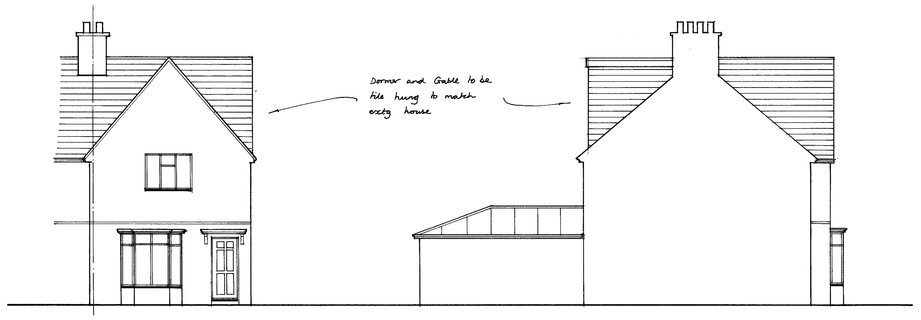
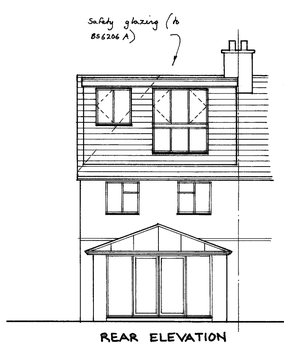


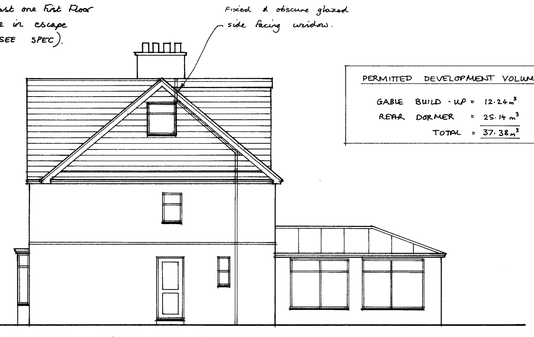
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

NOTE :- At least one First Floor window to be in escape compliance (SEE SPEC).



SIDE ELEVATION

PERMITTED DEVELOPMENT VOLUMES.

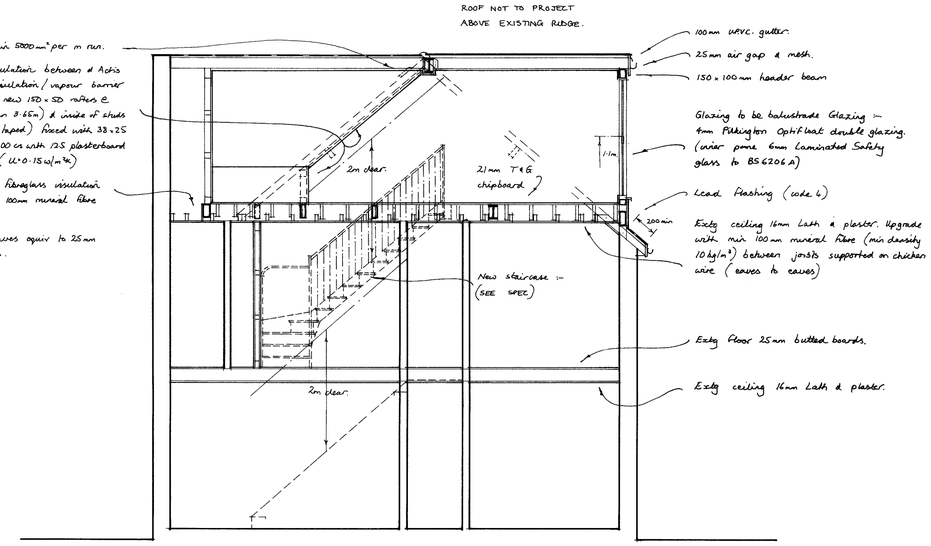
GABLE BUILD-UP	=	12.24 m³
REAR DORMER	=	25.14 m³
TOTAL	=	37.38 m³

Ventilating tiles min 5000 mm² per m run.

Actis Hybrid insulation between & Actis Hybris H Control insulation / vapour barrier across u/side of new 150 x 50 rafters @ 400 crs (max span 3.65m) & inside of studs (joists topped & tailed) Faced with 38 x 25 counter battens @ 600 crs with 12.5 plasterboard & 5mm plaster (U=0.15 w/m²k)

Additional 170mm fibreglass insulation across joists over 100mm mineral fibre to verge areas.

Ventilate exstg eaves equiv to 25mm air gap & mesh.



SECTION

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m2K)
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firrings (1 in 40) on 150 x 50 s.w. joists @ 400mm crs. 80mm Celotex / Kingspan PIR insutation between and 30mm Actis Hybrid insulation / vapour barrier across underside of joists, Fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex Plasterboard & 5mm plaster skim ceiling.

DORMER CHEEK CONSTRUCTION (U=0.18W/m2K)
(Half hour fire resistant from both sides). Vertical tile/slate hanging to match existing on s.w. battens on building paper on 12.5mm plywood bracing (9mm masterboard within 1m of boundary) on 100x50mm studs @ 400mm crs (cross braced). 80mm Celotex/ Kingspan PIR insulation between studs and 30mm Actis Hybrid insulation/vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE
Rise=200mm, Going=225mm, Tread=250mm, Pitch=42 , 2m clear Headroom. 900mm handrail, 900mm balustrade housed into newels or returned to adjacent wall. (100mm max gaps to risers & handrails). Artificial lighting with 2 way switch top and bottom. Any tapered Treads to comply with Part K. 50mm min going.

HALF HOUR PARTITION AROUND NEW STAIRCASE
75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE REGULATIONS
All doors at ground and first floor off staircase enclosure to be ½ hour fire resistant (FD30S). Any glazing to be wired glass (max 0.36m area). Steel beams to be encased in 2 layers of 12.5mm plasterboard (staggered joints) to give full half hour fire resistance. Timber beams have half hour fire resiatance to BS5268 part 4 section 41 1078 (sacrificial design method).

WINDOWS & ESCAPE WINDOWS
Escape window to be 750x450mm min clear opening (min 0.33m Opening area) max 1.1m above floor level. All new windows and Rooflights to be double glazed with min 16mm gap, low E glass N=0.15 for windows, n-0.05 for rooflights.. Windows to achieve Purge ventilation rate of not less than 1/20th of floor area. Window U-Value to achieve min 1.4W/m2K

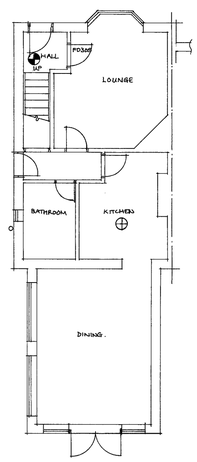
STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm crs using M12 bolts and 64mm dia tooth plate connectors.

VENTILATION
Provide 8000mm background Ventilation to new habitable rooms and 5000mm to new bathroom/En-suites areas. New windows and French doors to achieve a purge ventilation rate of not less than 1/20th of the new floor area.

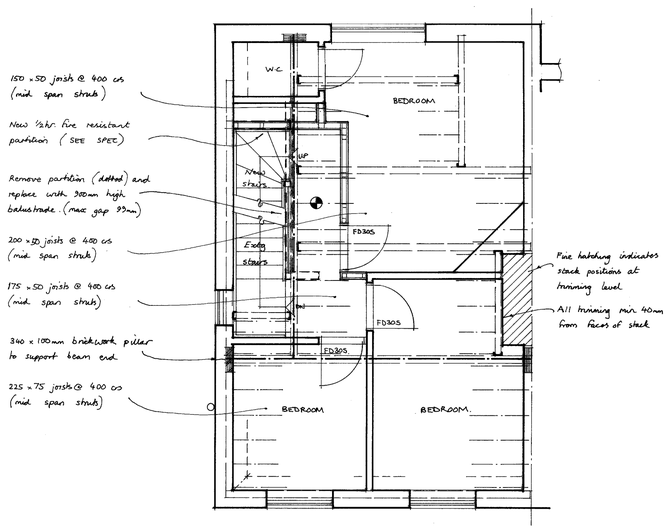
SMOKE DETECTORS
⊕Denotes heat detector. ⊕Denotes mains wired interconnected smoke detectors with battery back up to BS5839-6:2004.

LIGHTING AND HEATING
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

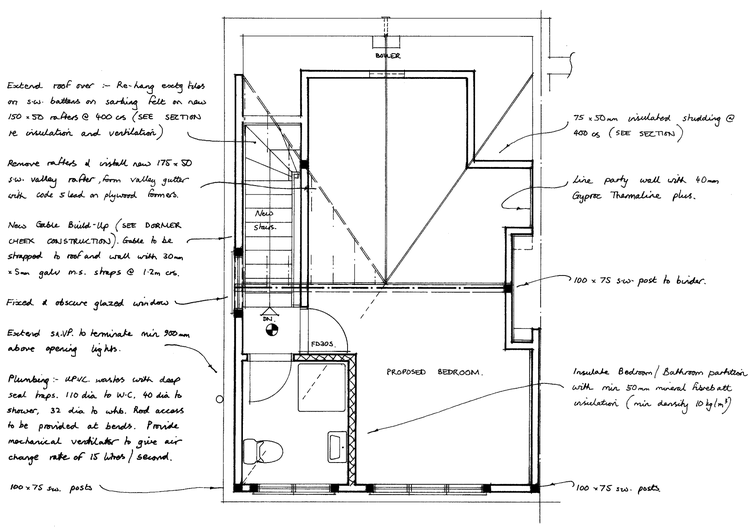
ELECTRICAL
All new electrical work to be in accordance with Part P "Competant Person Scheme" to BS7671. Certification to be provided upon completion.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

PROJECT
Formation of habitable room in roofspace with Rear dormer and side Gable Build-Up.

CLIENT

Mr & Mrs. Taylor,
34, Littlehaven Road,
Horsham,
RH12 4JA.

SCALE 1:50 & 1:100	DATE 27:9:2025
DRAWN BY MW	CONTRACT No. TLCC 635.

THE LOFT CONVERSION COMPANY
TEL :- 01306 886520
www.loftconversioncompany.com

NOTE :- DO NOT SCALE OFF PLANS AS ACTUAL SIZES ON SITE MAY VARY SLIGHTLY

COUNCIL Horsham D.C. 01403 - 262985

FEET 1 2 3 4 5 6 7 8 9 10 11 12 13 14
METRES 1 2 3 4