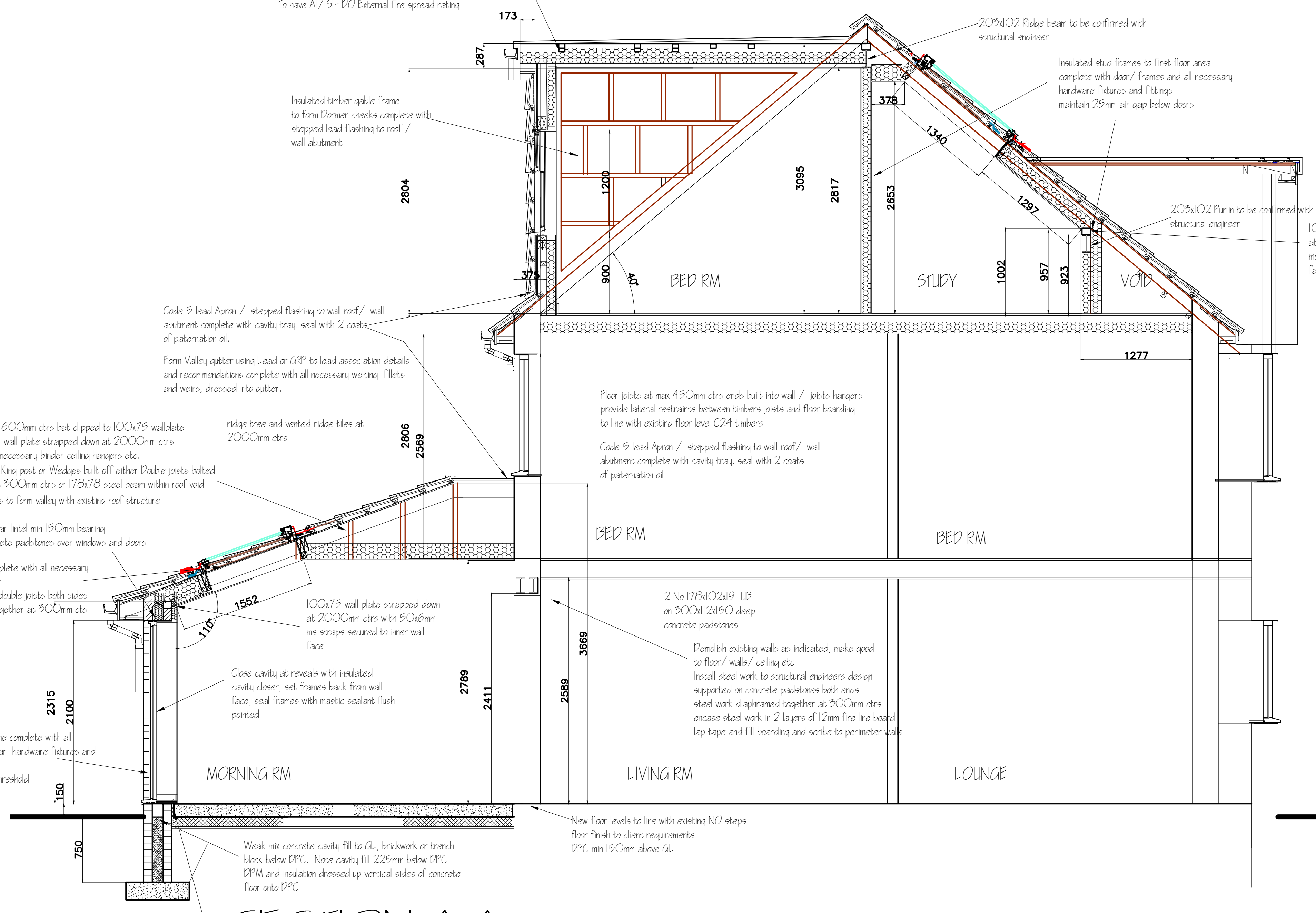
Window fenestration to match existing
Glazed area 1/ 10th floor area
opening light 1/ 20th floor area
Escape window as gen spec notes
frames set back from wall face and sealed with
mastic sealant flush pointed
Windows to achieve min 1.4 W/ m2 U value



SECTION A A

Roof comprising single ply membrane to manufacturers instructions
on 150mm Kingspan or similar flat roof insulation on ex grade ply wood
on firring pieces laid to fall min 1:40 on 50x175 C16 roof joists
Falls to flat roof as per BS 6229:2016
To have AA, AB, or AC External fire spread rating
To have A1/ S1- D0 External fire spread rating

Insulated timber gable frame
to form Dormer cheeks complete with
stepped lead flashing to roof /
wall abutment

203x102 Ridge beam to be confirmed with
structural engineer

Insulated stud frames to first floor area
complete with door/ frames and all necessary
hardware fixtures and fittings.
maintain 25mm air gap below doors

203x102 Purlin to be confirmed with
structural engineer

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment complete with cavity tray. seal with 2 coats
of paternation oil.

Form Valley gutter using Lead or GRP to lead association details
and recommendations complete with all necessary welting, fillets
and weirs, dressed into gutter.

Floor joists at max 450mm ctrs ends built into wall / joists hangers
provide lateral restraints between timbers joists and floor boarding
to line with existing floor level C24 timbers

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment complete with cavity tray. seal with 2 coats
of paternation oil.

Rafters at 600mm ctrs bat clipped to 100x75 wallplate
and purlins, wall plate strapped down at 2000mm ctrs
provide all necessary binder ceiling hangers etc.
100x100 King post on Wedges built off either Double joists bolted
together at 300mm ctrs or 178x78 steel beam within roof void
Trim rafters to form valley with existing roof structure

ridge tree and vented ridge tiles at
2000mm ctrs

1G or similar lintel min 150mm bearing
onto concrete padstones over windows and doors

Velux windows complete with all necessary
flashings seals etc
Trim out roof with double joists both sides
of frame bolted together at 300mm cts

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face

2 No 178x102x19 UB
on 300x112x150 deep
concrete padstones

Demolish existing walls as indicated, make good
to floor/ walls/ ceiling etc
Install steel work to structural engineers design
supported on concrete padstones both ends
steel work diaphramed together at 300mm ctrs
encase steel work in 2 layers of 12mm fire line board
lap tape and fill boarding and scribe to perimeter walls

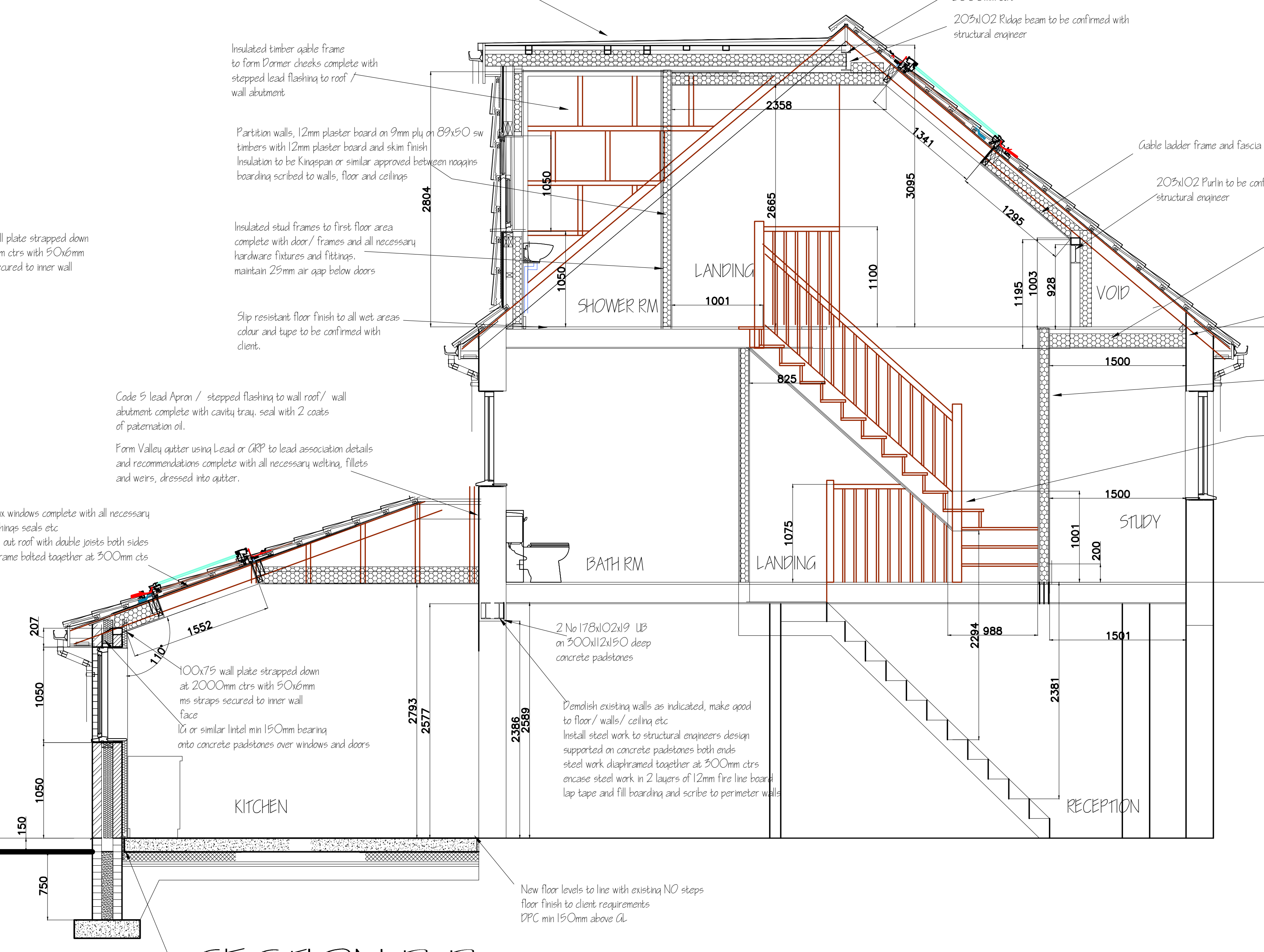
Close cavity at reveals with insulated
cavity closer, set frames back from wall
face, seal frames with mastic sealant flush
pointed

Patio doors and frame complete with all
necessary sliding gear, hardware fixtures and
fittings.
Elementex 2 cill to threshold

New floor levels to line with existing NO steps
floor finish to client requirements
DPC min 150mm above GL

Weak mix concrete cavity fill to GL, brickwork or trench
block below DPC. Note cavity fill 225mm below DPC
DPM and insulation dressed up vertical sides of concrete
floor onto DPC

DPM and 25mm insulation dressed up
vertical sides of concrete onto DPC
weak mix concrete cavity fill to GL
brickwork or trench block only below DPM
Note- Depth of gable wall foundations to be
checked on site due to varying Ground Levels
between adjacent property. Depth of foundation
min 750mm below lowest level of existing structure



SECTION B B

Roof comprising single ply membrane to manufacturers instructions
on 150mm Kingspan or similar flat roof insulation on ex grade ply wood
on firring pieces laid to fall min 1:40 on 50x175 C16 roof joists
Falls to flat roof as per BS 6229:2016
To have AA, AB, or AC External fire spread rating
To have A1/ S1- D0 External fire spread rating

Insulated timber gable frame
to form Dormer cheeks complete with
stepped lead flashing to roof /
wall abutment

Partition walls, 12mm plaster board on 9mm ply on 89x50 sw
timbers with 12mm plaster board and skim finish
Insulation to be Kingspan or similar approved between noggins
boarding scribed to walls, floor and ceilings

Insulated stud frames to first floor area
complete with door/ frames and all necessary
hardware fixtures and fittings.
maintain 25mm air gap below doors

Slip resistant floor finish to all wet areas
colour and type to be confirmed with
client.

ridge tree and vented ridge tiles at
2000mm ctrs

203x102 Ridge beam to be confirmed with
structural engineer

Gable ladder frame and fascia

203x102 Purlin to be confirmed with
structural engineer

Floor joists at max 450mm ctrs ends built into wall / joists hangers
provide lateral restraints between timbers joists and floor boarding
to line with existing floor level C24 timbers

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face

Insulated stud frames to first floor area
complete with door/ frames and all necessary
hardware fixtures and fittings.
maintain 25mm air gap below doors

Stair case to Part K of the currant building regs and general spec notes

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment complete with cavity tray. seal with 2 coats
of paternation oil.

Form Valley gutter using Lead or GRP to lead association details
and recommendations complete with all necessary welting, fillets
and weirs, dressed into gutter.

Velux windows complete with all necessary
flashings seals etc
Trim out roof with double joists both sides
of frame bolted together at 300mm cts

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face
1G or similar lintel min 150mm bearing
onto concrete padstones over windows and doors

2 No 178x102x19 UB
on 300x112x150 deep
concrete padstones

Demolish existing walls as indicated, make good
to floor/ walls/ ceiling etc
Install steel work to structural engineers design
supported on concrete padstones both ends
steel work diaphramed together at 300mm ctrs
encase steel work in 2 layers of 12mm fire line board
lap tape and fill boarding and scribe to perimeter walls

New floor levels to line with existing NO steps
floor finish to client requirements
DPC min 150mm above GL

DPM and 25mm insulation dressed up
vertical sides of concrete onto DPC
weak mix concrete cavity fill to GL
brickwork or trench block only below DPM
Note- Depth of gable wall foundations to be
checked on site due to varying Ground Levels
between adjacent property. Depth of foundation
min 750mm below lowest level of existing structure

PITCHED ROOF
Natural slate / interlocking tiles with min lap and fixings as agreed with
Building control Authority and in accordance with manufacturers recommendations on 50x25 mm sw battens
on Tyvek Supro membrane (type 5Uat eaves) or other approved underlay on roof trusses / rafters to
approved manufactures design at 600mm max. centres to BS 5268 Part 3100x25 s.w.bracing also
in accordance with BS 5268. Wall plates to be 100x75mm (unless other wise stated on drawings) strapped
down to wall at 2.0m ctrs with 50x5mm galvanised m.s. restraint anchors blockwork at each gable at ceiling
and verge / parapetlevelat 2.0m ctrs, 200x25 PVCu fascia boards with membrane providing ventilation
in accordance with Part F of the Building Regulations.
Provide insulation at ceiling level consisting of 2 layers of150mm & one 100mm layer of mineral wool .
The first layer set parallel to ceiling joisys, second layer set at 90 deg.to ceiling joists and third layer set
parallel to ceiling joists.
Ceiling to consist of 15mm Gyproc wall board TEN with 3mm skim finisk
U value to achieve 0.14W/ mK

Interlocking tiles, mechanically fixed with Terracotta ridge laid broken bond with min head lap
of 75 mm to match existing as near as possible on 40x25 softwood batons (wire cut or
improved nails) gauge and lap as per manufactures recommendations for a pitch of ----- deg
on Andersons or similar twin flex Type F reinforced under slating fel (tbreathable to BS 747)
Felt to be fixed with second galvanised nails, 20mm into rafter with min 150mm over laps
and 50mm dressing into gutters.
Flashings to Code 4 with laps and felt fixed into brickwork with lead wedges.

New external wall comprising of facing brick to match existing
outer leaf, 125mm cavity with Dritherm 100 insulation,
100mm Celcon standard blockwork (K=0.16) with 52.5mm insulated
plaster board finish to achieve 0.18 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm
vertical ctrs staggered each line, ctrs reduced to 300mm around
openings

New doors and windows to be double glazed with 20mm gap between
panes filled with Argon gas with inner pane having lo E coating to achieve
1.6w/ m2K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm
above floor level in doors and side panels to be safety glass to conform to
BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit
thermal bridging and air leaks
All work to comply with Domestic building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety)
and will be designed, installed Inspected and tested by a person registered
with a competent persons scheme

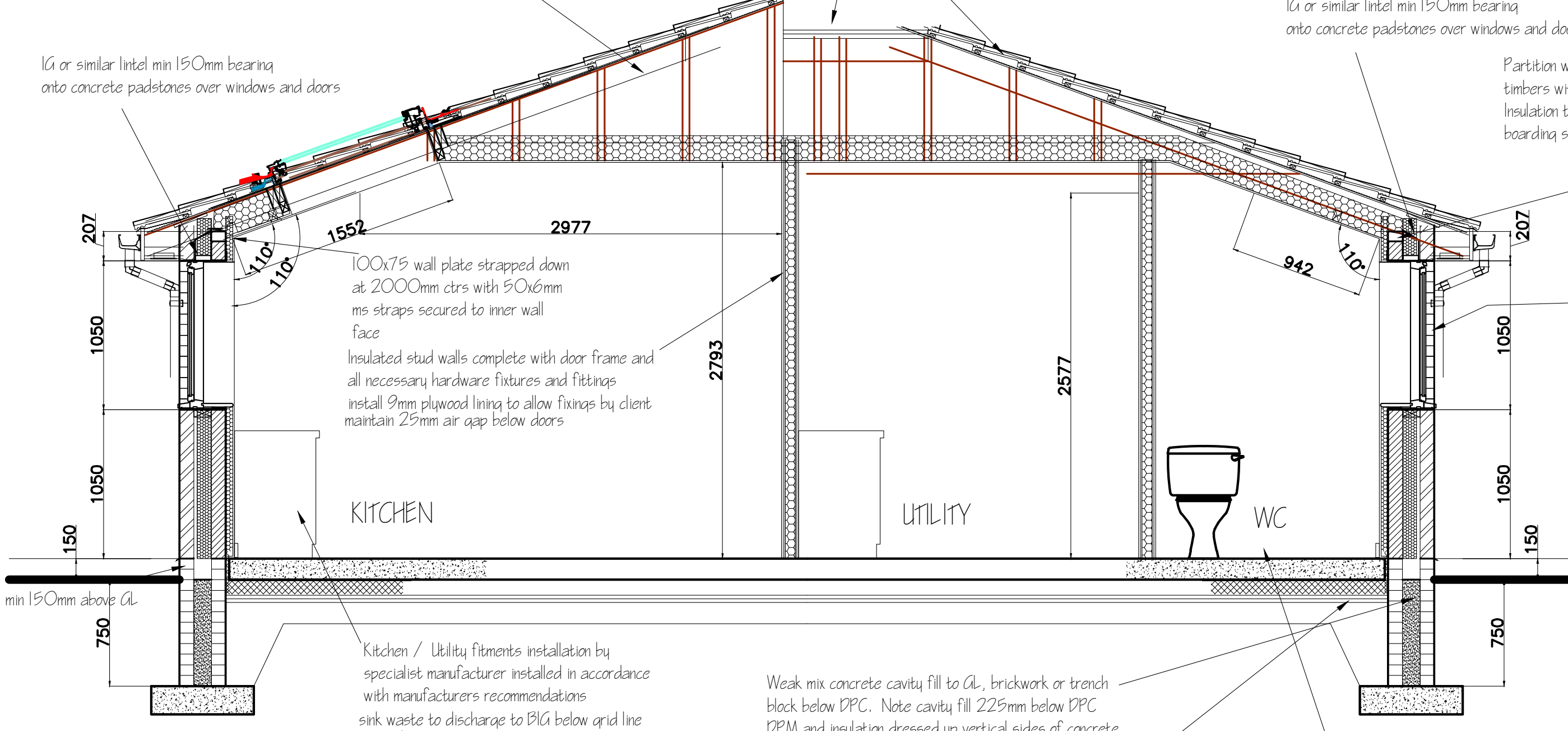
150mm concrete slab with floated finish on VISQUEEN
on 110 celotex XR4000 or equivalent floor insulation
on 1200 guage DPM lapped onto DPC on 25mm sand blinding on
consolidated hardcore. Provide 25mm ridged insulation to the edge
of the slab, Provide 100mm dia duct pipe through to air brick
with cavity trays over to vent any existing air bricks / sub floor
Provide Visqueen gas barrier and ventilation installed in strict
accordance with manufacturers instructions and recommendations
Floor comprising 150mm thick concrete slab trowelled smooth to receive
clients finish or screed
A142 anti crack mesh on 110mm Kingspan on 1000g visqueen on sand blinding
on clean well compacted hardcore

PLUMBING
All gutters to be polypipe 100mm Half round / OG on gutter board,
all down pipes to be polypipe 63mm,100mm . PVC single stack soil
and vent pipes (SVPs) to BS 5572 with terminal cage min 900mm
above window opening lights. Where possible air admittance valves to
be included below roof level. Access for maintenance to be provided.
through out stack. 38mm bath wastes, 32mm basin wastes
(or 40mm if wastes length exceeds 1.7m) with deep seal anti-vac traps
to back inlet gullies (BIGs) Combined wastes to be 50mm min.
Where necessary, pipes and hot water vessels to be thermally insulated
with insulation material in accordance with insulation material in accordance
with the heating specification. Ensure boxings for concealed services are
sealed at floor level and ceiling levels and pipes sealed around where penetrating
into hollow construction voids.

Electrical works to be carried out by a competent person scheme member
All wiring and electrical works to be designed, installed inspected and tested
in accordance with the requirements of BS 7671, IEE 17th edition wiring guidance
and building reg. Part P (Electrical Safety) by a member of the LCG competent
person scheme
The competent person is to send to the L.A. a Self-certification certified within
30days of the electrical works completion. Client must receive both a copy of the
Self certification Certificate and a BS 7671 Electrical Test Certificate

LIGHTING
To area effected by building work, provide fixed energy efficient light fittings NLT
(A) 1 per 25m of dwelling floor area* (excluding garages) or part thereof
(B) 1 per 4 fixed lighting fittings
* Assessment is to be based on floor area of extension, newly created created dwelling area
or the area served by the lighting system
Provide light fittings that only take lamps having a luminous efficancy greater than
40 lumens per circuit -watt (power consumed)

NOTE
Any recessed lighting to be correct for location in terms of
FR, electrical safety, dampness, condensation, sound, thermal insulation
and air leakage) App Docs ABCEFLP)



SECTION C C

Rafters at 600mm ctrs bat clipped to 100x75 wallplate
and purlins, wall plate strapped down at 2000mm ctrs
provide all necessary binder ceiling hangers etc.
100x100 King post on Wedges built off either Double joists bolted
together at 300mm ctrs or 178x78 steel beam within roof void
Trim rafters to form valley with existing roof structure

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment complete with cavity tray. seal with 2 coats
of paternation oil.

Form Valley gutter using Lead or GRP to lead association details
and recommendations complete with all necessary welting, fillets
and weirs, dressed into gutter.

1G or similar lintel min 150mm bearing
onto concrete padstones over windows and doors

1G or similar lintel min 150mm bearing
onto concrete padstones over windows and doors

Partition walls, 12mm plaster board on 9mm ply on 89x50 sw
timbers with 12mm plaster board and skim finish
Insulation to be Kingspan or similar approved between noggins
boarding scribed to walls, floor and ceilings

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face
Insulated stud walls complete with door frame and
all necessary hardware fixtures and fittings
install 9mm plywood lining to allow fixings by client
maintain 25mm air gap below doors

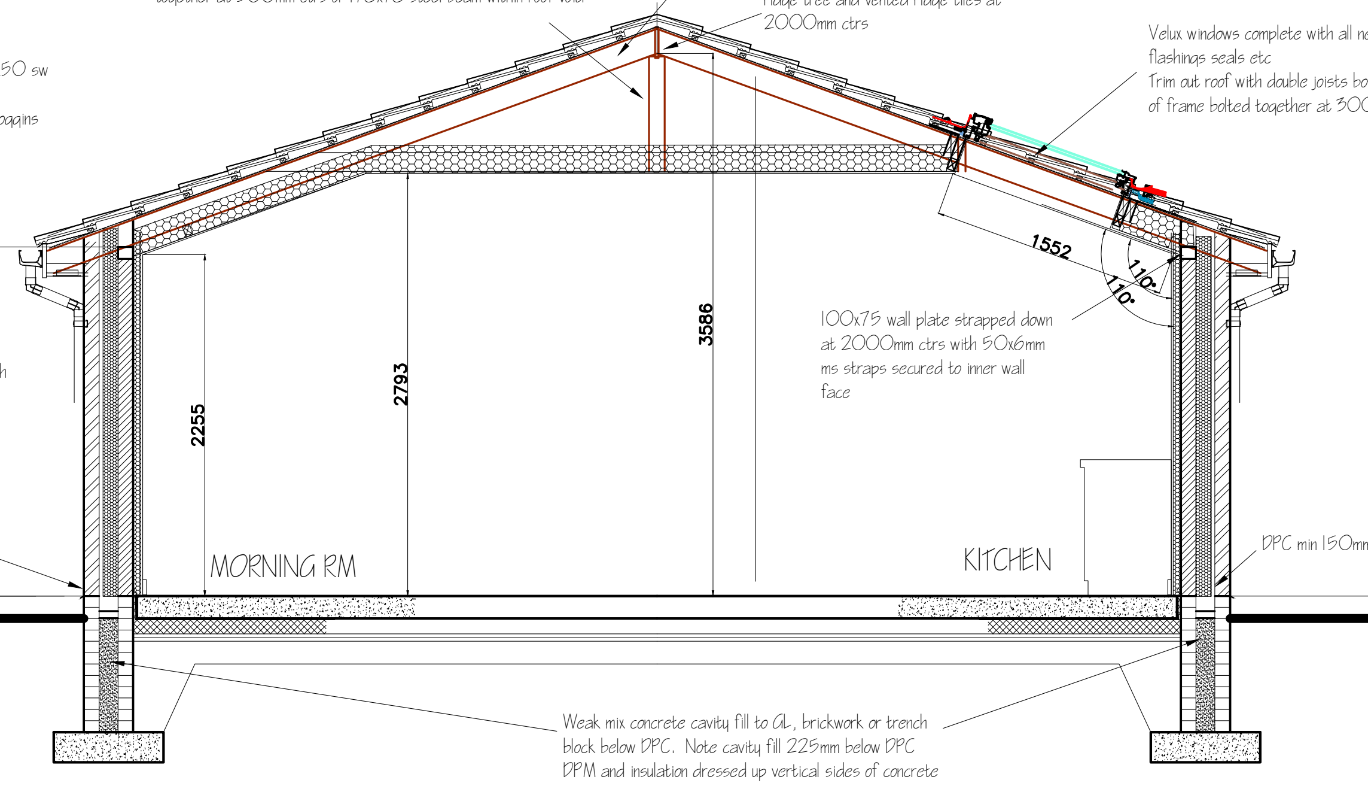
Close cavity at reveals with insulated
cavity closer, set frames back from wall
face, seal frames with mastic sealant flush
pointed

DPC min 150mm above GL

Kitchen / Utility fitments installation by
specialist manufacturer installed in accordance
with manufacturers recommendations
sink waste to discharge to BIG below grid line
and above water line.

Weak mix concrete cavity fill to GL, brickwork or trench
block below DPC. Note cavity fill 225mm below DPC
DPM and insulation dressed up vertical sides of concrete
floor onto DPC
DPM and 25mm insulation dressed up
vertical sides of concrete onto DPC
weak mix concrete cavity fill to GL
brickwork or trench block only below DPM
Note- Depth of gable wall foundations to be
checked on site due to varying Ground Levels
between adjacent property. Depth of foundation
min 750mm below lowest level of existing structure

Slip resistant floor finish to all wet areas
colour and type to be confirmed with
client.



SECTION D D

100x100 King post on Wedges built off either Double joists bolted
together at 300mm ctrs or 178x78 steel beam within roof void

Rafters at 600mm ctrs bat clipped to 100x75 wallplate
and purlins, wall plate strapped down at 2000mm ctrs
provide all necessary binder ceiling hangers etc.
100x100 King post on Wedges built off either Double joists bolted
together at 300mm ctrs or 178x78 steel beam within roof void
Trim rafters to form valley with existing roof structure

ridge tree and vented ridge tiles at
2000mm ctrs

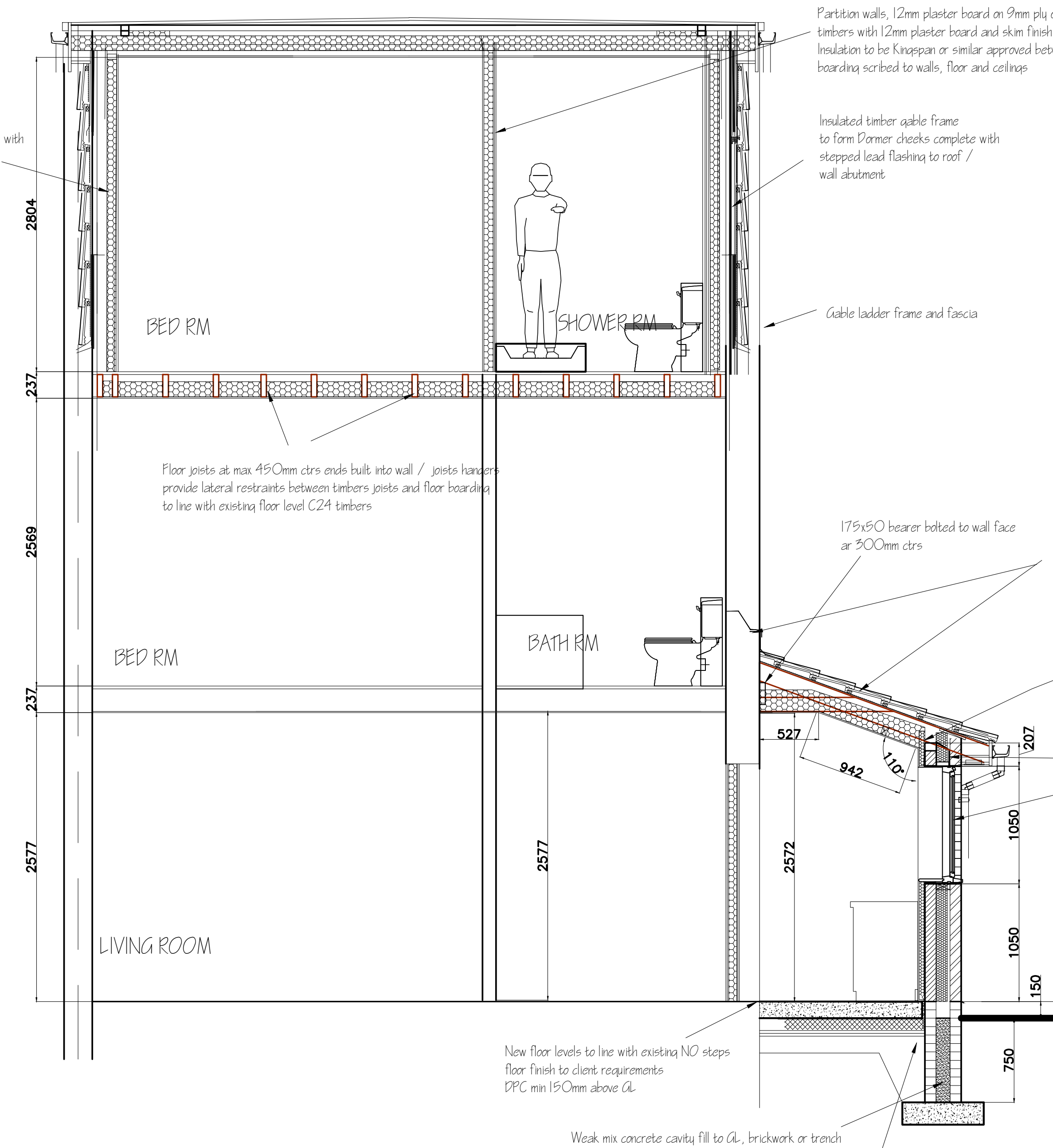
Velux windows complete with all necessary
flashings seals etc
Trim out roof with double joists both sides
of frame bolted together at 300mm cts

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face

DPC min 150mm above GL

DPC min 150mm above GL

Weak mix concrete cavity fill to GL, brickwork or trench
block below DPC. Note cavity fill 225mm below DPC
DPM and insulation dressed up vertical sides of concrete
floor onto DPC



SECTION E E

Insulated timber gable frame
to form Dormer cheeks complete with
stepped lead flashing to roof /
wall abutment

Partition walls, 12mm plaster board on 9mm ply on 89x50 sw
timbers with 12mm plaster board and skim finish
Insulation to be Kingspan or similar approved between noggins
boarding scribed to walls, floor and ceilings

Insulated timber gable frame
to form Dormer cheeks complete with
stepped lead flashing to roof /
wall abutment

Gable ladder frame and fascia

Floor joists at max 450mm ctrs ends built into wall / joists hangers
provide lateral restraints between timbers joists and floor boarding
to line with existing floor level C24 timbers

175x50 bearer bolted to wall face
ar 300mm ctrs

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment complete with cavity tray. seal with 2 coats
of paternation oil.

Form Valley gutter using Lead or GRP to lead association details
and recommendations complete with all necessary welting, fillets
and weirs, dressed into gutter.

100x75 wall plate strapped down
at 2000mm ctrs with 50x6mm
ms straps secured to inner wall
face
1G or similar lintel min 150mm bearing
onto concrete padstones over windows and doors
Close cavity at reveals with insulated
cavity closer, set frames back from wall
face, seal frames with mastic sealant flush
pointed

New floor levels to line with existing NO steps
floor finish to client requirements
DPC min 150mm above GL

Weak mix concrete cavity fill to GL, brickwork or trench
block below DPC. Note cavity fill 225mm below DPC
DPM and insulation dressed up vertical sides of concrete
floor onto DPC
DPM and 25mm insulation dressed up
vertical sides of concrete onto DPC
weak mix concrete cavity fill to GL
brickwork or trench block only below DPM
Note- Depth of gable wall foundations to be
checked on site due to varying Ground Levels
between adjacent property. Depth of foundation
min 750mm below lowest level of existing structure

scale 1:100 01 02 03 04 05 06 07 08 09 10m
1:50 01 02 03 04 05m

ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE.

J.KENDAL
9 SOUTH SQUARE
THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 857962
Mob No. 07703 348857

Drawing Title
PROPOSED REAR DORMER, ROOF REEPLACEMENT
and WRAP AROUND SINGLE STOREY EXT.N

Project Title
Mr and Mrs M. GREEN
21 THROSTLE GROVE
BURY, BL8 1EB

REV.	DRG.NO.
	JK / 2212_004
DATE	SCALE
MAR 2026	1:50 @ A1