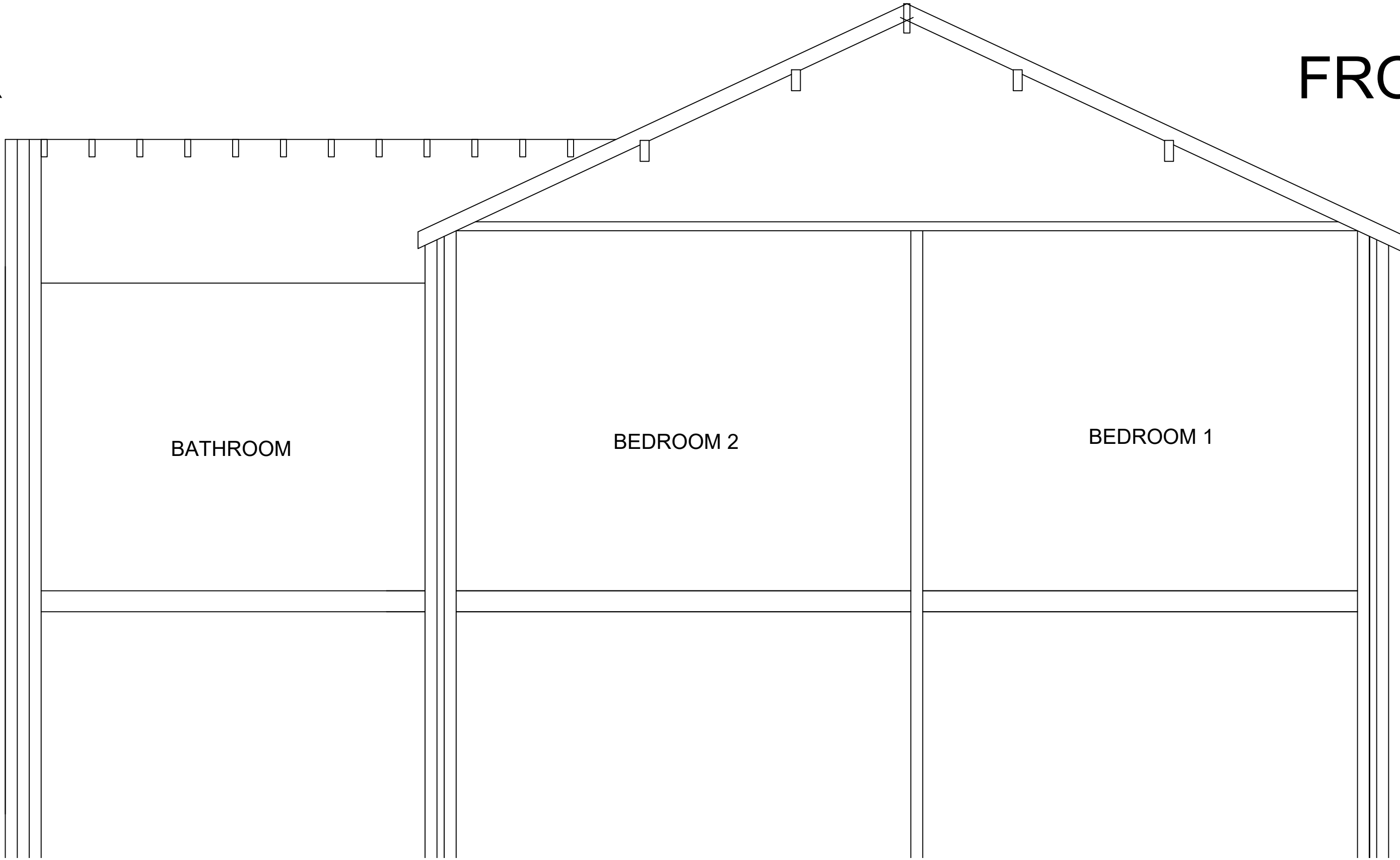


REAR

FRONT



SECTION THROUGH EXISTING ROOF
(SCALE 1:30)

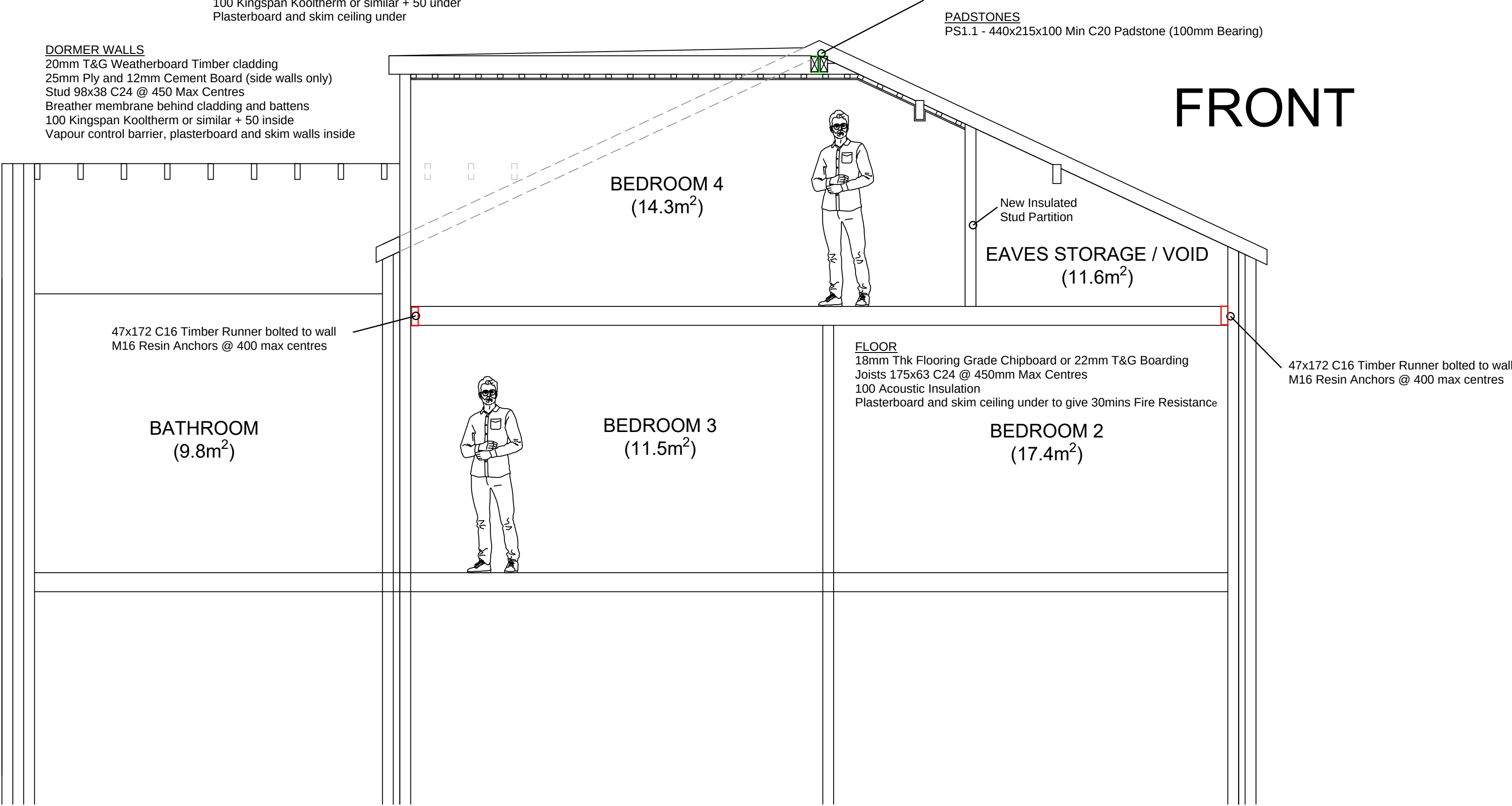
DORMER ROOF
EDPM Roof Membrane on 18mm Ply Boarding
Joists 150x47 C24 @ 450 Max Centres + water flow 4/2
shaved on top and roof battens to create vent space
100 Kingspan Kooltherm or similar + 50 under
Plasterboard and skim ceiling under

RIDGE BEAM
B1.3 - 152x152x23 UC S355 (108kg Total Weight)
PADSTONES
PS1.1 - 440x215x100 Min C20 Padstone (100mm Bearing)

DORMER WALLS
20mm T&G Weatherboard Timber cladding
25mm Ply and 12mm Cement Board (side walls only)
Stud 98x38 C24 @ 450 Max Centres
Breather membrane behind cladding and battens
100 Kingspan Kooltherm or similar + 50 inside
Vapour control barrier, plasterboard and skim walls inside

REAR

FRONT



SECTION THROUGH PROPOSED DORMER ROOF
(SCALE 1:30)

FLOOR
18mm Thk Flooring Grade Chipboard or 22mm T&G Boarding
Joists 175x63 C24 @ 450mm Max Centres
100 Acoustic Insulation
Plasterboard and skim ceiling under to give 30mins Fire Resistance

Form room in a roofspace as shown.
(DS) Provide mains operated smoke detectors linked as shown.
Refer to calculations for beam/joist sizes.

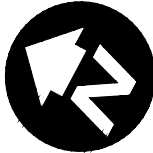
Enclose staircase in 100mm x 50mm studding 12.5mm plasterboard both sides.
Stud walls to room sides to have vapour barrier with taped joints and fibreglass insulation if applicable.
Form staircase 720mm wide 191mm rise 220mm going min 50mm winder width min 2.0m headroom/1.80m minimum as diagram 3 Part K handrail/balustrade min 900mm high max gap between balustrades 100mm. (Details as per StairBox drawing)
All habitable first floor windows to be escape quality and between 800 & 1.1m high from finish floor level
Internal stud walls 68mm x 38mm studs with 12.5mm, plasterboards with 3mm skim finish with a density of 10kgm2

Beams which use the existing party wall for support to be fitted with 12.5mm fireline boards for fire stop purposes.

Hollow type doors "egg crate" to be replaced with solid doors, 3 hinges and point 3 being applied below if relevant.

Gable restraint straps should be provided if the original straps have been removed in order to install the new structure
Ensure any existing walls used for loading of beams/structure are suitable to take the addition loads
Mains wired battery backup smoke alarms to be fitted as shown to meet BS5839-6
Mechanical ventilation to be provided to new bathrooms giving Min 15litres per second extraction. All extracts to discharge to external air. fans to have min 15min overrun due to room not having a window.
All drainage to be discussed and agreed on site between principal contractor and inspector.
All materials used should comply with the appropriate British standards or Agreement Certificates.
Standards of workmanship should meet BS 8000 series.
All electrical work to meet changes to PART P April 2013 regulations BS 7671, designed, installed and tested by a competent person, notifiable work will be certified and registered under a competent person scheme such as NICEIC/NAPPIT, a electrical installation certificate will be provided
Proposed landings to new staircase case to be at least as deep as the staircase is wide
Ensure thermal elements do not exceed those set out in Table 3 LB1
Wall Cavity insulation 0.55
Wall external or internal insulation 0.3
Floor 0.25
Pitched roof insulation at ceiling level 0.16
pitched roof insulation between rafters 0.18
flat roof or roof with integral insulation 0.18.
Trim round rooflights with double rafters.
Fit Code 4 lead flashing's and soakers as necessary
Provide slate/tile vents at high/low level as shown.
This drawing is to be used only for Building Regulation / Planning submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
All work to be carried out to satisfaction of Local Authority.
Prior to commencement of work on site, Principal contractor/Building Owner to produce a method statement with regard to safety of occupiers/employees during building operations.
Builder to allow for safe support of existing/ new structure during contract

Drawings to be read in conjunction with Structural Engineers sketches and calculations



Red Leaf Property Solutions			
Design Stage	Discipline/Function		
Planning	Construction		
Drawing Title	Drawn	Checked	Approved
116 Church Street West Radcliffe Sections through Existing & Proposed Roof	---	---	---
	Date	Scale	Size
	18/12/23	-	A1
Drawing No.	BBD001-A-DR-1002		Rev.
			P02