

EXTERNAL DORMER WALLS

Dormer walls must achieve a U value of 0.28 w/m²K. Example dormer construction is shown below.

tiles or weatherboarding.

battens

breathable felt

19mm external quality plywood.

75mm Kingspan TPI0 insulation between studding

100 x 50mm softwood studding.

32.5mm K118 insulated plasterboard to inner face of studding. (Vapour control layer included)

EXTERNAL DORMER WALLS

100 x 100 timber posts are required at corners of dormers as shown below:

tiles or weatherboarding.

battens on breathable felt

100 x 100 corner post.

6mm Promat Masterboard for fire resistance.

19mm external quality plywood.

100 x 50mm softwood studding with 75mm Kingspan between studding.

32.5mm K118 insulated plasterboard to inner face of studding. (Vapour control layer included)

Dormer walls to party wall side to be provided with superlux board or Promat masterboard to achieve required fire separation between the neighboring property.

DORMER ROOF - COLD DECK

The type of roof over the dormer will depend on the height of the existing roof. Planning will not allow dormers to be higher than the existing house ridge.

Flat roof dormers need to achieve a U value of 0.18 w/m²K. Typical flat roof construction is shown below.

Built up felt or single ply membrane

50mm clear air space

19 external quality plywood.

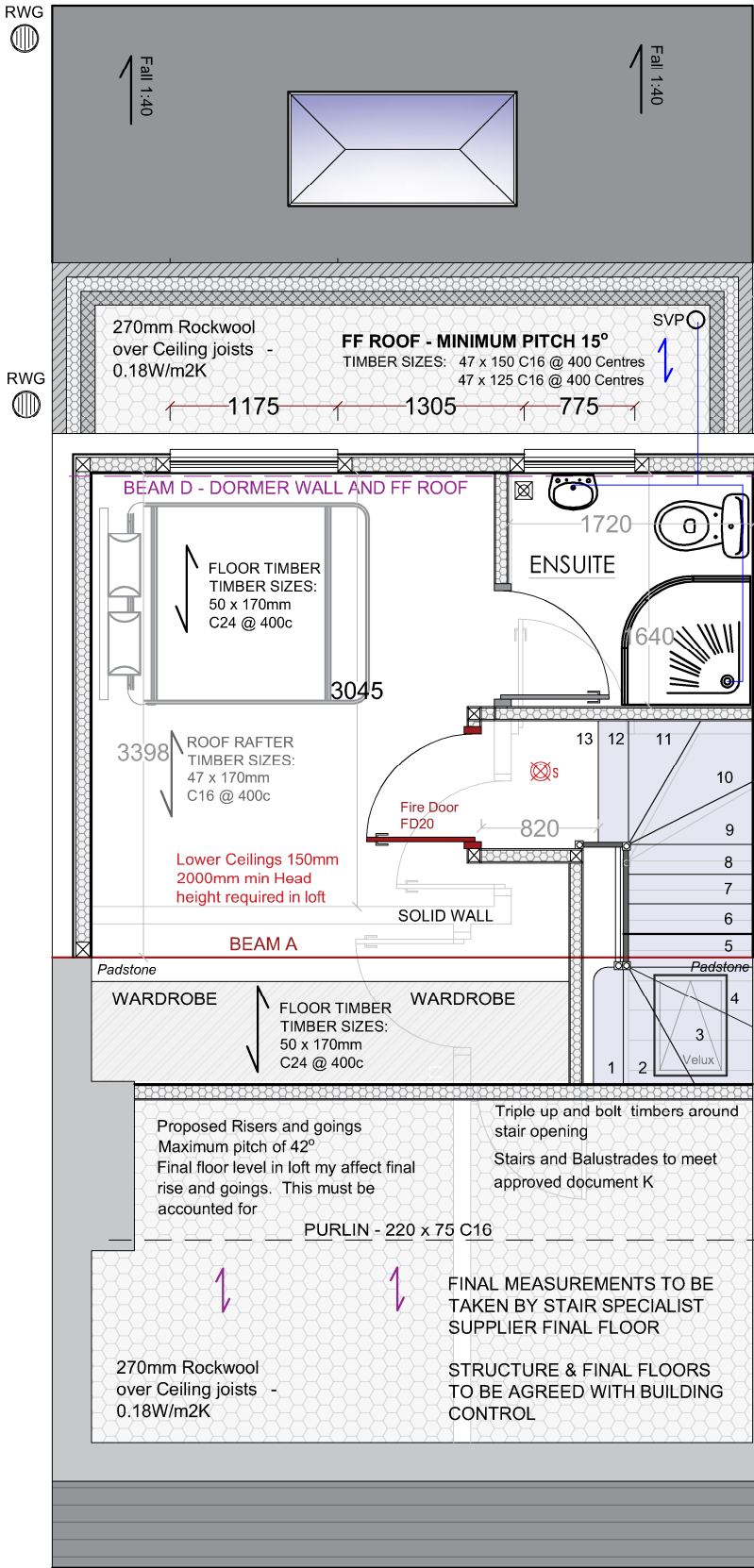
timber furring piece to give minimum fall 1 in 80

flat roof joists

125mm Kingspan or similar between joists

32.5mm Kingspan K118 insulated plasterboard under joists.

OUTBUILDING



- ⊗s Smoke Detector & Sounder
- ⊗H Heat Detector & Sounder
- New Steelwork / Trimmers
- ⊠ Extract fan

150 New sockets and spot lights to owners design - Part M

Lines of drainage could not be fully determined. New drainage runs to be agreed onsite with Building control prior to covering up

30 Minutes Structural Protection Minimum

- Final room layouts: Kitchens, Bathrooms, WC's to be decided by owners.

Dormer walls to party wall side to be provided with superlux board or Promat masterboard to achieve required fire separation between the neighboring property.

New and altered structural elements such as steelwork and bearings must be designed by a qualified structural engineer and complete calculations are to be provided justifying adequacy. Existing foundations to be assessed by BCO for suitability

All walls and floors to the protected route are to achieve half an hour fire resistance. This may involve over-boarding walls and ceilings in plasterboard. A protected route requires all the doors and frames off the route to be fire resistant. A minimum FD20 is required. Intumescent strips are to be installed in the frame or door. These expand if exposed to fire to prevent fire spreading into protected route to help people escape.

VAULTED ROOFS - MINIMUM PITCH 15°

TIMBER SIZES: 47 x 170 C16 @ 400 Centres
Timbers to be doubled up around any velux's

U-VALUE: 0.18W/m²K Minimum
-BETWEEN - Kooltherm Pitched Roof Board (90mm)
-UNDER - K118 Kooltherm K7 Insulated Plasterboard** (37.5mm)

ROOF TILES: To be suitable for final roof pitch
MEMBRANE: Suitable Breathable membrane - Kingspan Nilvent

PROPOSED LOFT FLOOR (Scale 1:50)

SCALE BAR - (mm)



ALL WORKS TO BE UNDERTAKEN TO LATEST BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS

TOWN AND COUNTRY PLANNING ACT 1990 - Advice to be taken from the Local Authority by Client, full planning permission should be applied for and obtained by the owners Prior to work commencing

BUILDING REGULATIONS APPROVAL - is required for this project. The contractor must provide the appointed Building control body with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

PARTY WALL ACT - Prior to commencing work the builder/owners shall ensure that neighbors have been given notice under the Party Wall Act 1996.

CDM REGULATIONS 2015 - The contractor/builder shall be fully aware of the latest Construction (Design and Management) Regulations 2015. The contractor shall notify the Health and Safety Executive where required.

GENERAL - All dimensions given whether figured or scaled are to be checked and verified on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.

PURPOSE	Planning and Building Regulations Only			SITE ADDRESS	97 Kingsway, Liverpool L36 2PL	
WORK	Erection of Partial Single storey and Double Rear extension with a dormer, loft conversion to dwelling house			Number	01.06	REVISION
DRAWING	Proposed First Floor			SCALE 1 - A3	1:50	A