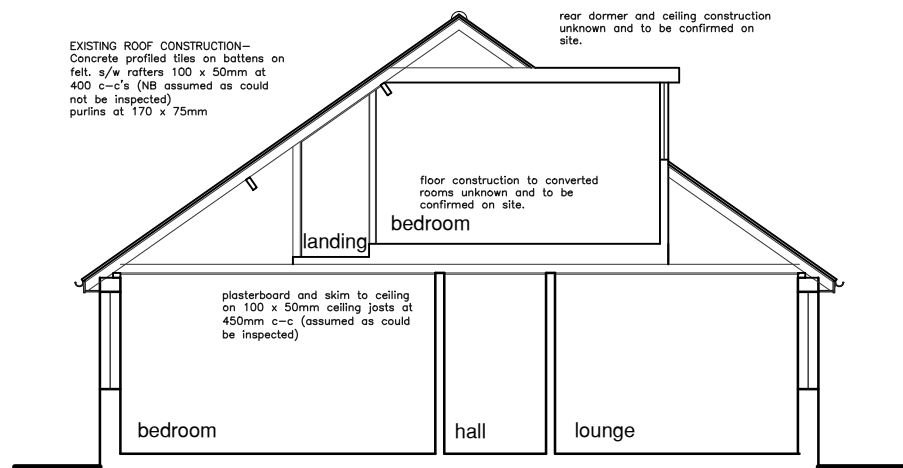
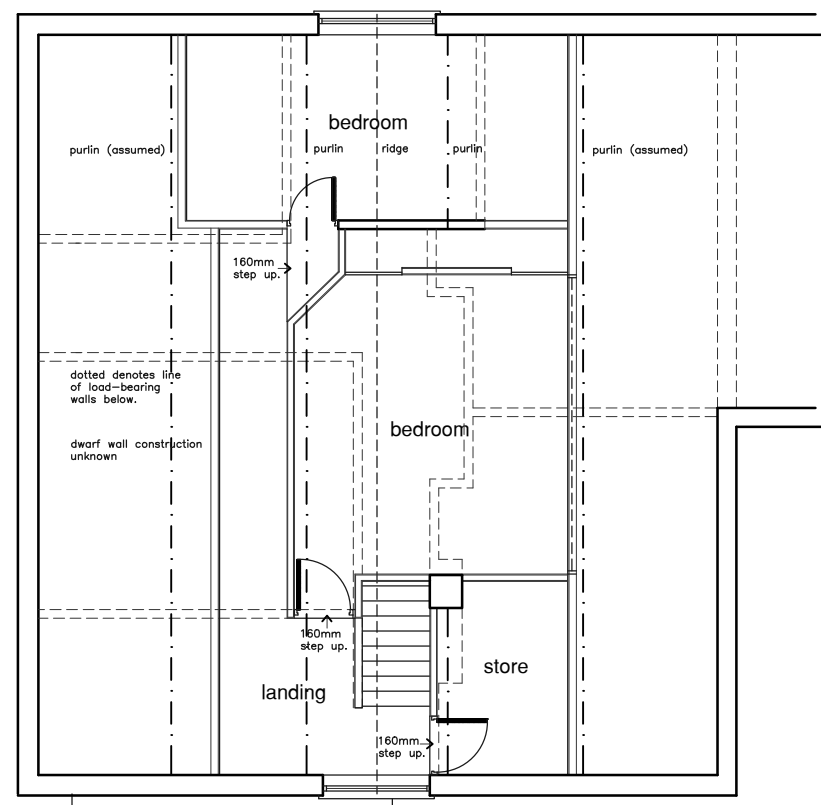
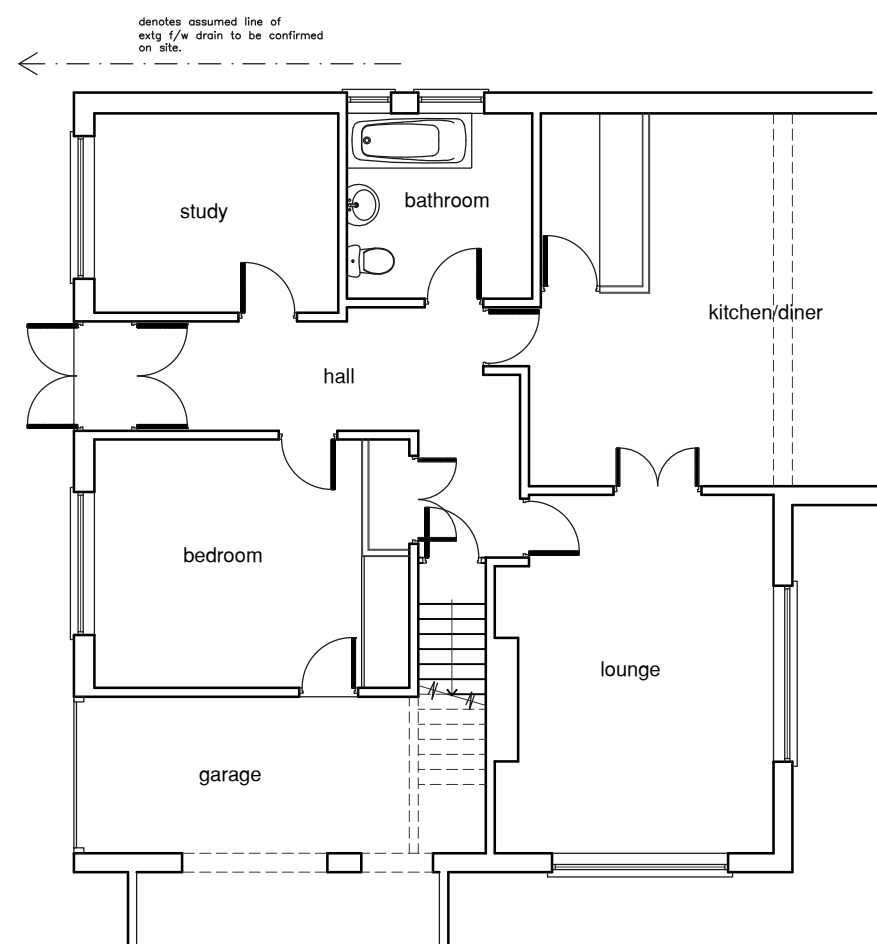




SECTION THRO' ROOFSPACE AS EXISTING



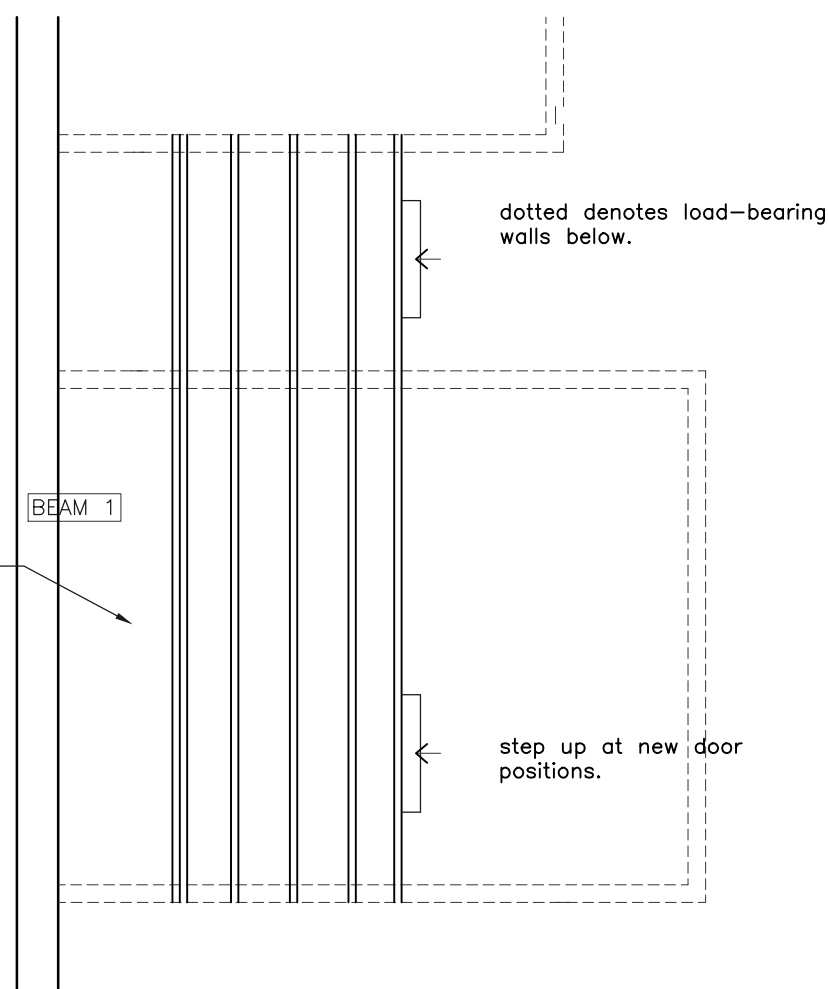
ROOF SPACE PLAN AS EXISTING



DETAILS AS EXISTING 1:100

Floor Construction –
22mm thick T & G flooring grade
chipboard on 220 x 50mm C24
floor joists at 400mm cts. joist
ends bearing off internal wall
positions as indicated. 100mm thick
mineral wool fire quilt between
joists (density min. 10kg/m3).

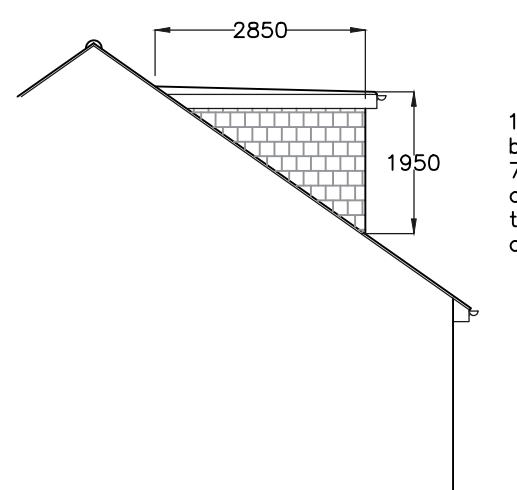
trimmer beam 1 under dormer face
to be comprised 2no 250 x 50mm
C24 timbers all bolted through at
600mm c-c with M15 bolts
spanning onto internal load-bearing
walls as indicated.



JOIST PLAN AS PROPOSED

dormer window in white
UPVC to match extg house.

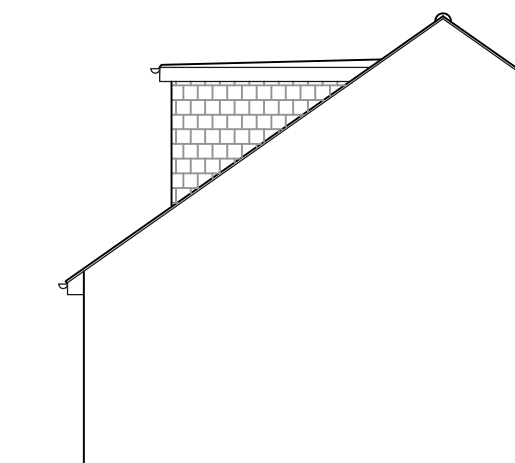
dormer face and cheeks to be
finished in new small format tiles to
match colour of extg main roof.



side



front



ELEVATIONS AS PROPOSED 1: 100

INSULATION SPECIFICATION (CELOTEX)

FLAT ROOF TO DORMER – 100mm Celotex GA4000 between joists with additional layer of 50mm Celotex GA4000 fixed Across underside.

DORMER FACE AND CHEEKS – 70mm Celotex GA4000 between studs with additional layer of 30mm Celotex TB4000 fixed across face.

All joints to be foil taped.

12.5mm Gyproc Plasterboard and skim internal finish.

GENERAL SPECIFICATION NOTES

NEW FLOORS

new first floor construction to bathroom as follows: 22mm flooring grade chipboard or floorboard finish as preferred by client (T & G jointed) on softwood joist system at size and centres as noted on the joist plan (NB all structural timbers to be strength class C24 and to BS5268 part 2 unless otherwise specified. Any timber fitch beams or structural steelwork to be to Approved building inspector prior approvals, with padstones / spreader plates etc as necessary. Joists to bear off Trimmer beams / loadbearing walls/ galvanised hangers as indicated on section and joist plan. Softwood strutting to be provided to mid span points of any joists spanning in excess of 2.5m. Incorporate 100mm mineral fibre quilt between new floor joists in Rockwool or equal. NB – ensure this insulation is of min 10Kg/m3 density for acoustic purposes.

INSULATION/PLASTER

sloping and flat ceilings to dormer to be insulated with Celotex or Kingspan rigid insulation sheet fitted as noted and in strict accordance with manufacturer's instructions. Face internally with 12.5mm Gyproc plasterboard and skim (ensure insulation runs continuously throughout)

WINDOWS

new dormer window to be obscure double glazed and to have a soft low E coating and to have a U value not exceeding 1.4W/m2C to be double glazed as standard and to give min 8000mm2 controllable background ventilation.

VENTILATION

provide adequate crossflow of air to all new insulated dormer roof space as follows: ensure min 50mm air gap above all insulation as before. The contractor is to allow for the provision of new proprietary 25mm continuous eaves ventilation system if necessary (to both sides)

HEATING

Existing central heating system to be extended to include for additional radiators as necessary, complete with thermostatic rad valves OR new electrical convactor heating as preferred by client. NB any plumbing and heating work to be carried out by approved 'GAS SAFE' registered engineer and certified on completion.

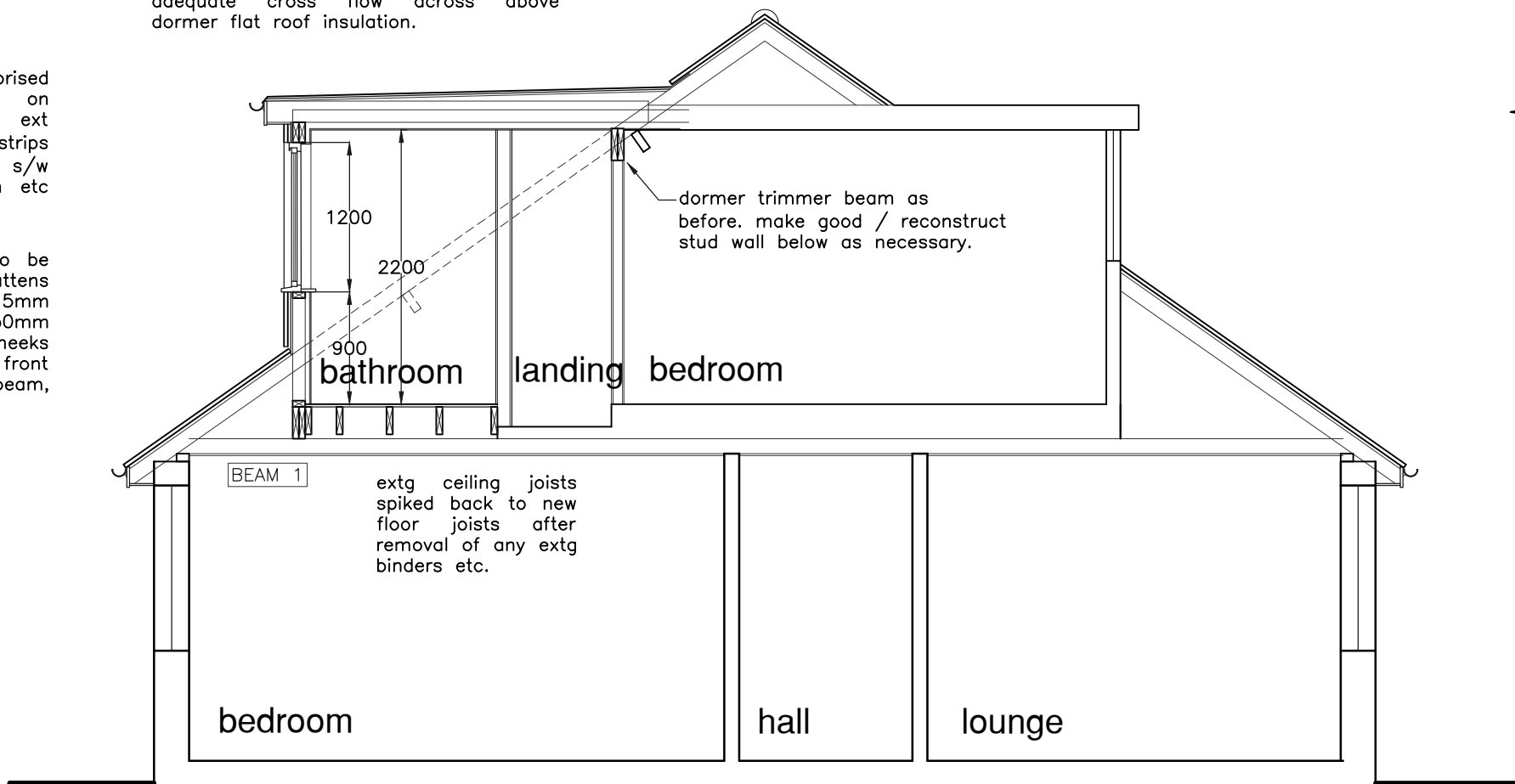
ELECTRICS

All new electrical work to meet the requirements of approved document P and to be designed, installed and inspected by registered electrical specialist. Sockets and switches to be positioned in accordance with Part M and BS7671.

REAR DORMER CONSTRUCTION
dormer to have flat roof comprised single ply felt roofing sytem on isolating membrane on 15mm ext quality ply on s/w firing strips (0-50mm) on 170 x 50mm C24 s/w joists at 400mm c-c. insulation etc to u/s as before.

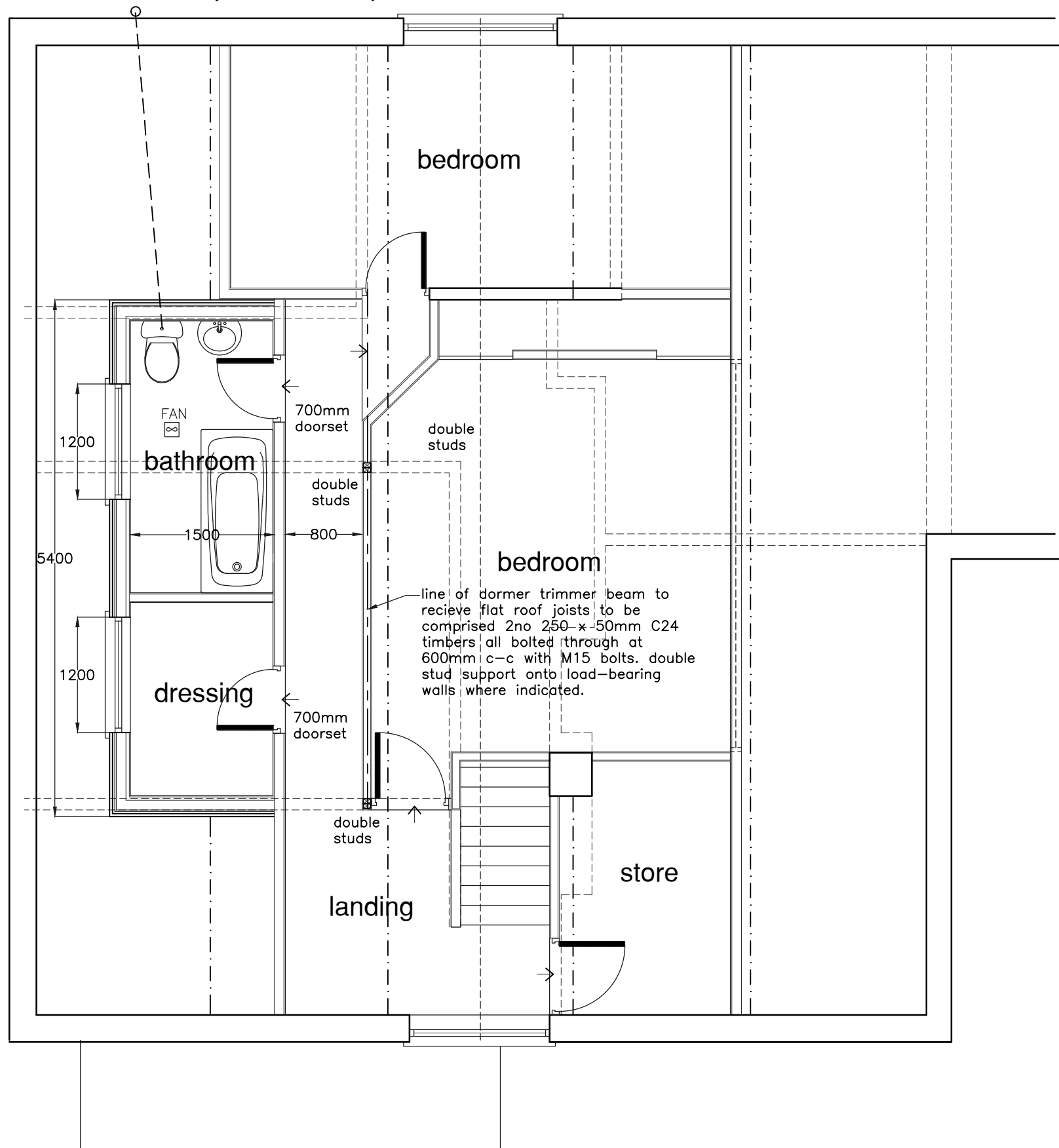
Dormer front and side cheeks to be clad in small tile hanging on battens on breathable building paper on 15mm ext quality ply fixed to 100 x 50mm vertical studs at 400mm c-c. cheeks to be built off new triple rafters, front to be built off trimmer beam, insulation etc as before.

ensure high level ventilation at ridge equivalent to 25mm continuous strip inc adequate cross flow across above dormer flat roof insulation.



SECTION THRO' ROOFSPACE AS PROPOSED

W.C branch connection taken to new 100mm dia UPVC SVP with balloon cage grating at head abd rodding access point at base. connect into extg f/w drainage system as agreed on site with building inspector and allowing for new proprietary inspection chamber on junction as necessary.



ROOF SPACE PLAN AS PROPOSED

The new rooms are to be fitted with energy efficient lighting

heating to new room by extended radiator system, new rad fitted with Thermostatic valve. All work carried out by GAS SAFE registered specialist and certified on completion.

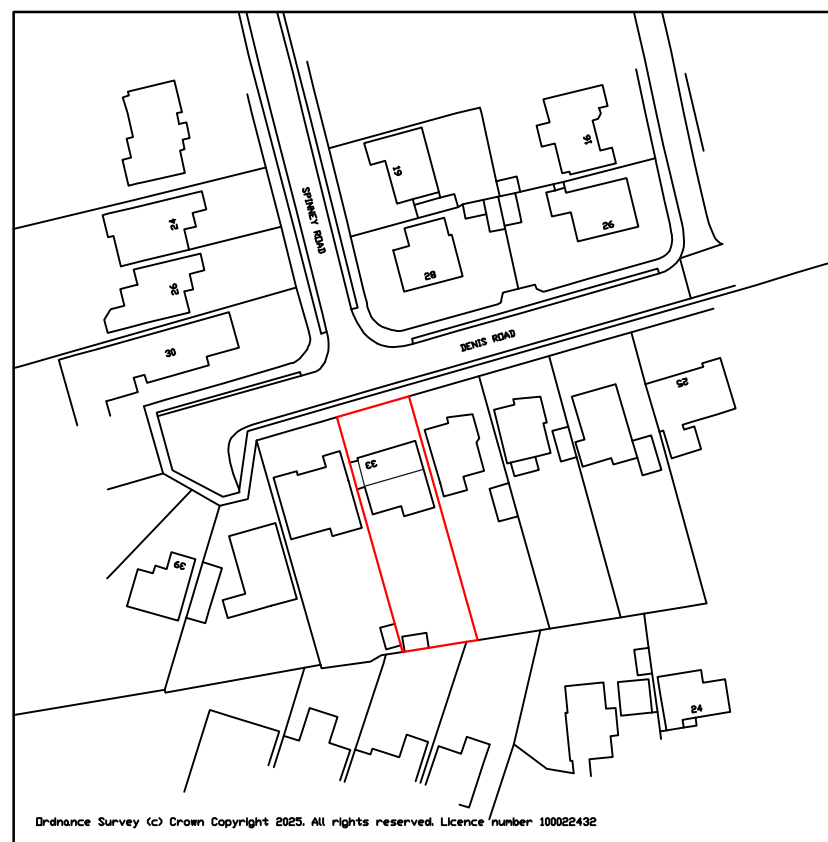
PLUMBING TO BATHROOM:
New waste connections taken to new s/vp as before.
bath: 40mm waste and 76mm trap.
Wash basin:- 32mm waste and 76mm trap
WC and cistern:- 100mm branch connection
Provide rodding points at each change of direction of the S&VP and above the spill over level of the lowest connected appliance. Ensure SVP has rodding access point at base.

extractor fan giving min extraction rate of 30 litres p/s ducted out through dormer roof via proprietary vent terminal.

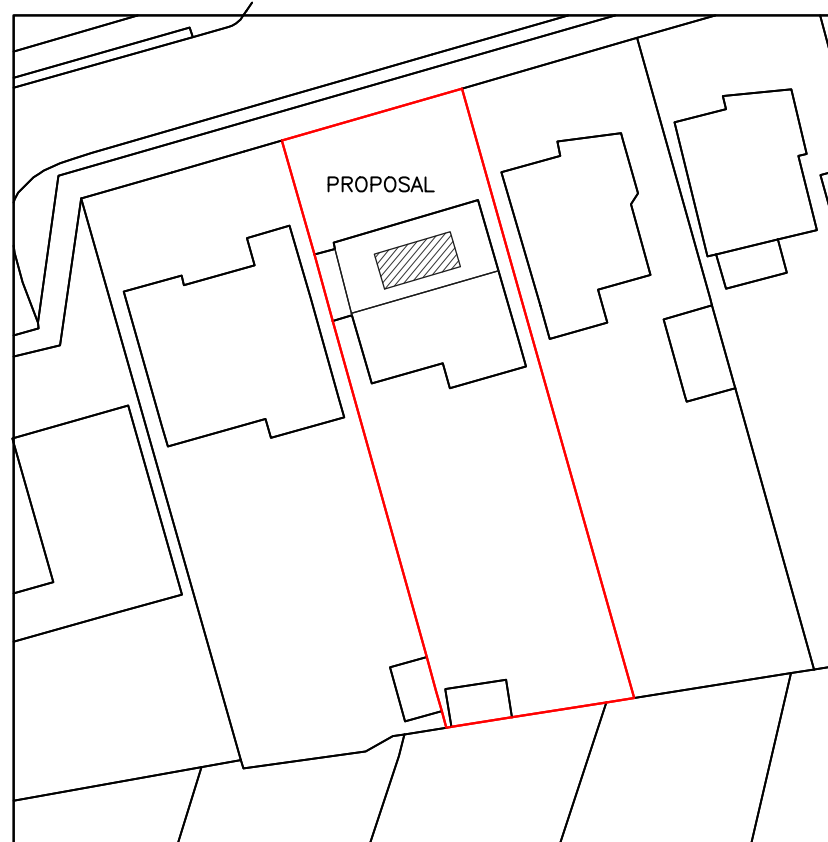
NB – ALL NEW ELECTRICAL WORK TO BE MEET THE REQUIREMENTS OF APPROVED DOCUMENT P AND TO BE DESIGNED, INSTALLED AND INSPECTED BY REGISTERED SPECIALIST. CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORKS.

Revision

Date



SITE LOCATION PLAN 1:1250



SITE PLAN 1:500

REV A – SEPT 2025 – DORMER HEIGHT REDUCED AS PER PLANNING OFFICER'S REQUEST

A.J.S
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Project **PROPOSED ROOF ALTERATIONS AND AND FRONT DORMER AT: 33 DENNIS ROAD, BURBAGE HINCKLEY LEICS. FOR : MR & MRS IGOE**

Sheet Title **PLANS, SECTIONS AND ELEVATIONS AS PROPOSED**

Scale **1:50, 1:100** Ref **2024/9577/01A**

Date **JUNE 2025** Drawn **AJA**

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