

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

Rooflights not to project more than 150mm above roof plane.



FRONT ELEVATION



REAR ELEVATION

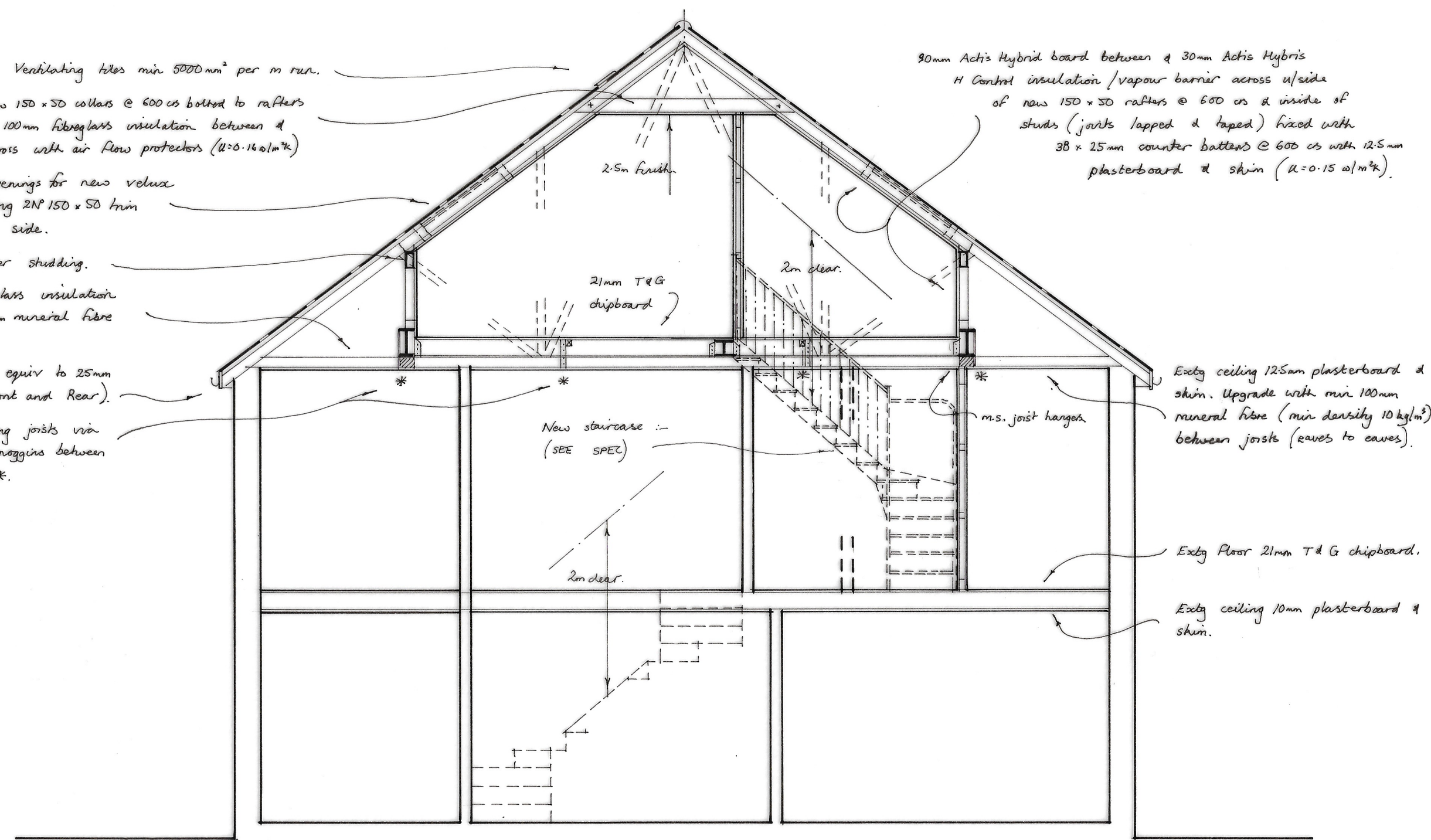
Ventilating tiles min. 8000mm² per m run.
New 150 x 50 rafters @ 500cs bolted to rafters with 100mm fibreglass insulation between & 170mm actis with air flow protectors (0.15/m²).
Thin out openings for new volume rooflights using 20x150 x 50 trim rafters to each side.
100 x 75 s.w. purlin over shudding.
Additional 170mm fibreglass insulation across joists over 100mm mineral fibre to void area's.
Ventilate eady eaves equiv to 25mm air gap & mesh (Front and Rear).
Re-support eady ceiling joists via new steel beams & noggins between new floor joists at *.

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SECTION

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m²K)
12.5mm chipings on 3 layers luminous felt on 18mm plywood on 50 x 50 s.w. battens across rafters (1 in 40) on s.w. joists @ 400mm c/s. 80mm Celotex / Kingspan PIR insulation between and 30mm Actis Hybrid insulation / vapour barrier across underside of joists. Fixed with 38 x 25mm counter battens @ 600 c/s with 12.5mm duplex Plasterboard & 5mm plaster skim ceiling.

DORMER CHIEK 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 plasterboard within 1m of boundary) on 100x50mm studs @ 400mm c/s (cross braced). 30mm Celotex / Kingspan PIR insulation between studs and 30mm Actis Hybrid insulation / vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE 762 (24") wide.
Rise=200mm, Going=225mm, Tread=250mm, Pitch=42, 2m clear Headroom. 900mm handrail, 900mm balustrade housed into newells 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 1/2 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 resistance 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 c/s 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 "Competent Person Scheme" to BS7671. Certification to be provided upon completion.

PROJECT
Formation of habitable rooms in roofspace with Front and Rear volume rooflights.

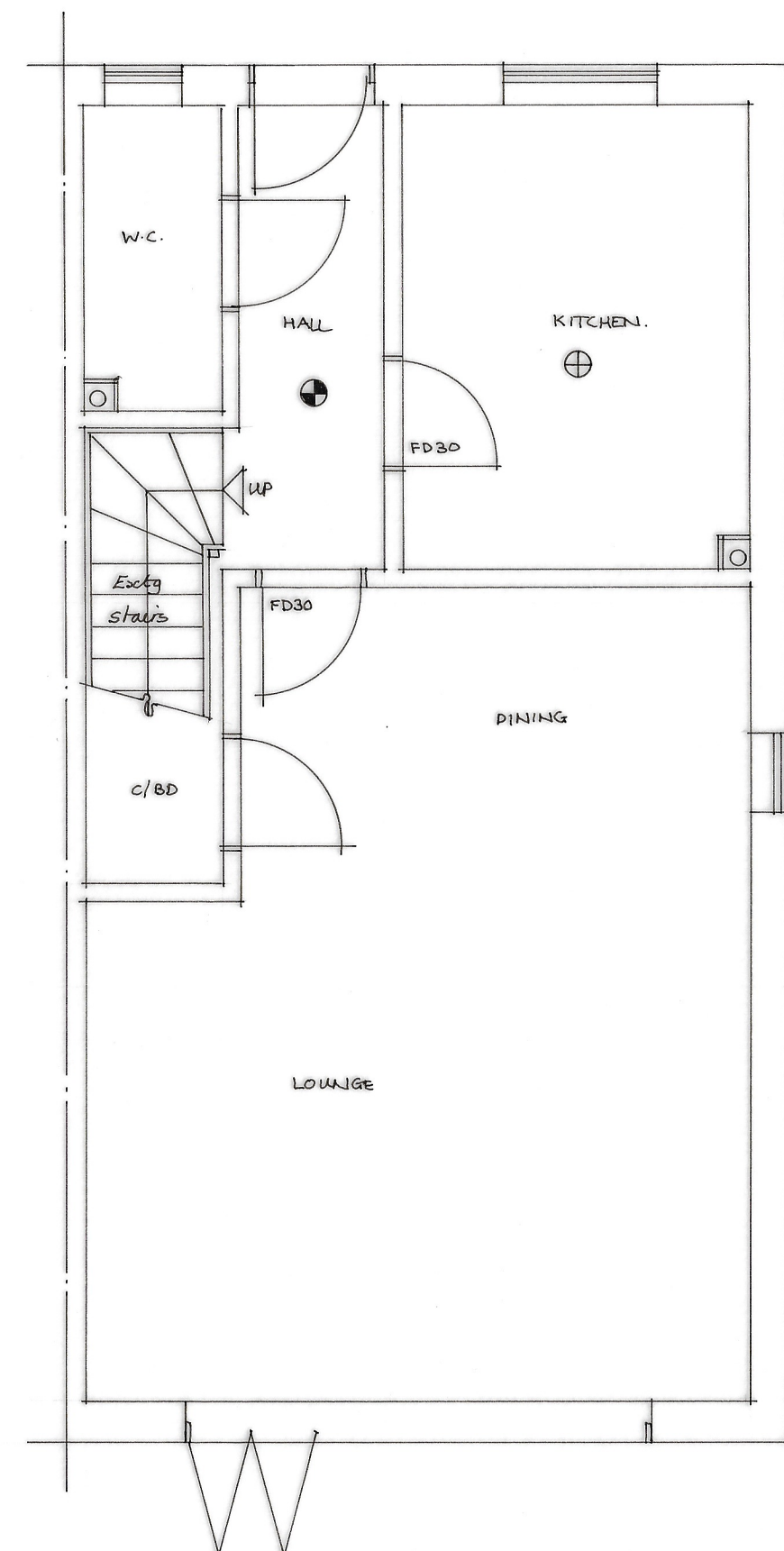
CLIENT
Mr. L. Trafford,
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Billingshurst,
West Sussex,
RH14 9ZJ.

SCALE 1:50 & 1:100 DATE 7.2.2026

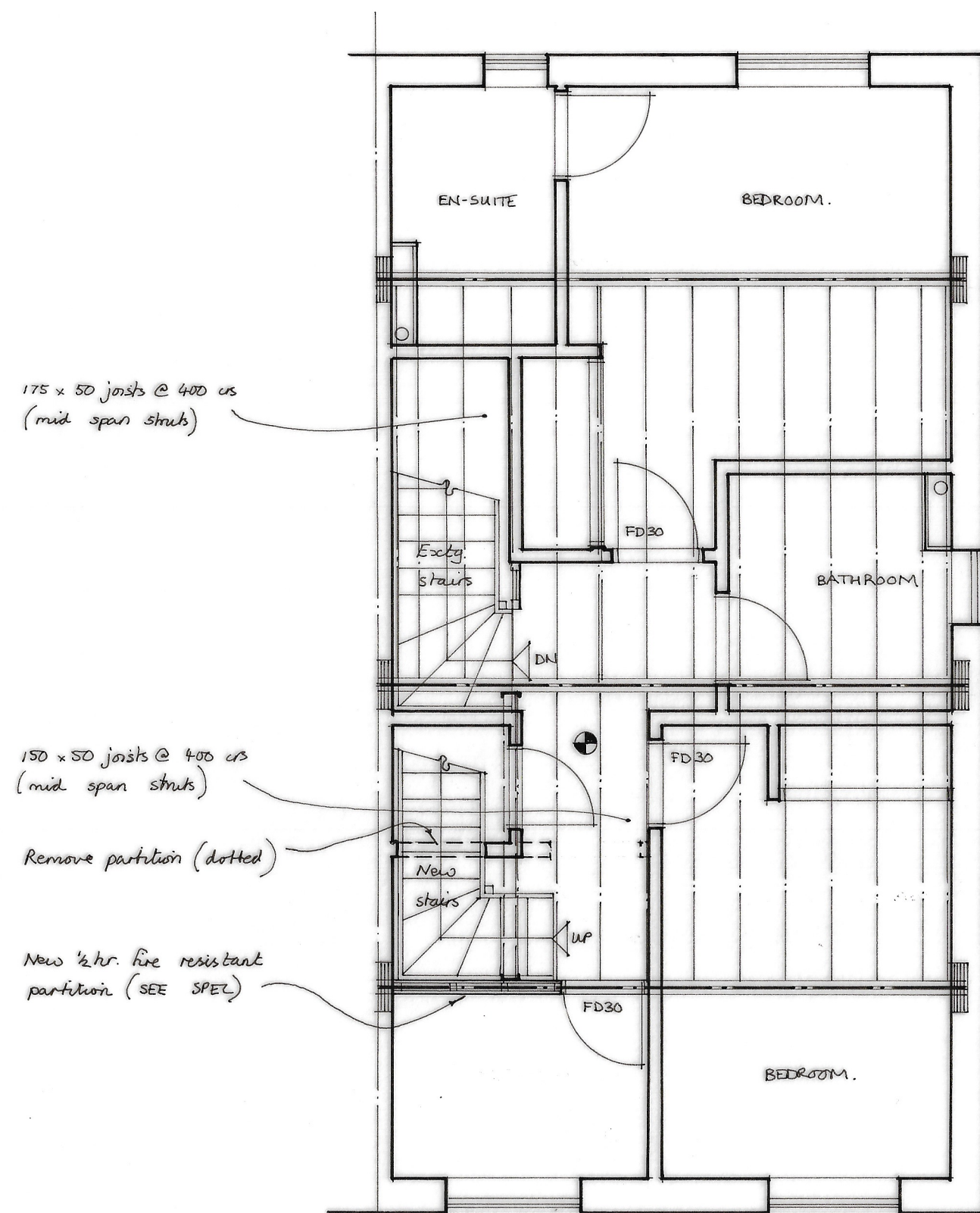
DRAWN BY M. W. J. CONTRACT No. INST 1066.

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

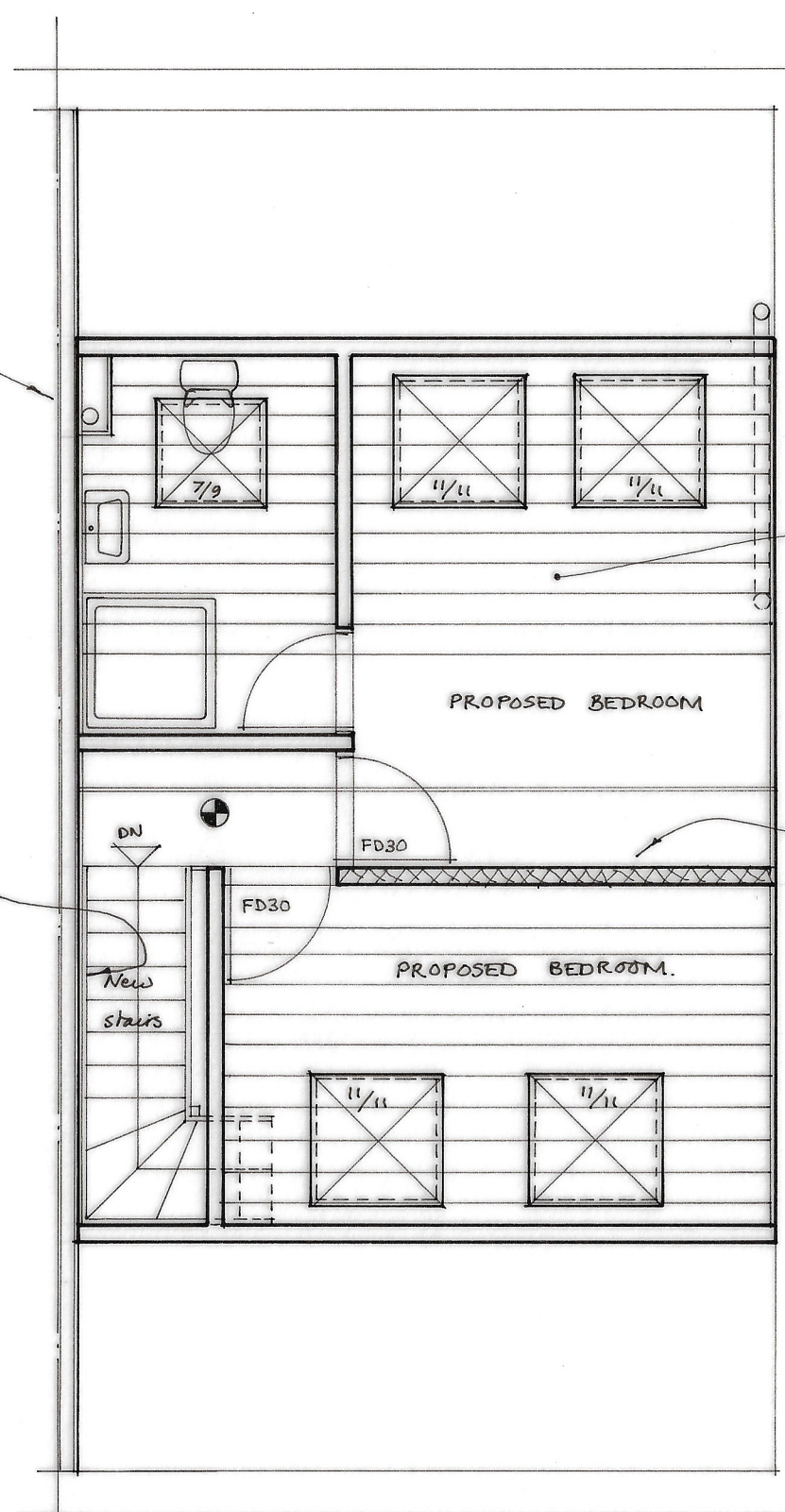
COUNCIL Horsham D.C. FEET 1 2 3 4 5 6 7 8 9 10 11 12 13 14 METRES 1 2 3 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Exty air admittance valve.

Plumbing - urvc. wastes with deep seal traps. 110 dia to W.C. 40 dia to shower. 32 dia to whb. Red access to be provided at bends. Provide mechanical ventiator to give air change rate of 15 litres per second

Line party and gable walls with 40 mm Gyproc Thermaline plus.

Drift 52.11' under floor to vent late front roof void & re-fix eady air admittance valve.

Roof slope within new room shaded thus.

Insulate Bedroom/Bedroom partition with min 30mm mineral fibrebat insulation (min density 10 kg/m³)