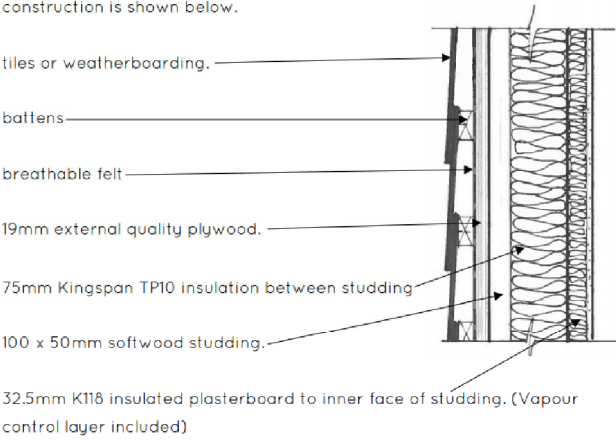
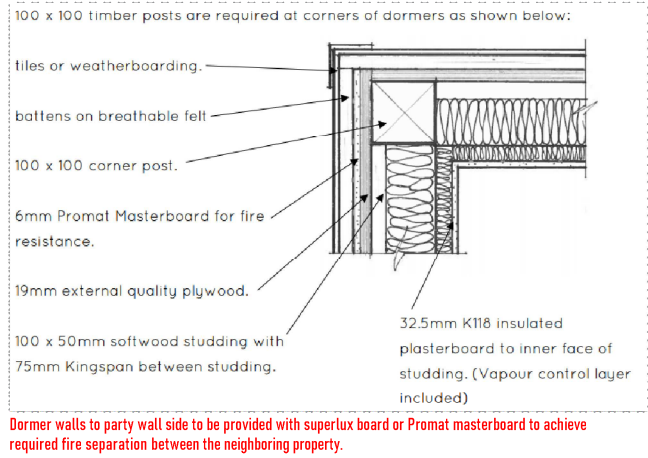


EXTERNAL DORMER WALLS

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



EXTERNAL DORMER WALLS

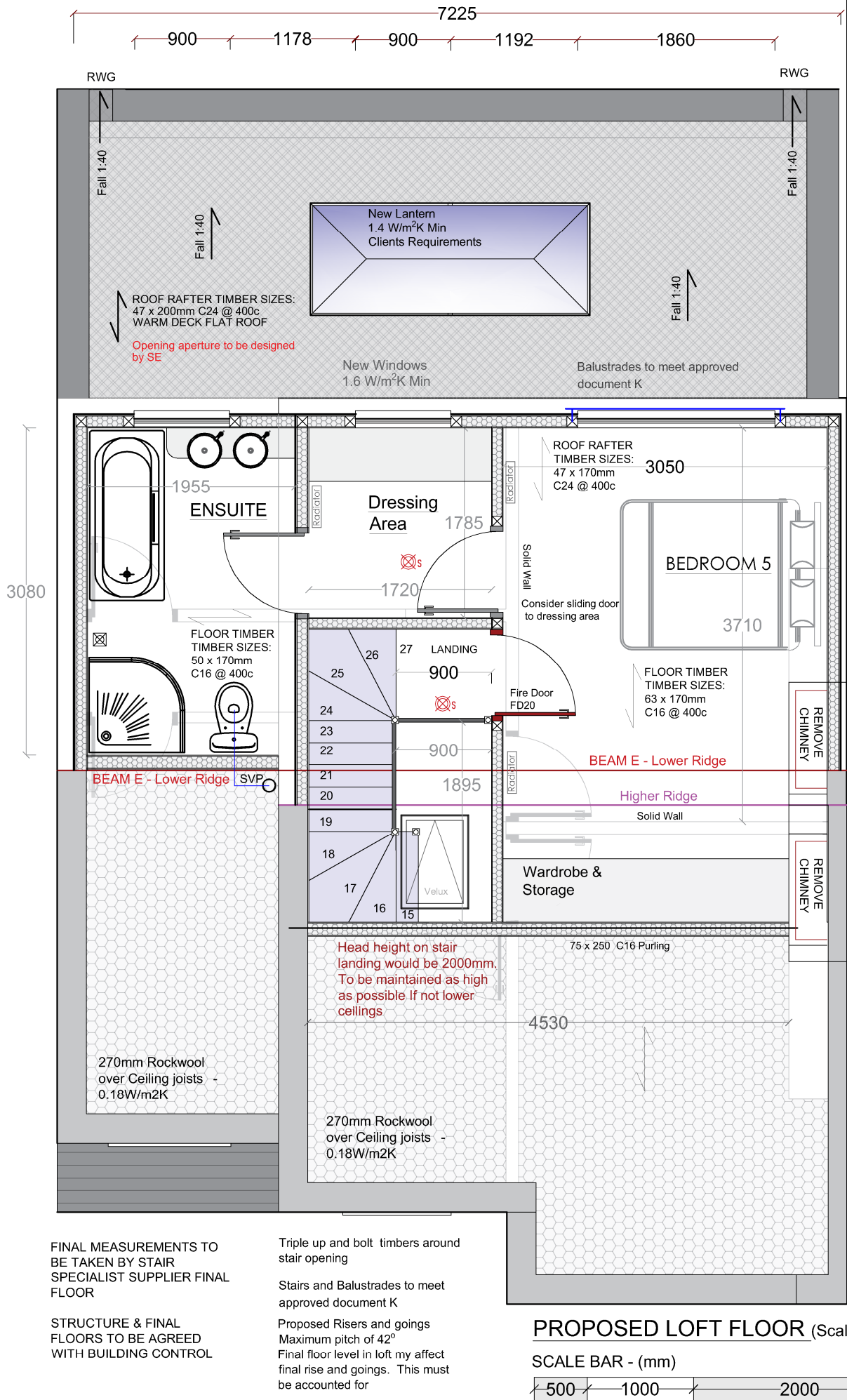
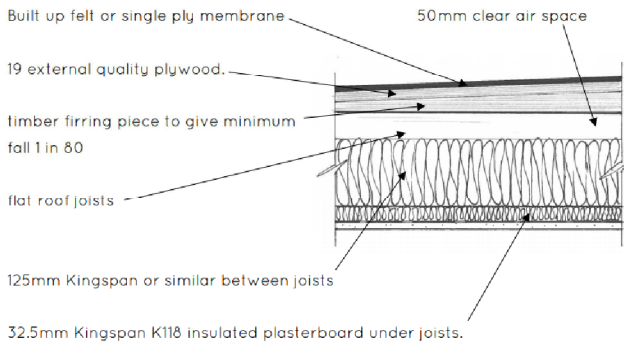


Dormer walls to party wall side to be provided with superlux board or Promat masterboard to achieve required fire separation between the neighboring property.

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.



DORMER
Steel Ridge - Size TBC
100 x 100 C16 timber posts are required at corners of dormers

Dormer openings
Where window openings are formed the studding should be doubled up either side and a 200 x 100mm timber lintel provided over opening

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

FLOOR JOISTS
Triple up trimmers around stair opening

Head height on stair landing would ideally be 2000mm. To be maintained as high as possible

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.

- Smoke Detector & Sounder
- Heat Detector & Sounder
- New Steelwork / Trimmers
- Extract fan
- External lighting

New sockets and spot lights to owners design - Part M

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

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	4 Campbell Dr Liverpool L14 7QG	
WORK	Re-Roof Single storey Extension and a Erect dormer, loft conversion along with fire upgrade works to dwelling house		Number	01.06	REVISION A
DRAWING	Proposed First Floor		SCALE 1 - A3 1:50		