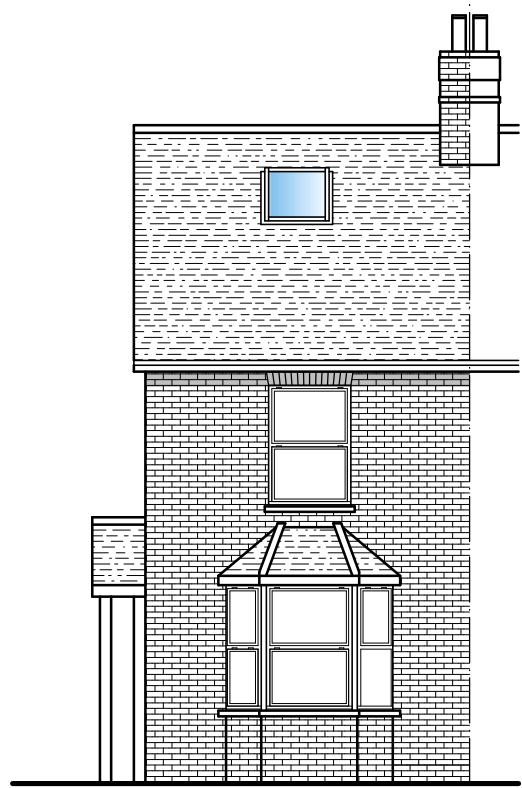
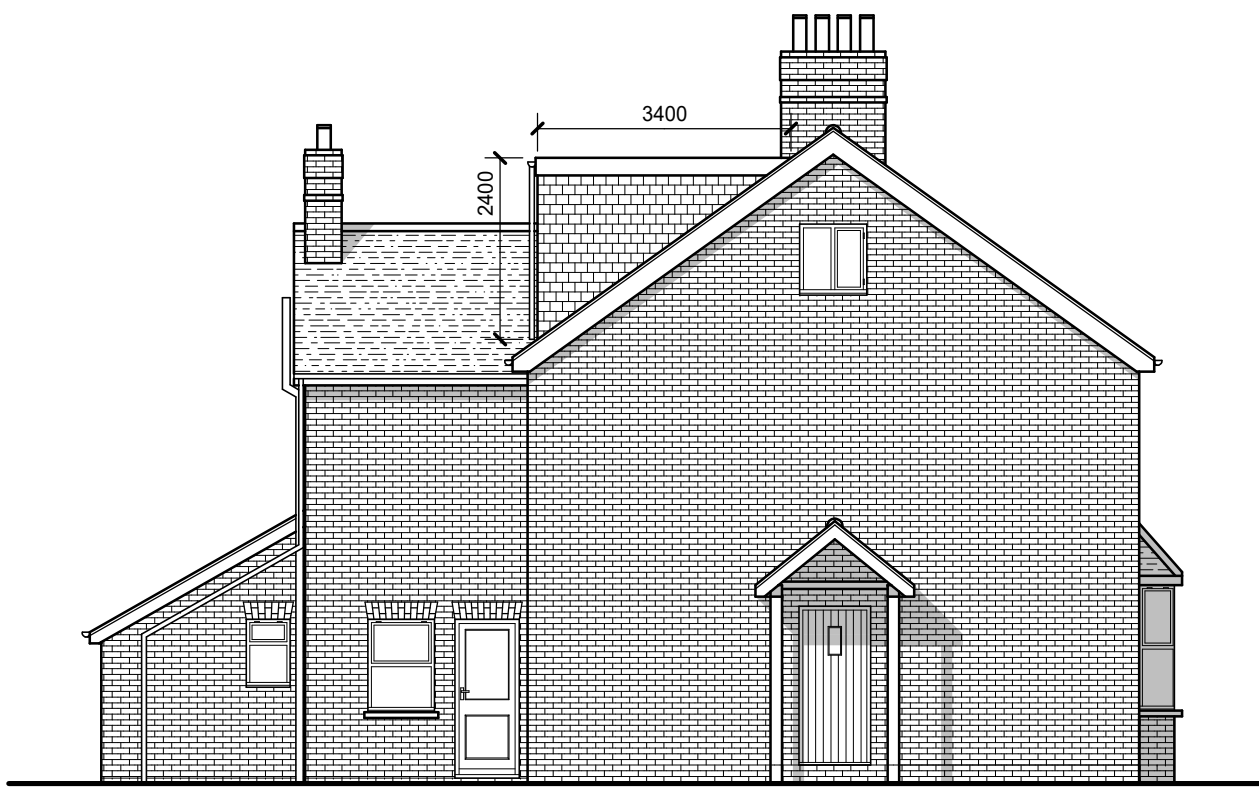


CUBIC VOLUME OF PROPOSED DORMER DOES NOT EXCEED 50 CUBIC METRE
PERMITTED DEVELOPMENT ALLOWANCE:
Proposed Dormer: 3.7x3.4x2.4 = 30.2 divided by 2 = 15.1m³
Total volume = 15.1m³



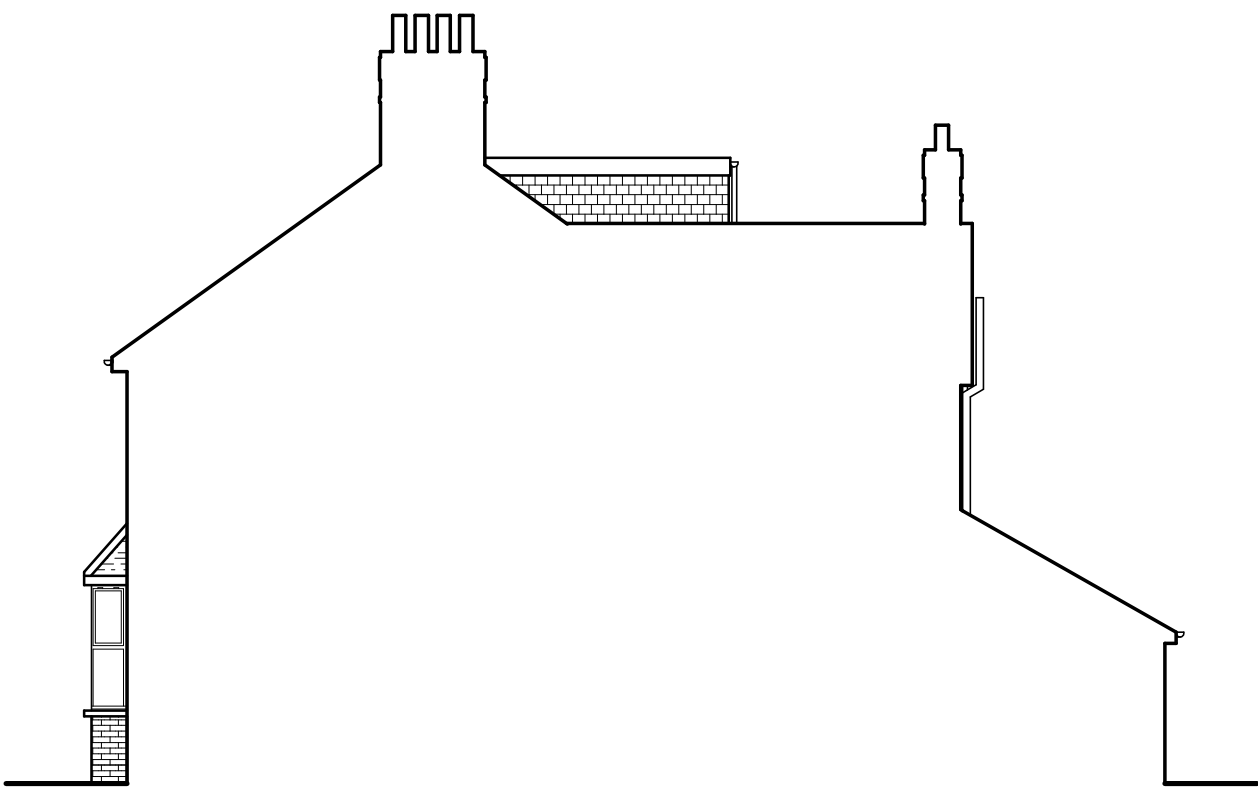
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

1. Drawing are for Local Authority approval only.
2. Builder to check all dimensions on site.
3. Builder to measure all new steelwork, timber beams/joists and materials on site when ordering materials.
4. No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
5. Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the 'Party Wall Act 1996'. (ARRANGED BY CONTRACTOR OR CLIENT)
6. All electrics to comply to IEE regulations.
7. All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
8. Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.
9. Appointed Builder to investigate on site prior to commencement of any work exact run and location of existing foul drains to ensure that appropriate bridging of main drain branch is achievable if building close to or over existing main sewer. Alternatively owner to arrange for cctv survey to be carried out by professional camera engineers

General building regulations notes:

Ensure that the dormer is set back a minimum of 200mm from the original eaves in accordance with permitted development for householders technical guidance updated version April 2014.

Remove existing binders. Provide solid noggings between new floor joists and install Jiffy hangers in position of original binders.

New 150x100mm sw post to be seated into prefabricated ms shoe reversed to receive new ridgebeam bearing onto new bridging beam over head of existing landing window and existing load bearing spine wall.

Install 150x50mm sw struts in wall to support cut end of existing purlin.

Apply 9.5mm Masterboard to party wall dormer cheeks between studs and ply to achieve half hour fire resistance to party wall abutments within one metre of boundary.

The new and existing protected shaft to be half hour fire resistant and the existing landing to be half hour fire resistant. (If existing existing floor boards are tongued and grooved apply 5mm hardboard)

Bridge existing first floor lintels with new bridging beams.

Apply double rafters either side to dormer cheeks.

Neighbours consent in writing to be obtained to allow end bearings of steels onto party walls.

Ensure that steels do not penetrate or bear into existing chimneys.

Install new pre-stressed concrete lintel over new internal openings. Maximum clear span 1200mm.

Builder to investigate on site prior to commencement of work that existing spine walls are load bearing and adequate to take additional loading or prior to removal.

Upgrading of existing solid masonry walls within loft room with new timber studwork: 50x100mm sw treated studs every 400mm ctrs on head and sole plate and fixed vertically to existing walls with mechanical fixings. (with a strip of damp proof course between stud & wall if there is a risk of moisture penetration). Fully fill timber studs with 100mm Kingspan Kooltherm K7 Pitched Roof Board between timber studs. Gyproc vapour check plasterboard 3mm skim coated. Achieves U value of 0.30W/m²K refurbishment.

Alternative upgrading existing external / party walls to loft room using insulated plasterboard to achieve refurbishment U value of 0.30W/m²K: Apply DPC strip (if there is a risk of moisture penetration). Fix 25x47mm sw battens every 600mm ctrs to existing masonry wall. Install Kingspan Kooltherm K118 Insulated Plasterboard 3mm skim coated. Thickness of board dependant on existing wall construction. Typically 42.5mm for lightweight rendered solid blockwork and 57.5mm for solid brick, dense blockwork and cavity walls.

Internal walls: New stud partition walls to be 50x100mm sw treated studs every 400mm ctrs on double joists/noggings or sw soleplate. Install 100mm Rockwool 23kg/m² density sound insulation to wall void 12.5mm wallboard and plaster skin either side.

Stainless steel Furfix profile wall starters to tie in new blockwork/cavity brickwork to existing walls.

Install expansion joint at maximum 6000mm ctrs (12000mm ctrs for brickwork). Brick debonding ties every course with mastic infill.

Painting: 2no undercoats 1no glosscoat to MDF skirting and architraving. Walls and ceilings to 2no coats emulsion.

Apply 2no layers of 12.5mm wallboard and plaster skim finish to soffit of staircase to achieve half hour fire resistance.

Encase new steels in 2no layers 12.5mm wallboard and plaster skim finish to achieve half hour fire resistance. Alternatively apply 2no coats of intumescent paint to new steels to achieve half hour fire resistance.

Fire Notes: All doors to fire escape route hallway and landings to be half hour fire resistant and fitted with 25mm door stops.

Automatic fire deflection system should be installed in accordance with British standard BS:5839:Part 6 6:2004. SD denotes locations of smoke detectors wired into main distributory board.

Relocate water storage tanks as necessary. Exact position to be determined on site.

N.B Builder to investigate on site prior to commencement of any work exact run and location of existing foul drain to ensure that new waste connections are possible maintaining a minimum 1:40 fall. All new underground drainage connections into main sewer to be Hepslave clay pipework.

New 65mm upvc rainwater downpipe connected to new 100mm upvc drain branch discharging into new prefabricated crates constructed soakaway located minimum 5000mm from all buildings. Alternatively discharge into existing surface water drain if possible. Building Inspector to approve on site.

Novia 500g Polythene VCL, CE approved to EN13984 to be installed to inside face of timber partitions to new 'wet rooms' i.e bathrooms, wc's, utilities etc.

New 65mm upvc rainwater downpipe to discharge onto new / existing roof via ms shoe.

New sanitary ware and kitchen units to be chosen by client supplied and fitted by builder.

Plumbing to British standard code of practice
Extend soil vent pipe minimum 900mm above topmost window head. Box in and sound insulate. Provide collar and soaker through new roof.
Install new back inlet gully connected to new 100mm upvc drain branch discharging into existing inspection chamber.
Flexible WC connection with P trap
75mm deep sealed trap to new hand basin, bath, shower and sink
40mm upvc waste to new hand basin
50mm upvc waste to new bath, shower and sink
Rodding access to all bends in wastes
Provide anti-siphon valves to wastes in excess of 2400mm
Provide Balafix isolating valves to new appliances
All new pipework to comply with BS 5572

Allow a pc sum for ceramic tiling to clients instruction.

Allow a pc sum to relocate boiler and flue outlet and extend central heating system. Radiator positions to be determined on site and fitted with thermostatic rad valves.

Openable area of new bedroom windows to be 0.33m with clear unobstructed distance of 450mm in any direction and fitted with emergency Egress hinges. Maximum floor to cill height to be between 800-1100mm.

Openable area of new windows to be the equivalent of 1/20th of the room's floor area for rapid ventilation

Part P Electrical Safety: Confirmation that the electrician is capable of self certifying the work to BS 7671 or is registered under a competent person self certification scheme to enable council to issue completion certificate.

Smoke detectors are to be installed to new rooms and wired to mains distributory board with battery back up in accordance with BS5839-6 2004 where there is no final exit from the new room.
Key colour code:

Pink indicates new structural beams / trimmers -

Blue indicates new glazing -



SCALE BAR: 1:100



SCALE BAR: 1:50

PROPOSED LOFT CONVERSION WITH REAR DORMER
57 CHURCH LANE, COTHORNE, RH10 3QF
SHEET SIZE: A1
SCALE: 1:50 (PLAN) & 1:100 (ELEVATIONS)
CLIENT:
JOB NUMBER: 5007
DRAWN: R. RICHARDSON

DATE: OCT 2025

REVISIONS:

REV.

www.lpr-design.co.uk
info@lprdesign.co.uk

LPR DESIGN
TEL: 01883 627 634