched ceilings to have Celotex FR5000 (100mm) or similar approved insulation board between rafters ensuring min 25mm air gap behind roof membrane and under-draw with Celotex PL 4000 insulation backed plasterboard incorporating vapour check membrane all to manufacturer specification - insulate to full length of rafters.
Note: This or similar construction to achieve max 0.16 w/m2k U-Value.

Flashings
Install Code 4 lead cover flash and soakers at abutment with house roof etc

Drainage
See preliminary work notes - assess existing drain runs at side and rear at outset of work.
Ensure adequate support and protection to all pipes passing through walls and across roof void to complete satisfaction of inspecting authority.
Internal waste plumbing to new wc to satisfy BS5572 with 75mm deep seal trap to wash basin. Wastes to discharge to 100mm stub stack fitted with Durgo or similar air admittance valve positioned above flood level of fittings with 100mm pvc soil and vent pipe set in roof space shown at minimum 1:40 falls across existing ceiling joists (secure timber packing off joists to maintain pipe falls and bracing) connected to existing soil and vent pipe and external Inspection Chamber shown to satisfaction of inspecting authority.
Pvc rainwater goods to match existing.

Heating
Any extended space heating to be to the full requirements of a suitably qualified heating engineer and assessment of existing heating system plus compliant with current Part J Building Regulations. Install thermostatic control valves as necessary.

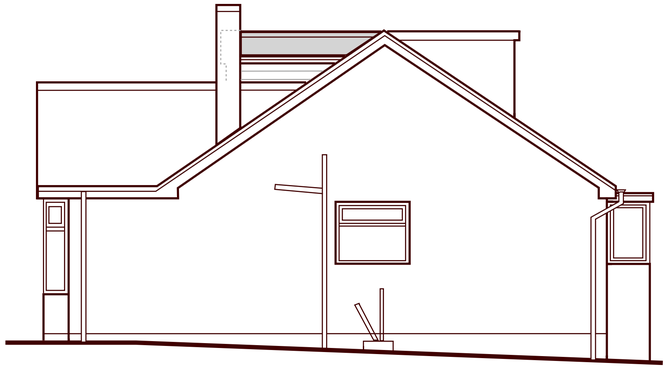
Ventilation
Natural ventilation from opening casement plus install mechanical extract fan to wc area set to achieve min 6 litres/sec extract rate

Fenestration:
Install high performance double glazed window to client requirements - max 1.40 w/m2 k U-Value.

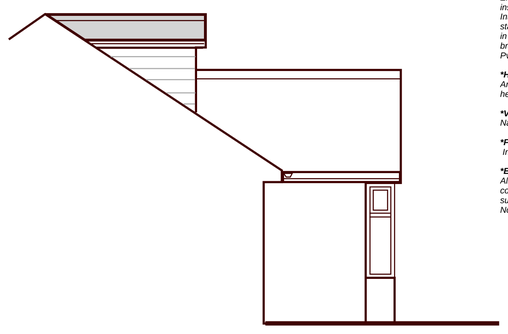
Electrical Work:
All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of inspecting authority surveyor
Note: all lighting to be low energy type to client spec.



front elevation



side elevation



side elevation at front

Proposed Front Dormer Addition at
10, Beverley Crescent, Forsbrook, ST11 9DQ

Scale 1-50 (A1) - proposed layout

Dwg ref BC1b April 2020

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