

IMPORTANT

> This drawing is copyright and remains the property of this practice
> All dimensions to be checked on site
> Positions of anything existing must be confirmed on site prior to proceeding
> Any structural elements drawn are indicative and should be calculated by a structural engineer

NOTES:

UPGRADE OF PITCHED ROOF
Vented roof – pitch 41°

To achieve U-value 0.15 W/m²K
Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by building control before works commence on site.
Roof construction - Insulation to be 150mm Kingspan Thermapitch between rafters and 40mm under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details

Cold Deck Flat Roof
EPDM or fibre glass finish.
3 layer felt to BS 747 on 22mm external grade ply wood to give a fall of 1:40,
50mm air gap above insulation,
C16 treated softwood joists at 400mm ctrs spanning side to side (size to be spec by SE)
125mm thermapitch Insulation between joists and 25mm under joists,
Underside of joists lined with vapour control layer and 12.5mm plasterboard and skim.
Guttering- Half round black plastic
Stud Partition constructions (i.e. internal walls not required to be loadbearing) to comprise of 75mmx50mm timber studs with minimum 25mm mineral fibre between and finished with 12.5mm soundblock plasterboard and 3mm skim. All to the relevant manufacturer's recommendations/specification.
Noggins/strutting to be incorporated into stud framework as required.

Steel RSJ to be designed by qualified structural engineer and fitted in accordance to his specification. Any steel work shown on these drawings is indicative.

PITCHED ROOF VAULTED CEILING
All tiling to be carried out in accordance with BS 5534. All fixed in accordance with the manufacturer's instructions. Tile profile to match existing house.
Rafters to be infilled with 100mm Kingspan Kooltherm K107 Insulation boards and 50mm continuous strip below.
vapour barrier between plasterboard and insulation. Plasterboard and skim.
All to achieve 0.15W/m²K
To be in accordance with the new Building Regulations Approved Document L.
Exact pitch and tile to be determined by builder when timbers have been fitted.
Drawings show the pitch at 15°.
Skylight to be 1180mm x 780mm and to be fitted according to the manufacturers instructions.
Guttering- Half round plastic to match house colour.

BRICK CAVITY
Extension cavity walls to be rendered and constructed from 100mm thermolite block, an 100mm cavity with 90mm Kingspan Kooltherm K106 cavity wall insulation and a 30mm Residual cavity, and an internal skin of 100mm thermolite block, with 12mm plasterboard and 3mm skim.
All to achieve 0.18W/m²K. To be in accordance with the new Building Regulations Approved Document L.

New windows and doors to be double glazed units, incorporating permavents in order to provide min. background ventilation of 8000mm² to all habitable rooms, and 4000mm² to all sanitary accommodation.
Provide Low E/Pilkington K glass double glazing.
All in accordance with the Building Regulations Approved Document N.

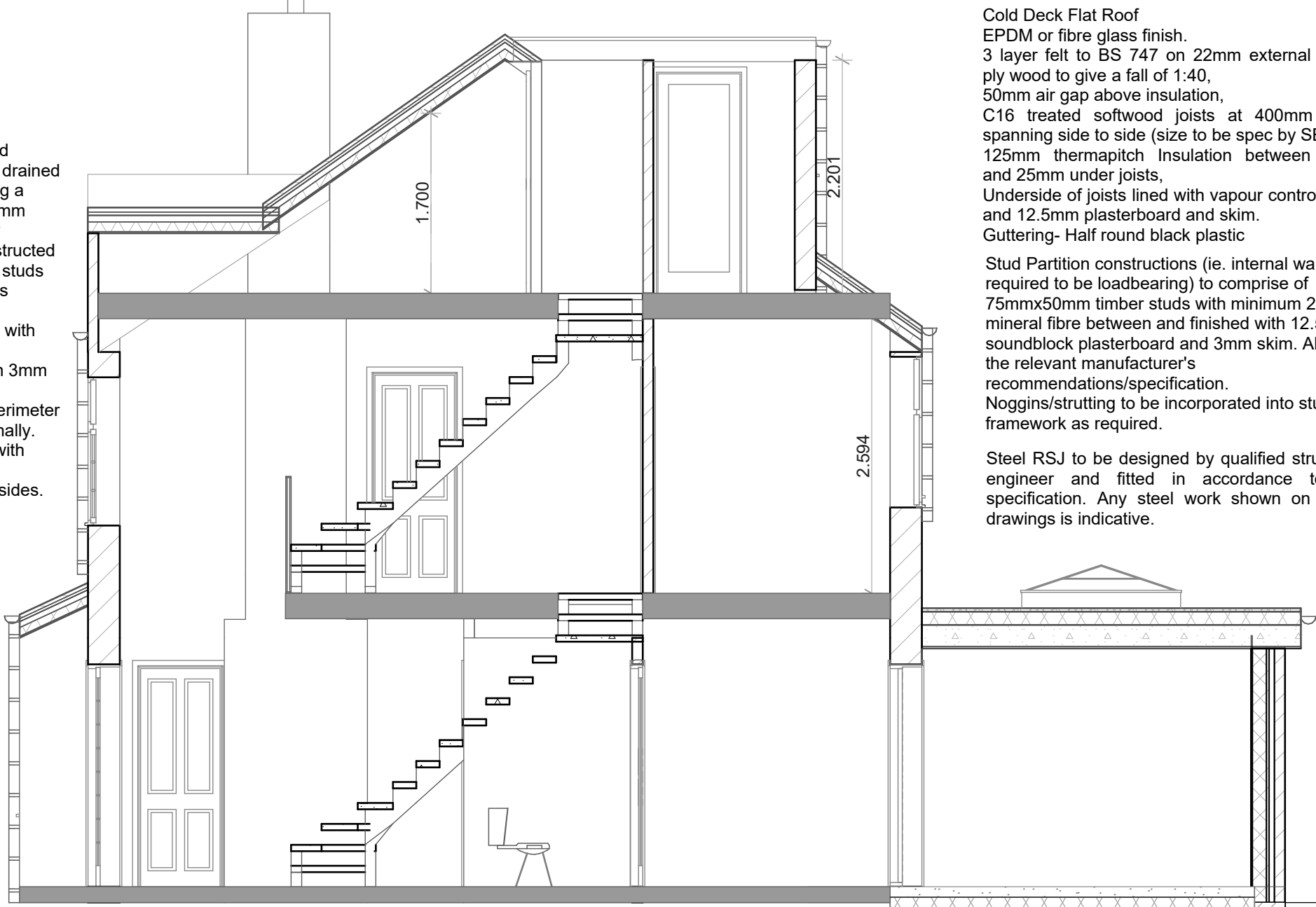
External FFL

House is found to be suspended floor, 100mm dia plastic pipes be laid under the proposed concrete slab, connecting the main house sub-floor void, to new air bricks in the extension walls

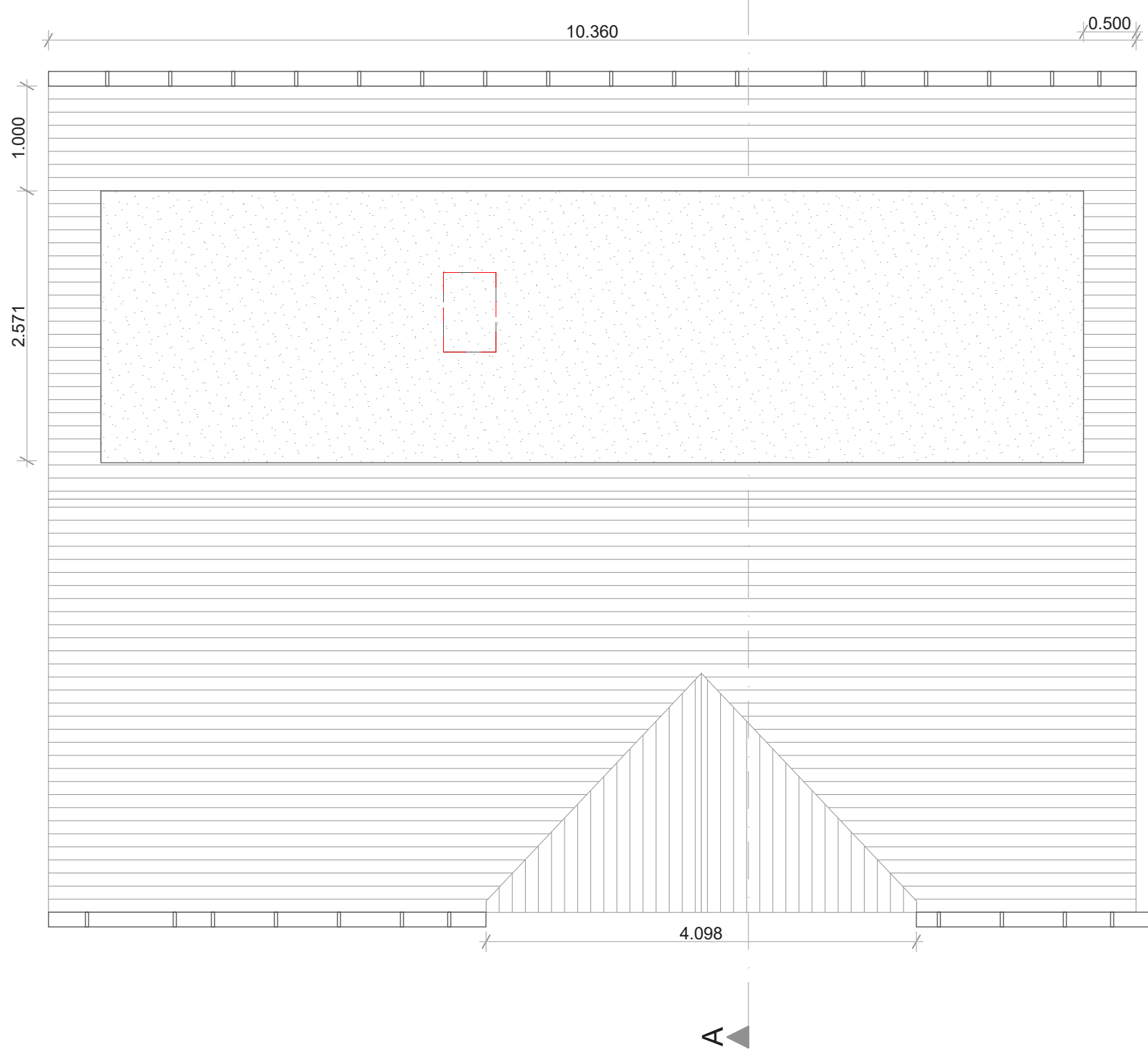
Foundations to be:
Footing no less than 750mm deep in sand, and 900mm in clay, and to be taken down to the invert of any drain within 1 metre of the foundation.
C30 concrete minimum 600mm wide x 250mm depth
Trench block 300mm wide x 450mm long x 215mm high
All to the Building Control Officers satisfaction

DORMER CONSTRUCTION

To achieve minimum U Value of 0.18 W/m²K
UPVC cladding fixed to 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs or to Structural Engineer's details & calculations.
Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.
Walls within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.



Proposed Sectional Detail A-A
Scale 1:50

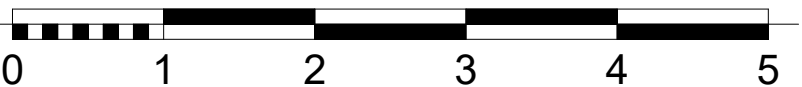


Proposed Roof Plan
Scale 1:50

Scale 1:100 @ A1



Scale 1:50 @ A1



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ARCHITECTURE
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Project
Proposed Single Storey Rear & Loft
Conversion With a Rear Dormer
Extension

Drawing Title
Proposed Roof & Sectional Detail

Date
January 2025

Drawing Scale
Various @ A1

Drawing Number
1651_03_03 Proposed Roof & Section