

1. For construction purposes, do not scale the drawings.
2. Figured dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.
3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).
4. Report any discrepancies to Pro-TECH immediately.
5. All drawings are to be read in conjunction with other related information &/or relevant Consultants drawings where applicable.
6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.
7. Electrics: Lights and sockets to clients specifications and I.E.T.Reg's. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.

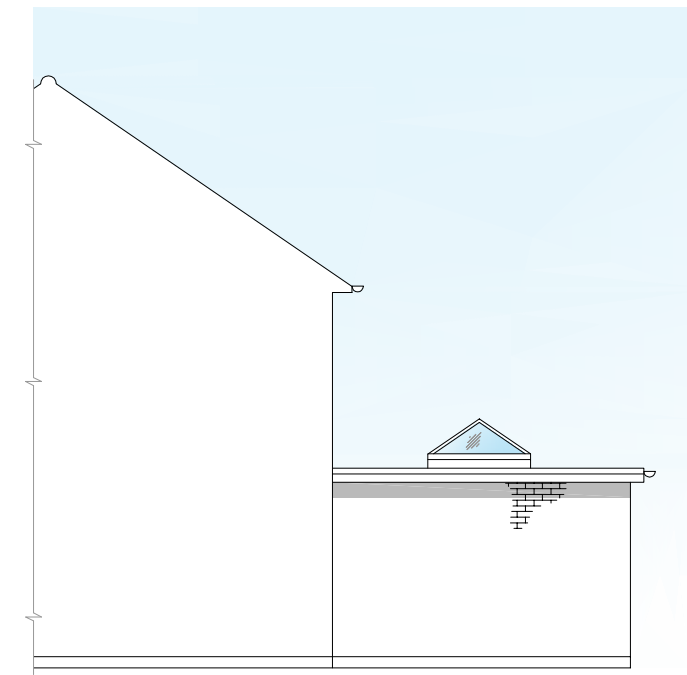
8. Timber: All timber to be stress graded and stamped, kiln dried (KD).
9. Windows/Ventilation: New windows to achieve minimum 'u' values of 1.4 W/m²K with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Lintels over windows/doors to be Keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone lintels filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any loft hatch. All glazing in critical locations on internal and external walls must conform to BS EN 12150, protection against impact, Le glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.

11. Plumbing: Sanitary ware to be fitted with 75mm deep seal traps with rodable access to be connected to soil stacks or B.I.G via 40mm dia p.v.c piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48°C via an inline blending valve which is to be compatible with hot and cold sources.

- Heating:
New rooms to be heated using radii fitted with thermostatic radiator valves. Fed from exg. boiler
Any alterations to heating /hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

- Escape Window(s):
To have an unobstructed opening of at least 0.33m² and at least 450mm (w) x 735mm (h)
The bottom of the opening should be not more than 1100mm and not less than 800mm above floor level.

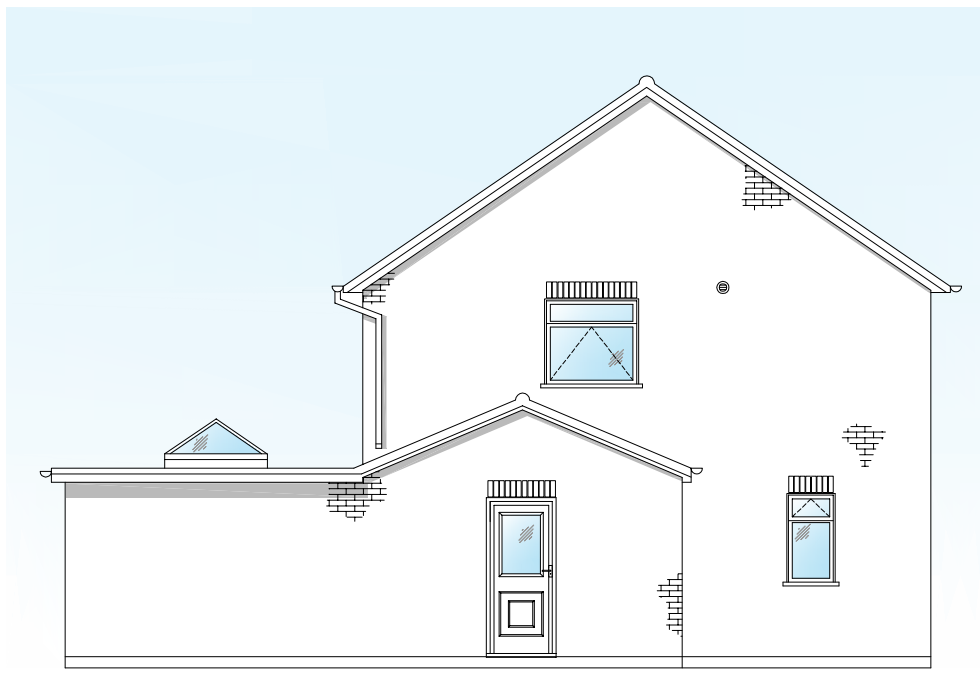
DWG No. L26 OTN/33/01	
TITLE ELEVATIONS & SECTIONS	
PROJECT Proposed Development to 33 Oxford Drive Halewood L26 OTN	
CLIENT Mr. A. Ledger	
DATE	28/08/2026
SCALE AT A1 AS SHOWN	
PRO-TECH ARCHITECTURE WWW.PRO-TECHARCHITECTURE.CO.UK CONTACT : LEE ROWLEY B.Eng.(HONS) 0151-423-7895 07967836028 20 ELSTREE COURT WIDNES, WAB 3EP INFO@PRO-TECHARCHITECTURE.CO.UK FOLLOW US ON FACEBOOK @PROTECHARCHITECTURELTD	



EXISTING SIDE ELEVATION
scale 1:100



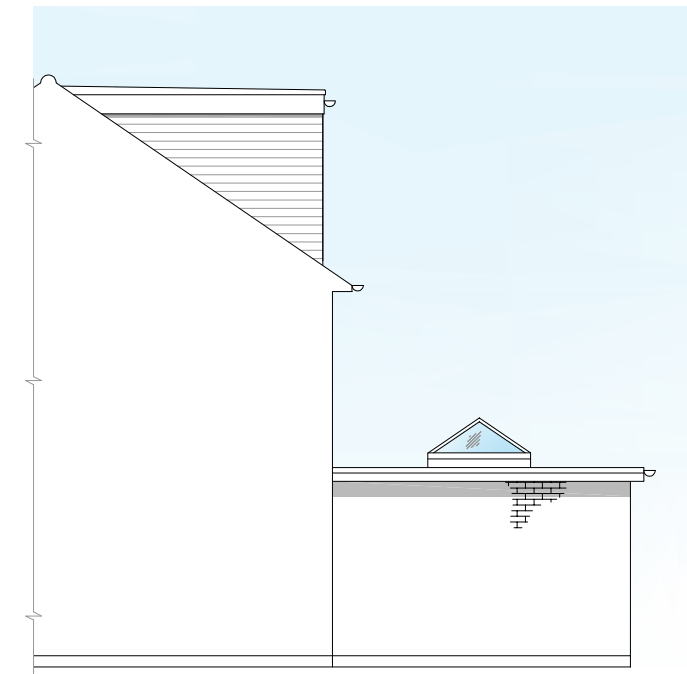
EXISTING REAR ELEVATION
scale 1:100



EXISTING OPP' SIDE ELEVATION
scale 1:100



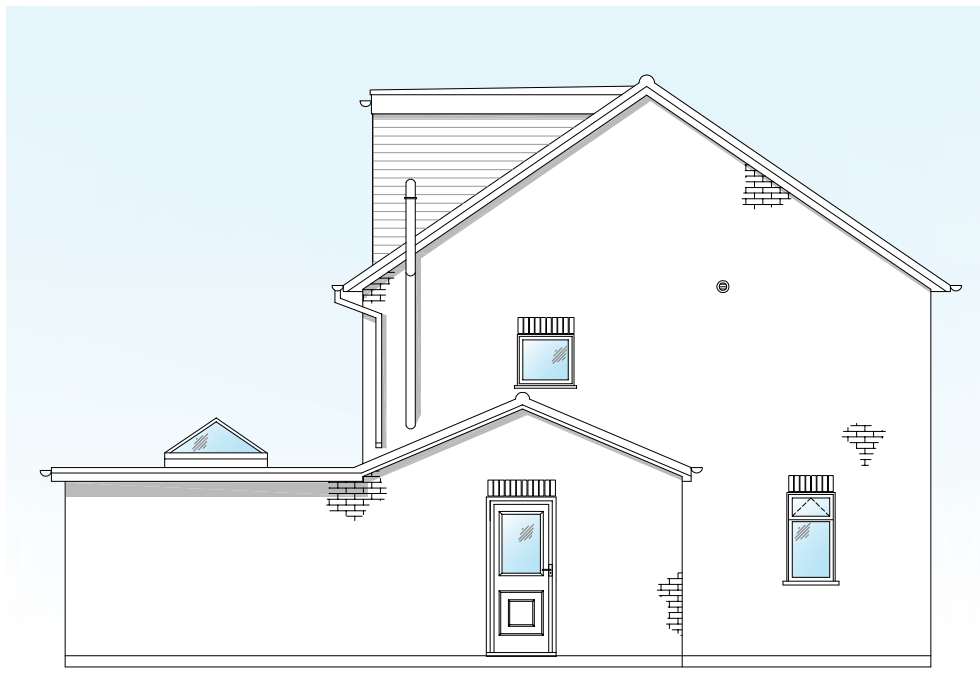
LOCATION PLAN
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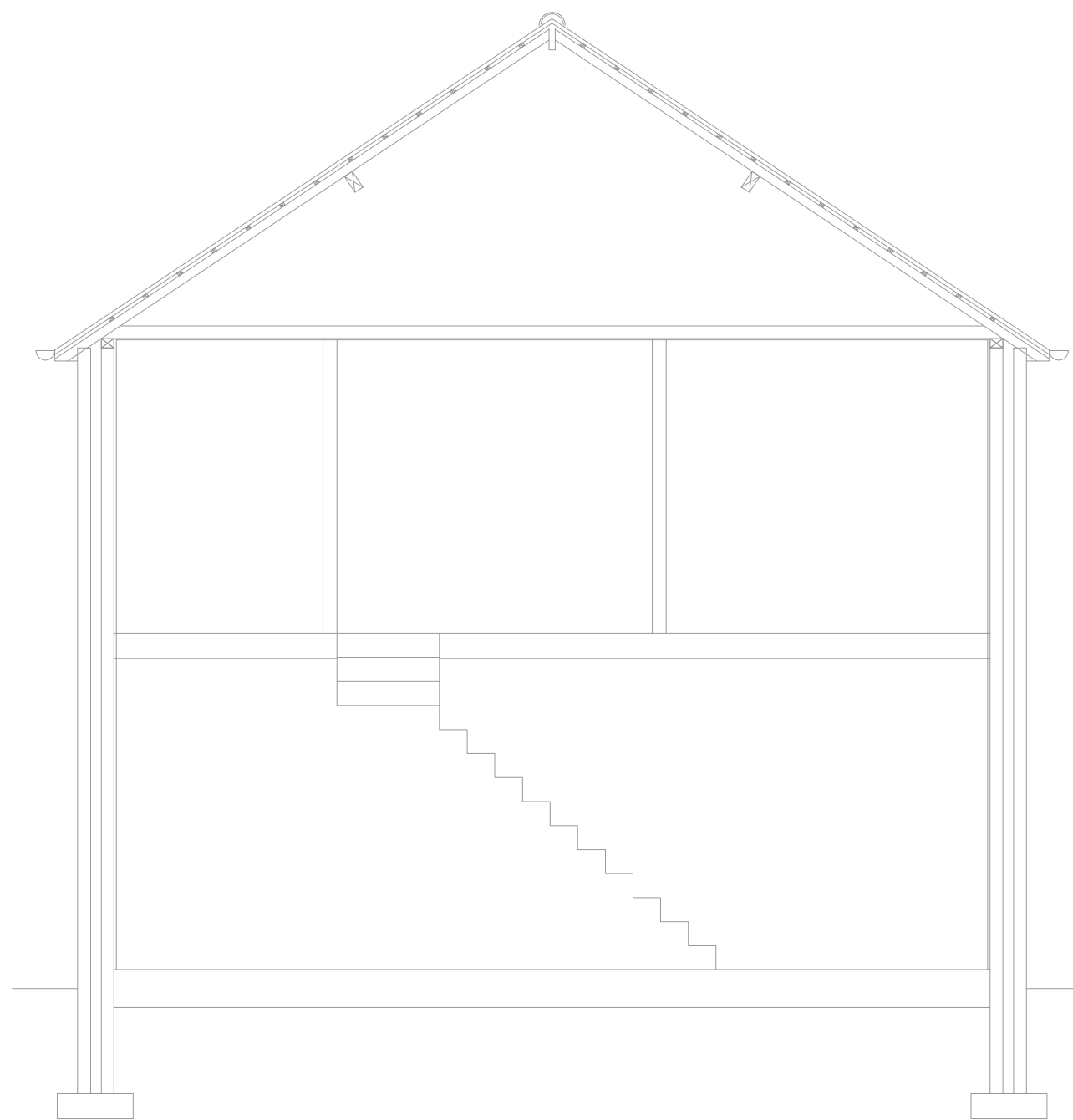
PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED OPP' SIDE ELEVATION
scale 1:100



EXISTING SECTION A-A
scale 1:50

- Ridge beam to S.E's details
- GRP watertight finishes to be laid by specialist installer
- 18mm Metsä Wood II/III or +II/III Plywood waterproofed decking on 1:80 falls
50mm x 50mm s.w. firrings on 38x195 C16 timber joists at max 400mm ctrs
fixed to 75x100mm wall plates using pressed steel brackets. Wall plates fixed to
walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm
of wall,
raise GRP 150mm under exg. roof tiles.
100 x 50mm s.w. water check fillets to roof verges.

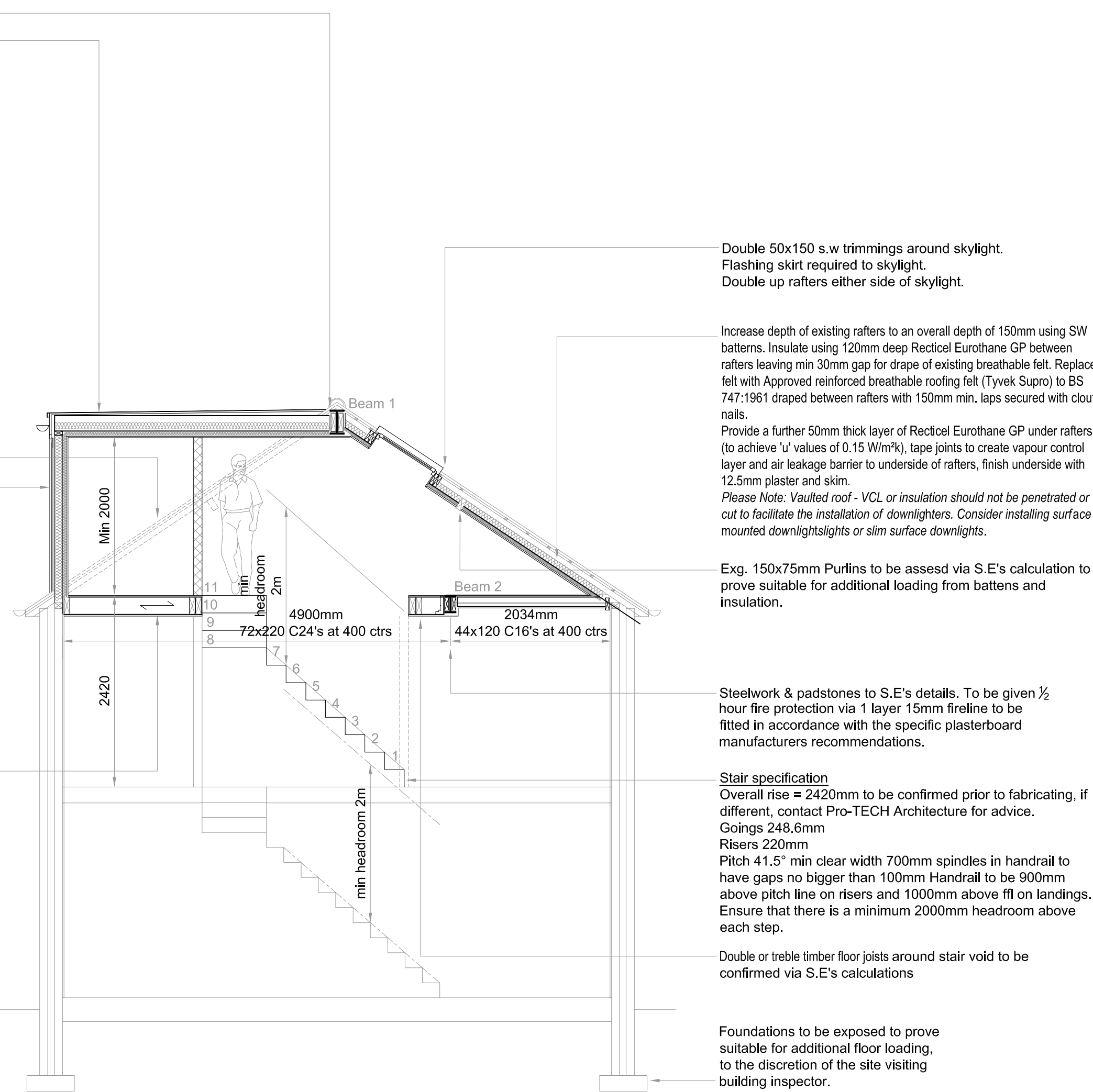
- Insulate using 130mm Recticel Eurothane GP cut tight with friction fit between
joists. For ventilation install 25mm continuous PVCu. strip soffit vents to rear
elevation with fly screens to promote front to back ventilation to a ridge vent tile.
Provide further insulation below joists using 40mm Recticel Eurothane GP (to
achieve 'u' values of 0.15 W/m²K). Tape joints with 50mm wide aluminium tape
for vapour barrier. Provide 500g DPM above insulation. Finish ceiling with
12.5mm plasterboard and skim.

- joists parallel to walls are to receive lateral support using 38 x 5mm galv. steel
straps at 1200 ctrs. straps to span 3 joists with strut noggins between joists at
strap locations
UPVC Fascia boards to match with existing.
*Please Note: VCL or insulation should not be penetrated or cut to facilitate the installation of
downlights. Consider installing surface mounted downlights or slim surface downlights*

- Remove rafters and purlin once new dormer roof is constructed.

- Dormer walls and cheeks:
Upvc (colour to match existing roof tiles) exterior wall cladding boards (any cladding within 1m
of the boundary to be non-combustible or limited combustibility finish, Euroclass B-s3,d2(2) or
better); 38 x 25mm treated softwood battens & counter battens on Tyvek untearable &
breathable roofing felt. 15mm thick SUPALUX board or an alternative system to offer 60
minutes fire resistance where dormer walls are within 1m of the boundary, ensuring that the fire
resistant wall construction is built up to the underside of the roof deck and fire stopped. Use
18mm marine grade plywood all other areas; 100 x 50mm vertical studs at 400 ctrs. to be
proven via S.E's calculations prior to construction to confirm suitable for supporting tiles roof
construction, 100 x 50mm horizontal noggins at 600 ctrs. 100 x 50mm wall plates; 100 x 150mm
timbers for head lintel over window.
Insulate with 100mm Recticel Eurothane GP insulation board between studs & lined internally
with 50mm Recticel Eurothane GP insulation board (to achieve 'u' values of 0.17 W/m²K). Tape
joints with Idenden tape. Cover with 12.5mm foil backed plasterboard & 5mm plaster skim. Use
Code 5 lead flashings & soakers, where roof abuts vertical walls
Triple up rafters under flannel walls & bolt together; use code 5 lead flashings & soakers.

- Second floor laid level using 22mm T&G timber floorboards or chipboard on timber joists. Double
up under any parallel partitions or any bathtub location. Provide strutting at ¼ spans.
Where joists are fixed to gable walls, provide lateral restraints to first floor joists and struts using
30x5mm mild steel anchors fixed to blockwork at maximum 2000mm ctrs. Provide 100mm thk.
mineral wool inlay between all joists. Ceilings to underside of joists to be 15mm plasterboard with
skim finish.



PROPOSED SECTION A-A
scale 1:50

