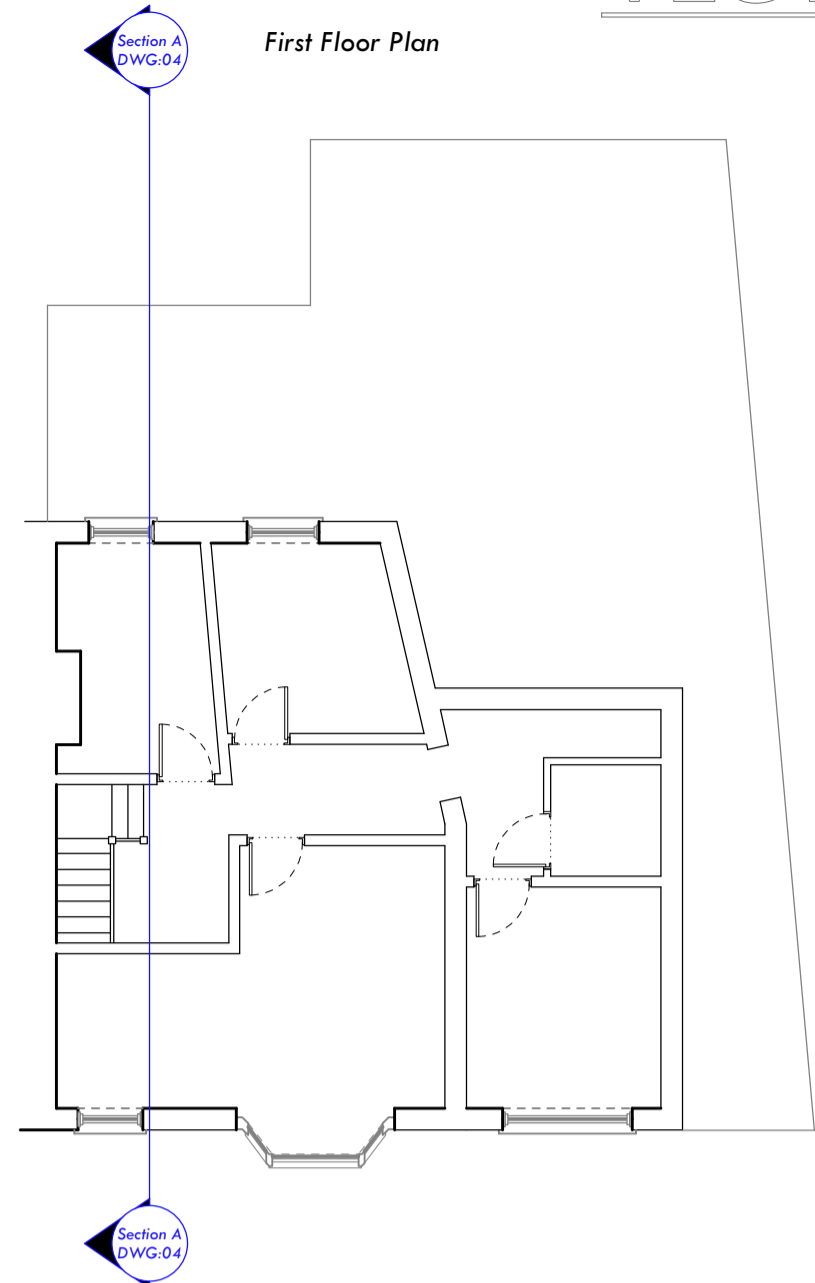
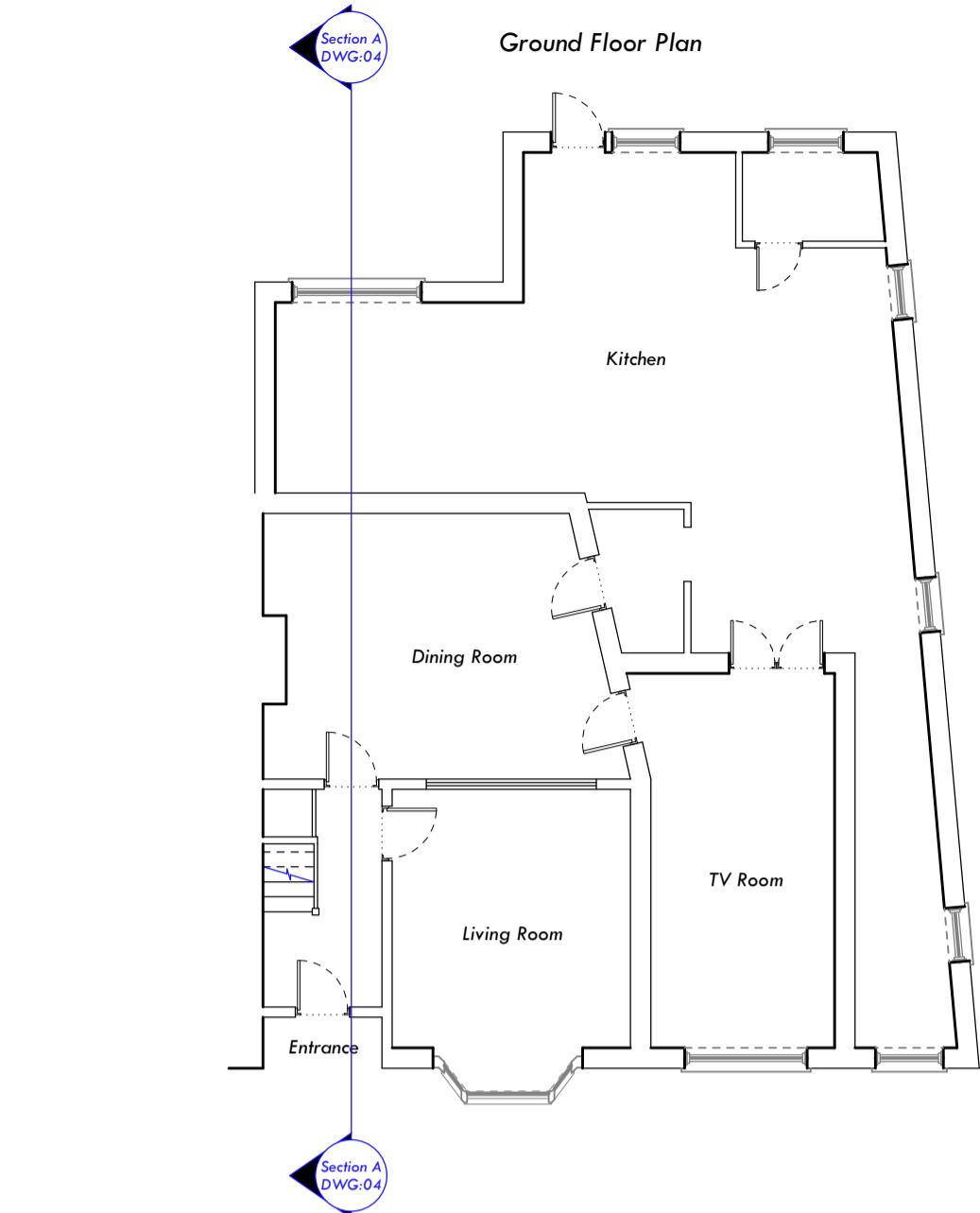


This drawing is prepared to guide the builder when constructing the dormer loft. All measurements must be taken on site by the contractor before ordering/installations. All materials suggested on this drawing must be discussed with appointed BS before installation if unsure.



Loft Plan (Proposed)

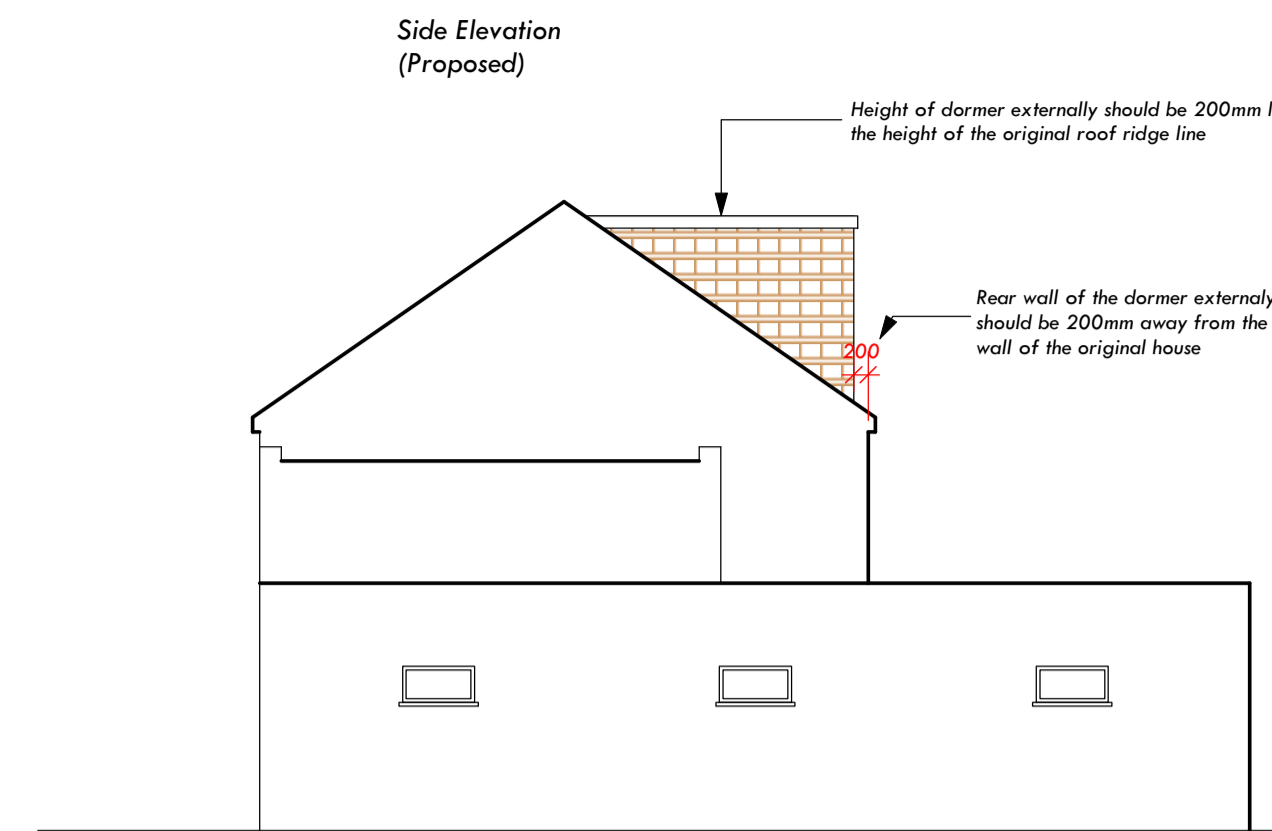
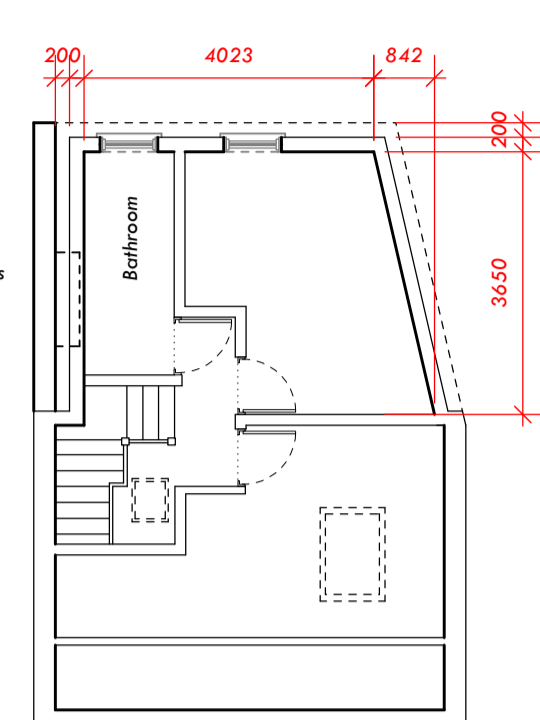
Rear wall of dormer to be set back by 250mm from the eave overhang. The construction of dormer will be set back by 200mm from the rear wall and 400mm away from the eave overhang. Windows on rear wall of dormer should be aligned with the windows on the lower level.

Dormer cheek to be constructed 200mm away from boundary.

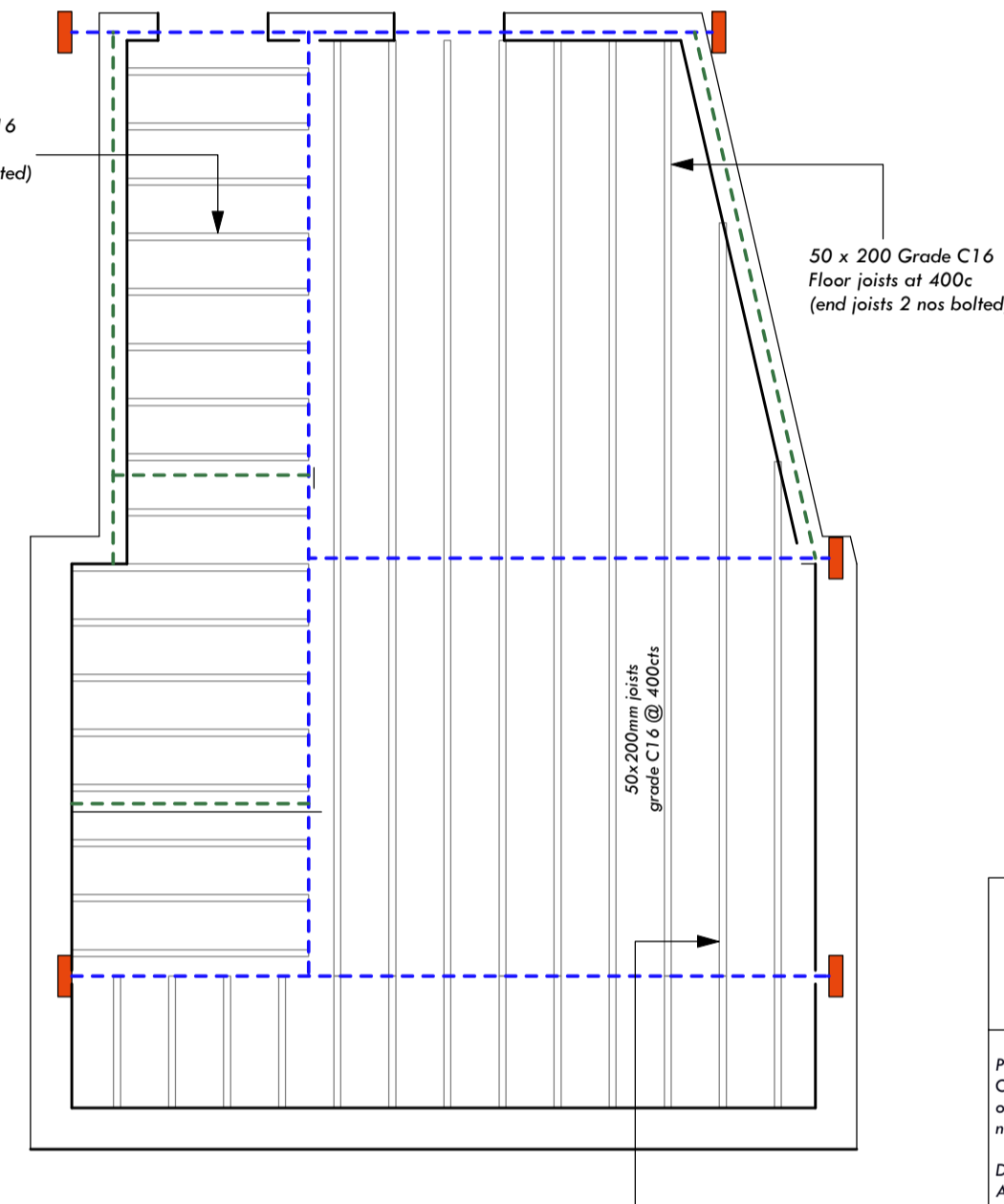
Dormer cheek walls to be finished with matching materials with the original house.

Total internal space of dormer including stairs and partition walls: 16.23 Sq2
Volume: 16.22 X 2.2 (Height) = 35.69 Sq2
The added volume of the dormer is a total of 35.69 Sq2. The PD Allowance is 40 Sq2. Contractor to measure/calculate to ensure the dormer is with the PD Allowance.

Materials used in any exterior work shall be of a similar appearance to match the original house.



Loft floor Joist Plan Scale: 1:50



Rear Elevation (Proposed)

3 Layers of felt over mineral chipping on 18mm exterior quality ply laid to falls 1:60 on 50mm sw ferrings fixed over 50x150mm sw. C24 joists at 400mm cts.

Height of dormer externally should be 200mm lower than the height of the original roof ridge line.

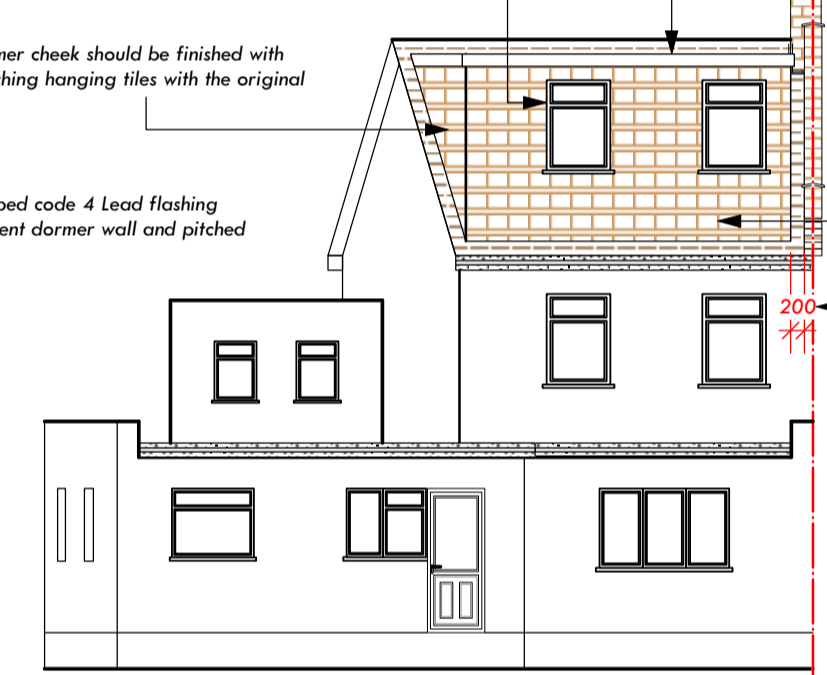
Window opening should be at 1.7m from floor level.

Dormer cheek should be finished with matching hanging tiles with the original roof.

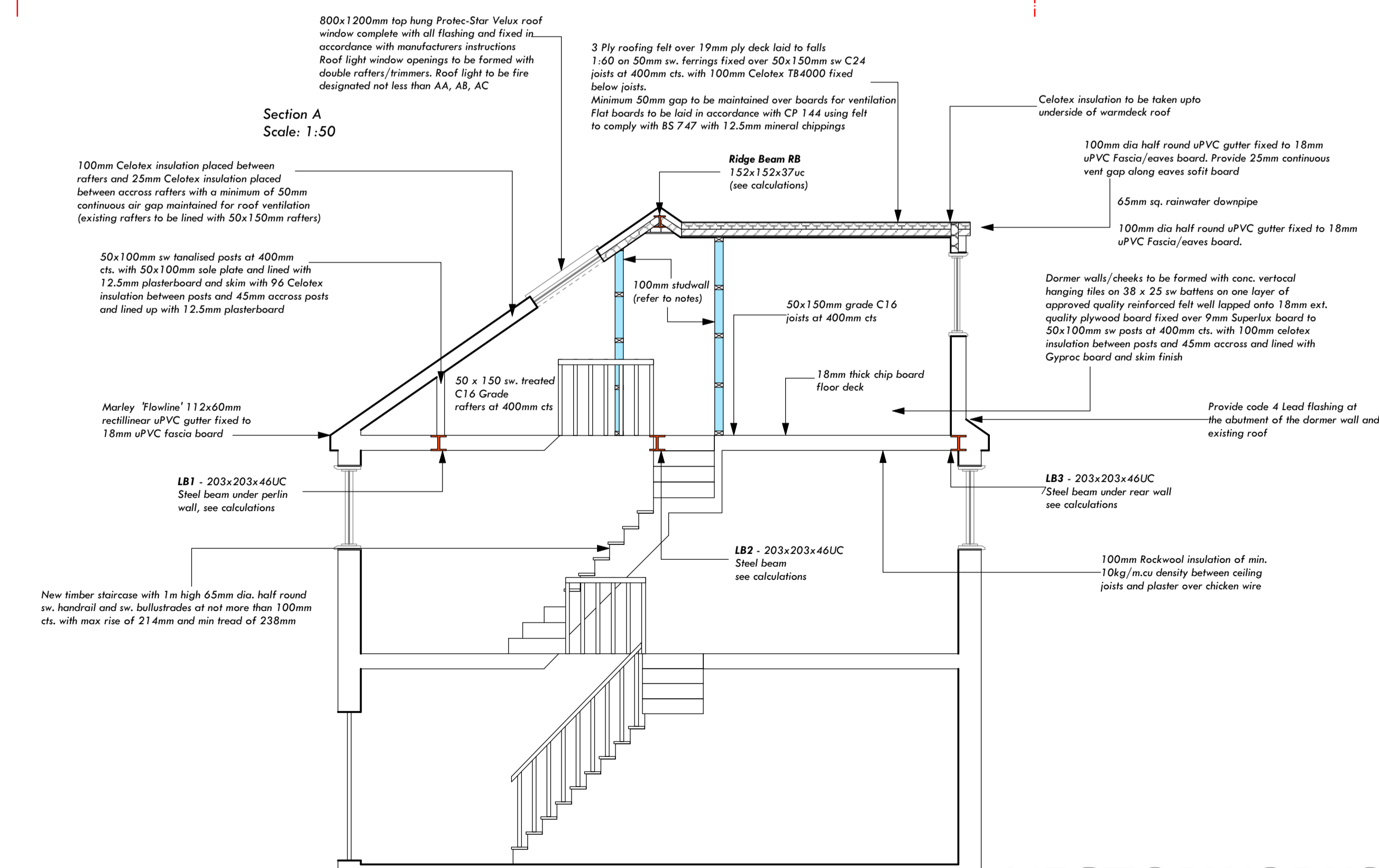
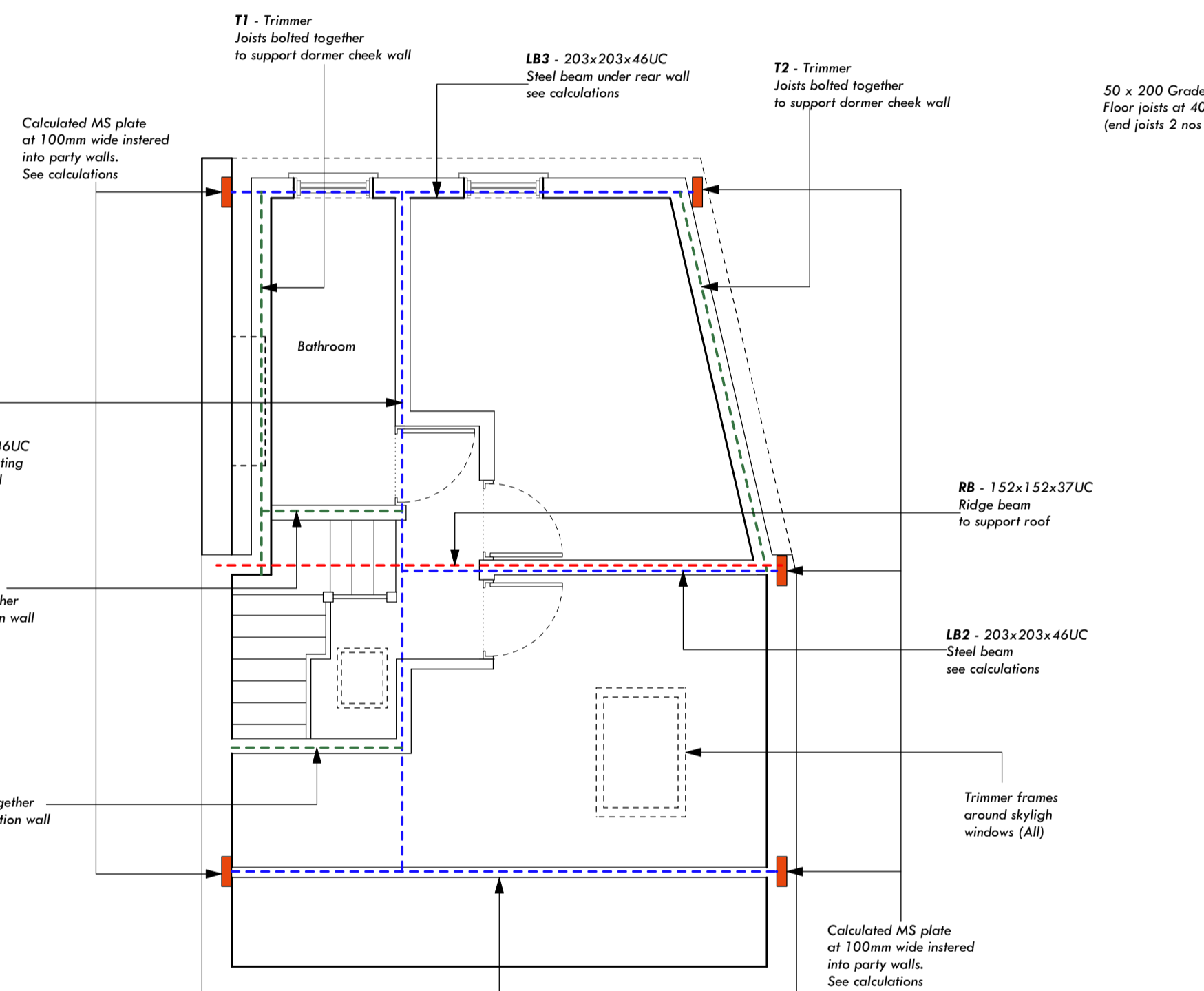
Provide stepped code 4 Lead flashing along abutment dormer wall and pitched roof.

Hanging tiles should be of matching colour with the original roof tiles.

Dormer cheeks should be constructed 200mm away from the party walls.



Structure Plan Scale: 1:50



Means of Escape and Safety Glass

Smoke alarms to be provided at every landing, smoke detectors to be interlinked run from mains supply with a separate fuse and call back up. Smoke detectors to be in accordance with BS 8339 pt.1.

First floor windows to have an unobstructed min opening of 0.33m sq. with min clear opening dimension of 450mm height and 450mm in width and situated 800mm above floor level.

Glazing within 800mm from FFL shall be toughened or laminated (below 1500mm if within a door or 300mm of a door) all glass and glazing to conform to BS 6262, BS 952 and BS57.13.

All doors apart from bathroom doors may require an upgrade to FD30 doors with 25mm thick door stops glued and screwed to door frames.

All fire doors to be fitted with 3nos stainless steel hinges.

Conservation of Fuel & Power

If new boiler is installed, the new boiler to be condensing boiler with 'SEDBUK' rating of not less than 90%. Boiler to be fitted with digital programmer and thermostatic control valves fitted to all radiators.

New boiler to be installed and tested by a 'Gas Safe' engineer and on completion, a copy of the installation and test certificate to be submitted to building control signed by the Gas Engineer. All radiators to be fitted with thermostatic control valves.

Drainage and Plumbing

WC to be connected to 100mm DIA SVP VIA. 100mm DIA uPVC Stun stock with 100mm DIA. Branch waste pipes. Bath, WHB and kitchen sink to be fitted with 75mm deep seal trap and fitted with 38mm DIA uPVC waste pipes and where waste is combined, waste pipes to be 50mm DIA uPVC pipe. Ridding access to be provided to give access to any length of discharge pipes at all bends. Provide ridding access to SVP where SVP is over floor level.

Means of Ventilation

Natural ventilation of all habitable rooms to be provided by windows with min. opening of 1/20th the floor area of the room and part of the opening at least 1.75m above g.f.l level. Background ventilations of habitable rooms to be provided by controlled trickle ventilators of min area 8000sq.m.

Kitchen to be provided with mechanical extractor fan with humidistat and extraction rate of not less than 60 litres per second and with adjustable integral overrun timer (Vent-Axia Fan type silhouette 150x or similar).

Utility room to be provided with mech. extractor fan with extraction rate of not less than 30 litres per second.

First floor bathrooms to be provided with Vent-Axia Lowatt extractor fan type solo Sel v12 or similar approved, to be fitted with adjustable overrun and to have an extraction rate of 15 litres per second and 3 air changes per hour with a 15 min overrun.

Bathroom extractor fan to be provided with Vent-Axia lowatt extractor fan type solo sel v2 or similar approved, to be fitted with adjustable overrun and have an extraction rate of 15lit per second and 3 air changes p/h with a 15min overrun.

Drainage and Plumbing

All drainage to be executed and tested to the satisfaction of the building control inspectors and in accordance with Thames Water requirements where drain passes under or near foundations.

New below ground drains to be 100mm dia. uPVC drain pipes laid to min fall of 1:40 and nested in 150mm of 10mm nominal size pea shingles. Drains passing through building encased in 150mm pea shingle surrounding and where passing through wall, bridged with RC lintel over.

Gable Wall

Where indicated, gable wall to be constructed with 215mm thermally broken block with 20mm waterproof external render to match existing and lined internal with 65mm Celotex insulation board. Gable wall to be laterally restrained to first floor at ceiling level and pitch roof at roof level with stainless steel metal straps at 1.2m cts both horizontally and vertically.

Electricity

All electrical alteration works are to be installed and tested in accordance with BS 7271 (I.E. E wiring regulations 17th Ed). On completion, a copy of the installation and test certificate to be submitted to building control signed by a suitable electrician registered on a Competent Person Scheme.

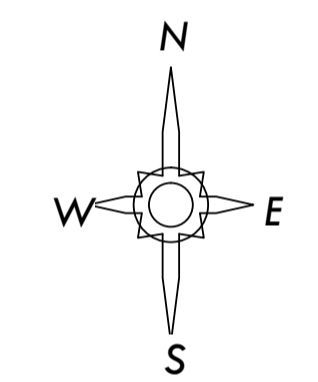
All new light fittings to be energy efficient light fittings.

Dormer Walls / Cheeks

Dormer walls (front and cheeks) to be constructed with conc. vertical tiles on 38x25mm sw battens on one layer of approved re-inforced felt wall lapped on to 12mm thick external quality plywood board fixed to 50x100mm sw vertical posts at 400mm cts over 50x100mm sole plate placed across floor joists.

Dormer cheek to have additional 9mm superlux fire board lining of class 'O' Fire spread over 12mm thick plywood.

double stud to be provided at reveals and corners of dormers. Provide 100mm Celotex insulation between vertical posts and 25mm across and line wall internally with 12.5mm Gyproc plasterboard and skim finish.



Dormer Loft PD Drawing No.: 01 of 01

Please note that before building works Commences; it is the responsibility of builders or owner to serve party wall notices to all neighbours.

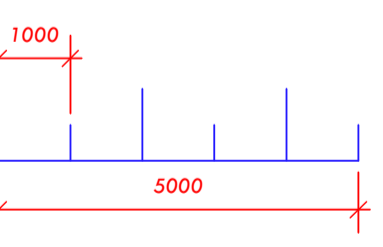
Dimensions

All dimensions to be checked on site. Contractor to check site thoroughly before work starts and report any discrepancies.

Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any work, making workshop drawings or buying any materials.

Note: simple dimension check of the site has been conducted in order to prepare this scale drawing. Proposed designs have been provided by the client and final designs on this drawing have been approved by the client.

No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any work. The drawing does not indicate or imply the structural condition of the existing property. The drawings have been prepared for assistance in the preparation of details for planning purposes only. No check dimensions have been taken.



Stylish Interiors & Architecture

020 8552 3999 07947444103
info@style-ish.org.uk

Project:	E4 BSR
Drawing Title:	Dormer Loft PD
Drawing Number:	01 of 01
Scale:	1:100 & 1:50
Date:	15/11/2017
Client:	

