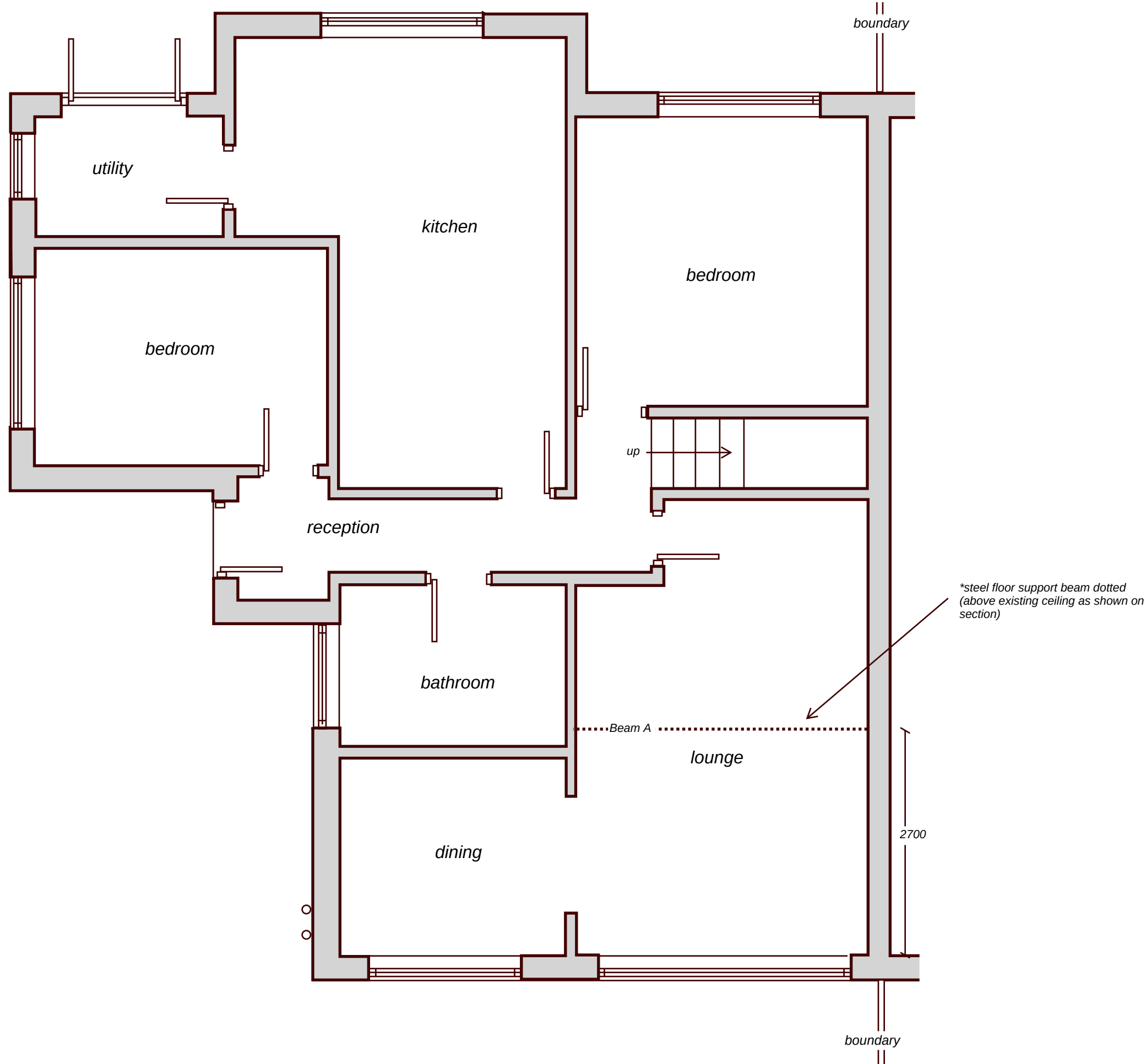
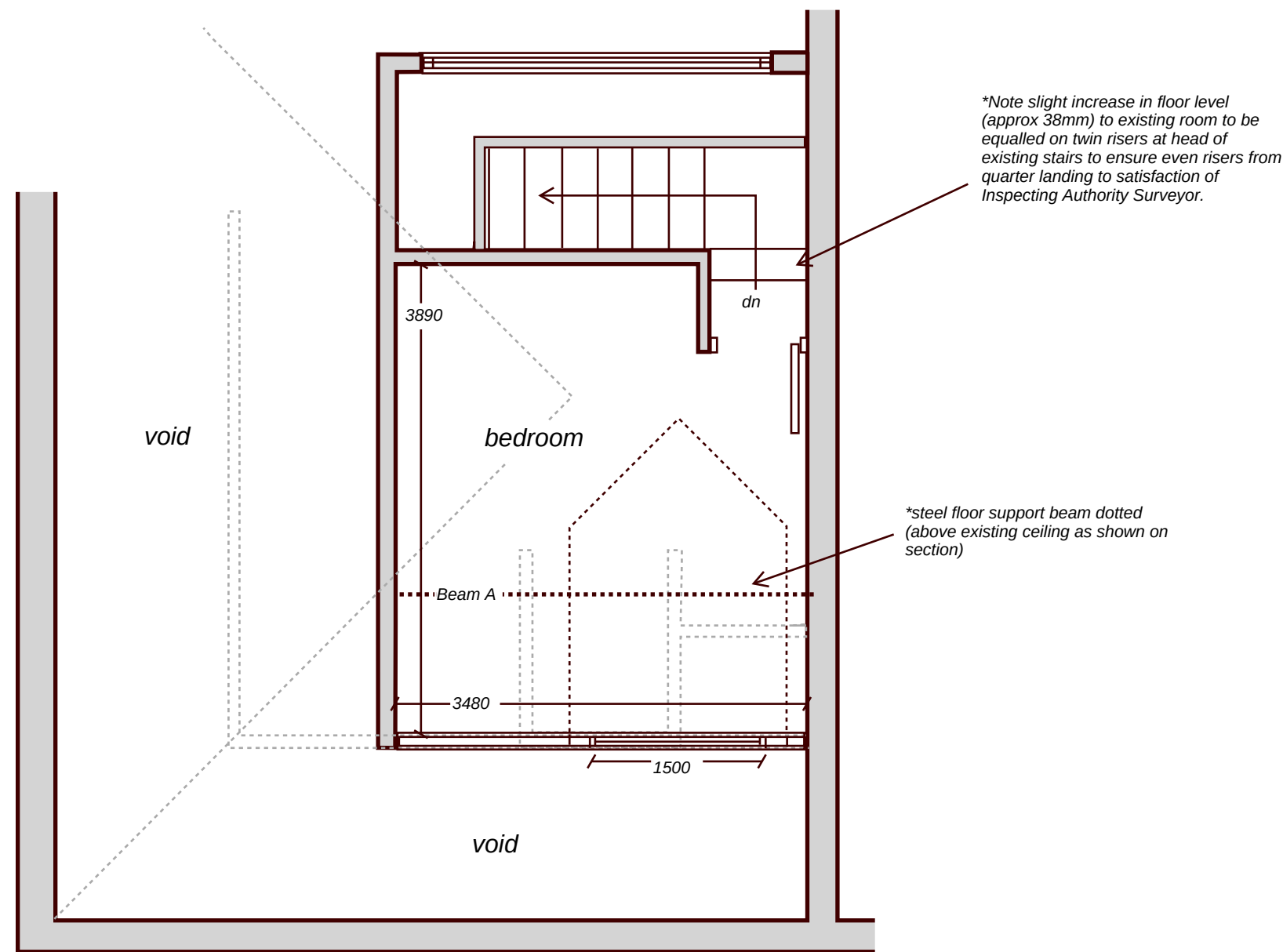




ground floor layout plan



proposed first floor layout plan

Important Note:
This drawing has been prepared for submission to the Inspecting Authorities 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.
This drawing is not to be reproduced without prior consent.

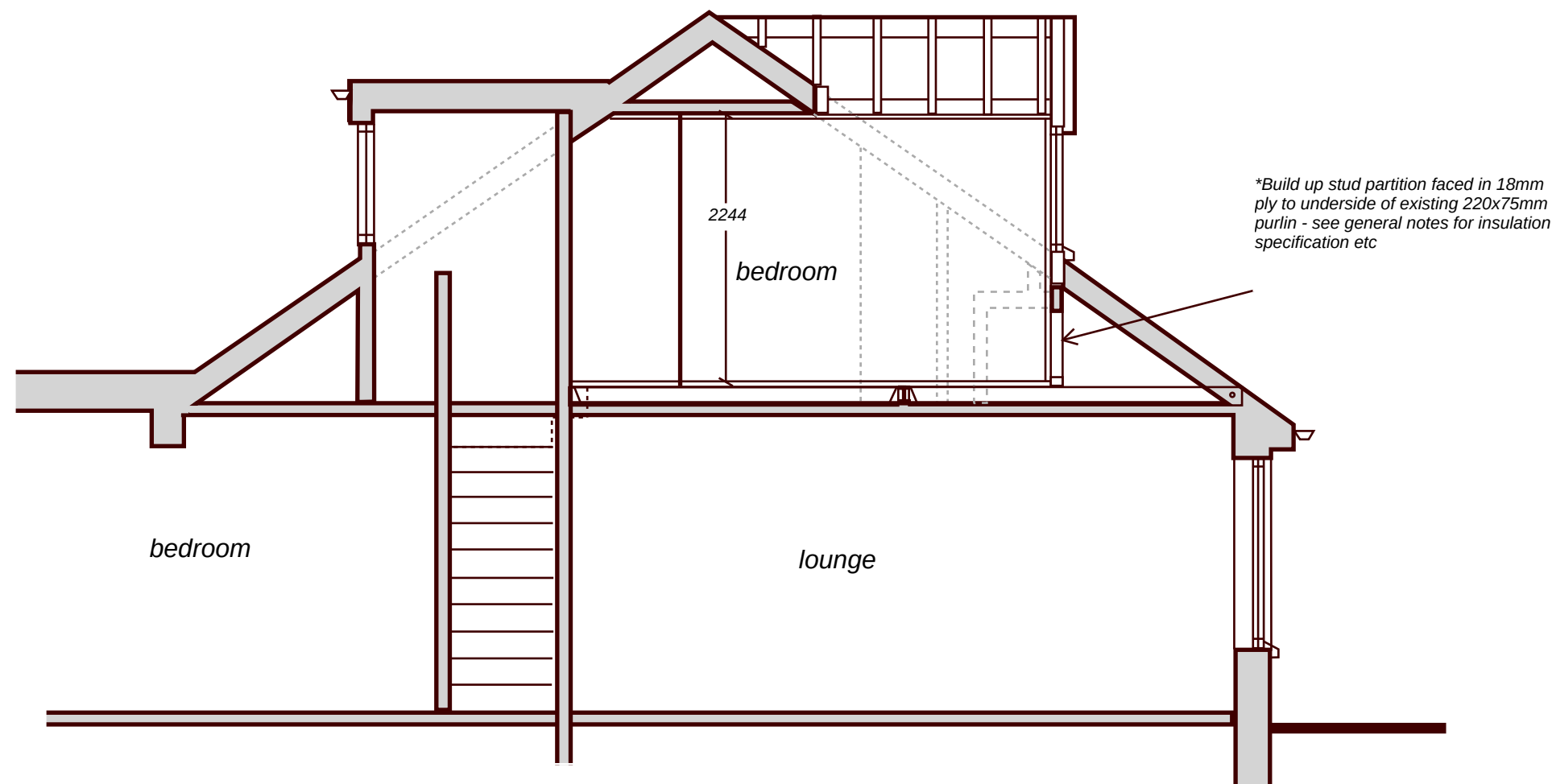
Proposed Front Dormer Window
at 7 Haldearn Avenue, Caverswall, Staffs. ST11 9EH

Scale 1-50 (A1) - proposed layout Dwg ref HA2b Nov 2023

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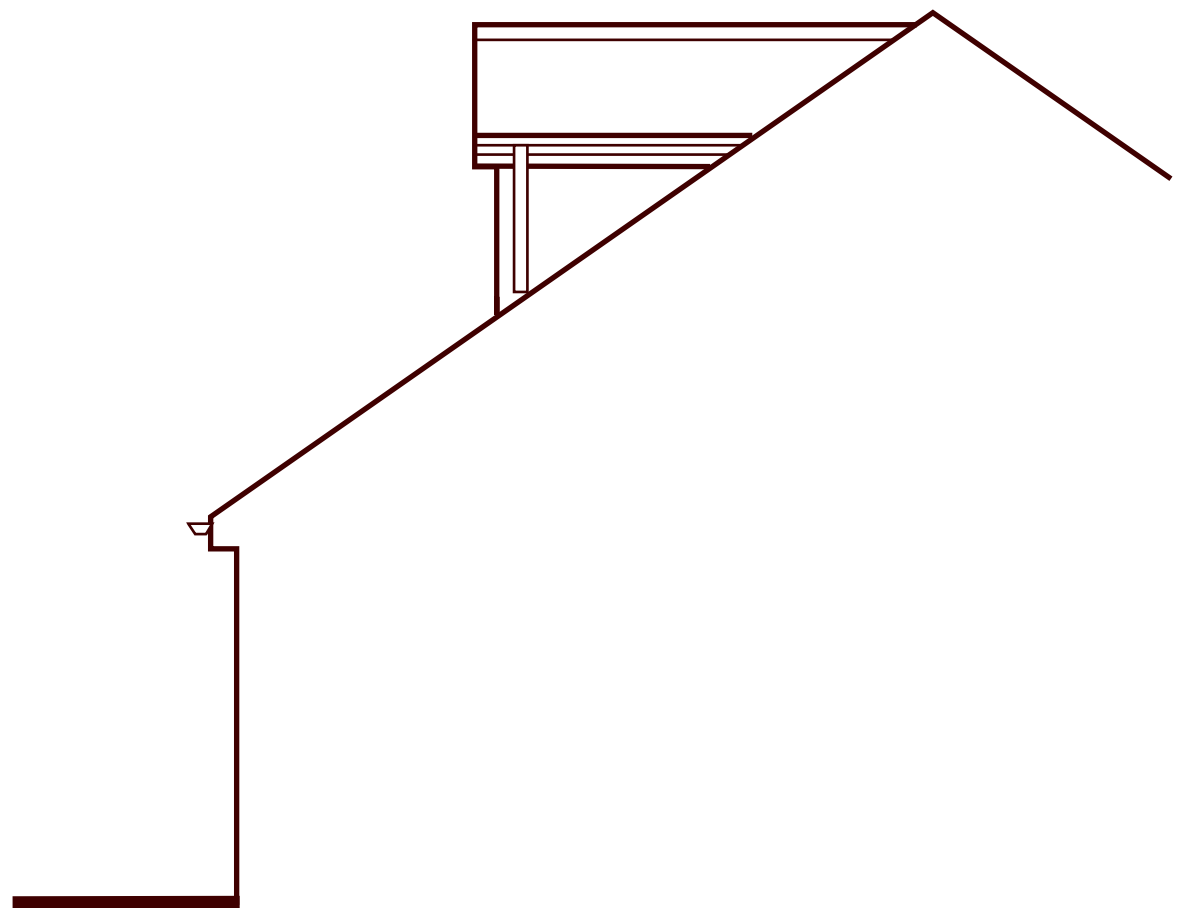
proposed front elevation



proposed section view



proposed side elevation to drive



proposed side elevation to boundary

***Preliminary Works:**
Carefully assess existing roof conversion to verify elements of structure used in the floor etc can be adequately retained as part of floor upgrade and strengthening.
Plan construction programme to ensure minimum disturbance and exposure to living space - ensure that new beam A is set clear of ceiling joists to avoid localised disturbance to lounge ceiling.
Remove all rubble from site to approved tip facility. Assess existing ground floor lounge / dining area wall below as load bearing as assumed to support existing purlin end bearings.

***New Dormer Frame:**
Strip back existing tiles and battens etc and prop roof to form new full dormer frames new double rafters under dormer sides bolted together at 600mm max centres. Face dormer frame with selected tile hanging or v joint pvc cladding 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 (100mm) or similar approved insulation board to manufacturer specification and internal lining of 18mm plywood to receive Celotex PL4000 (62.5mm) 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 0.18 w/m2K U-Value.

***New Dormer Roof:**
Plain double lap tiles to match existing fixed in place in accord with manufacturer specification and BS5534 on treated battens on approved breathable membrane over 125x50 sw C16 rafters at 400mm centres and 100x50 sw C16 ceiling ties plus 170x38mm ridge member, roof insulation to achieve max 0.15 w/m2K U-Value.

***Note:** Strip back existing front dormer roof and replace with new tiled roof and side frame to above specifications.

***Insulation to Roof Space:**
Subject to client requirements to upgrade insulation values horizontal ceilings to have 150mm rock wool between joists and a further 150mm thickness laid across joists. Note: This or similar construction to achieve max 0.15 w/m2K U-Value.

***Pitched ceilings:** to have Celotex GA400 (100mm) insulation board between rafters ensuring min 50mm air gap behind roof membrane and under-draw with Celotex PL 4060 insulation backed plasterboard (60mm+12.5mm plasterboard)incorporating vapour check membrane all to manufacturer specification - insulate to full length of rafters.
Note: This or similar construction to achieve max 0.15 w/m2K U-Value.

***Insulation in Timber Partitions (Roofspace)**
Subject to client requirements to upgrade insulation values install Celotex GA4000 (100mm) or similar approved insulation board between studs plus additional room side lining of Celotex PL4000 (77.5mm) insulation with laminated 12.5mm plasterboard finish with vapour check membrane.
This or similar construction to achieve max 0.15 w/m2K U-Value.

***Floor**
Lift existing floor finish to examine existing floor construction and replace members as necessary to lay new 21mm t&g boarding across150x50mm sw C24 grade joists at max 400mm centres supported off web of new steel Beam A with galvanised ms joist hangers fixed to comply with manufacturer specification.
Ensure that joist ends run through to existing rafters at front of property and are bolted to rafter feet using M16 bolts and dog tooth steel washers. As necessary pack up from existing wall plate with timber infill beneath new joists.
Where possible lay 200mm Rockwool Flexi between joists to achieve maximum 0.18W/m2K. *Note any notching of floor joists for services to be minimal and compliant with BS5268 part 2-1991.

***Drainage:**
PVC rainwater goods discharging on to existing roof slope

***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 trickle vent (min 8000mm2)

***Fenestration:**
Install high performance double glazed window to client requirements - max 1.40 w/m2 k U-Value fitted with approved escape window casement (min 0.33m2 with max internal cill height of 1100mm)

***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.

***Structural Work:**
Carefully examine existing main house ground floor walls and ensure minimum disturbance occurs during new construction works to ground floor ceiling etc - all to satisfaction of inspecting authority. Make good all disturbance and remove rubble from site.

Refer to Engineers Design Sheets for full Beam and pad stone spec.

Beam Schedule (Grade S355 steel) :-

Steel Beam A - 152x89x16kg UB