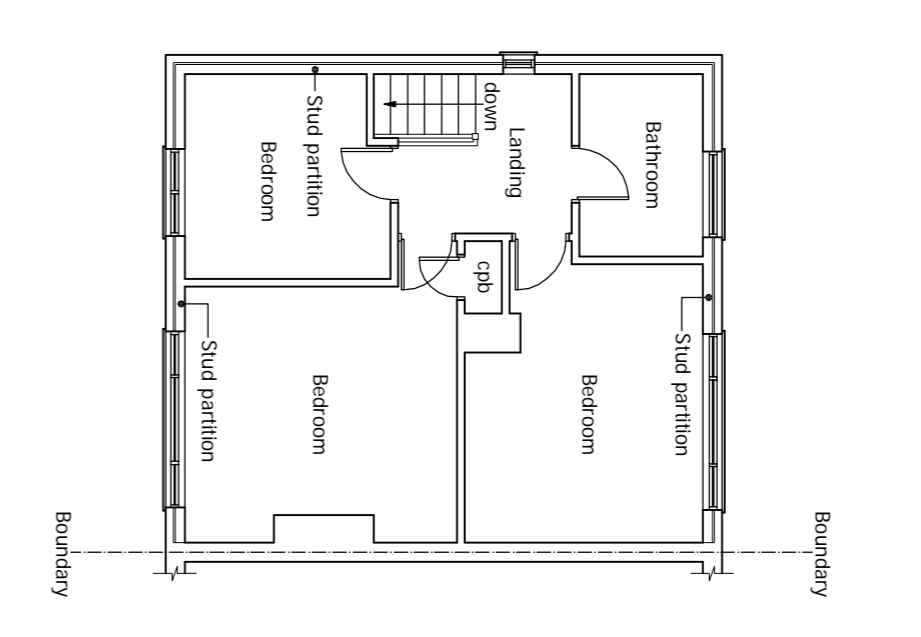
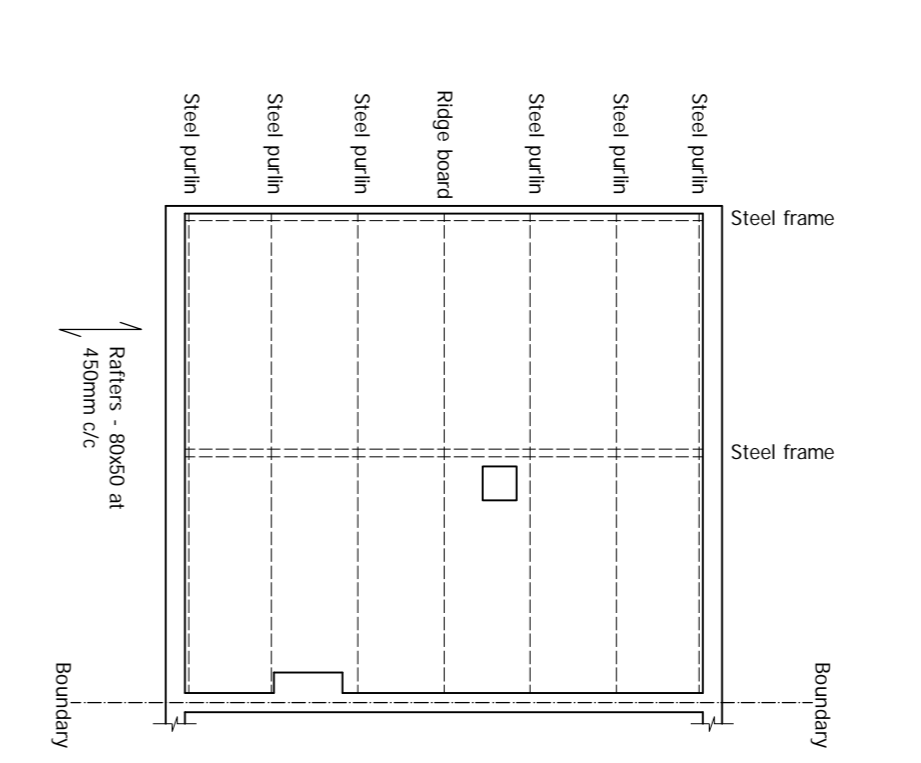


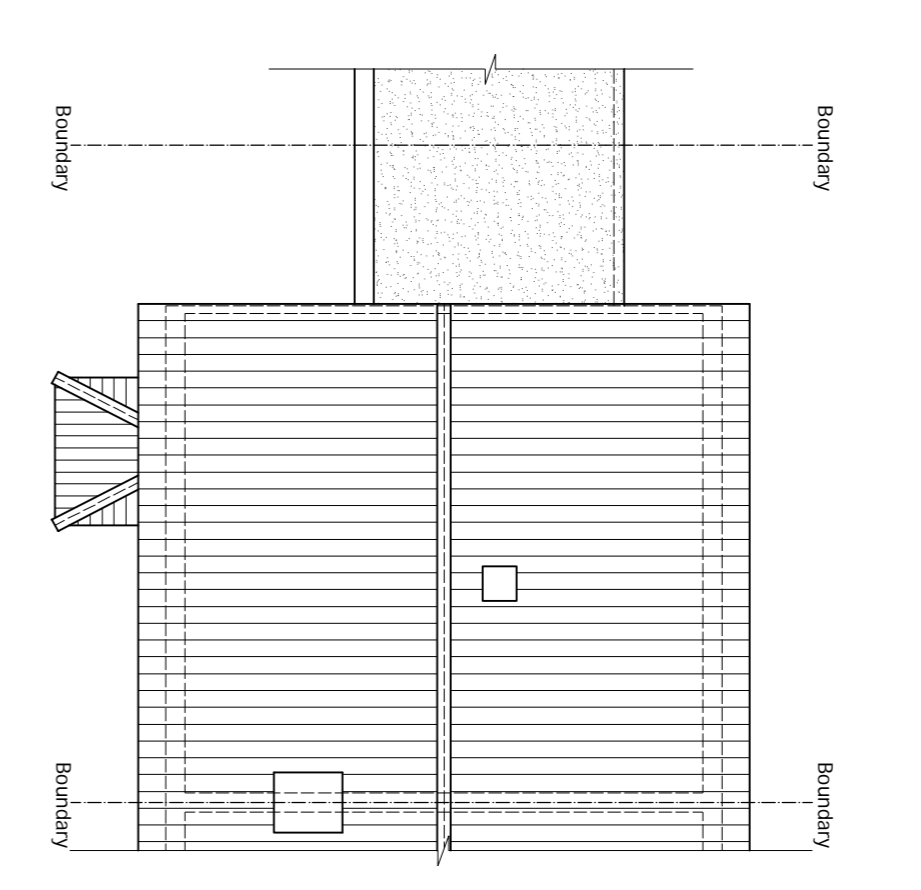
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Scale 1:100



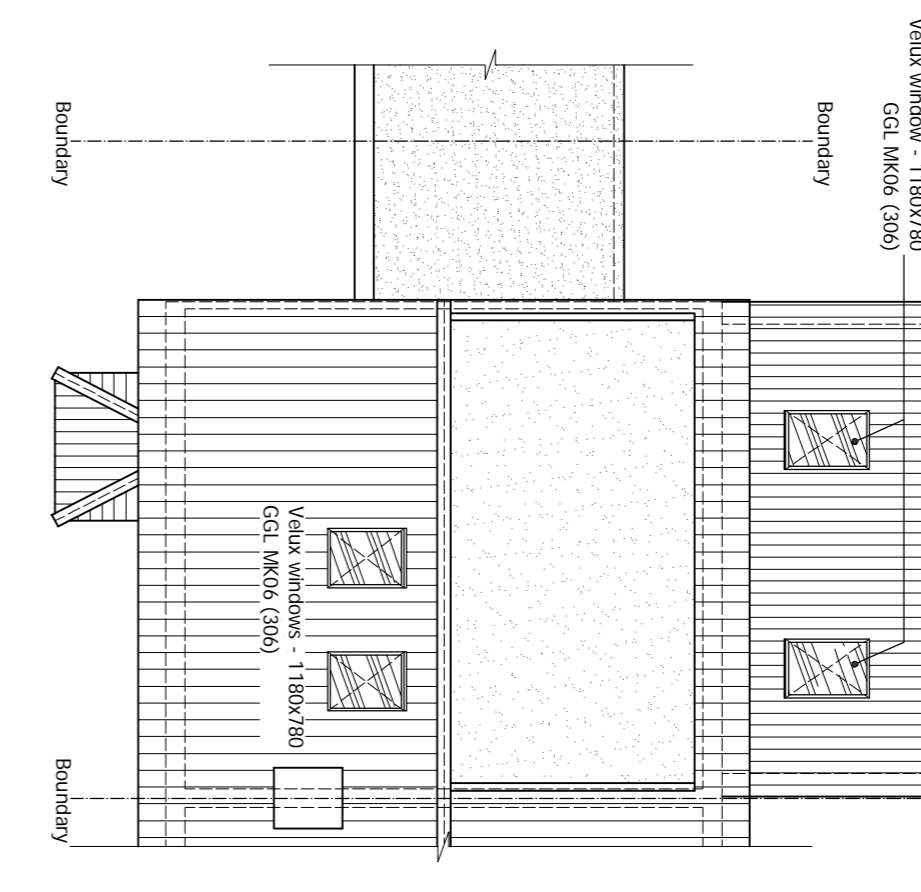
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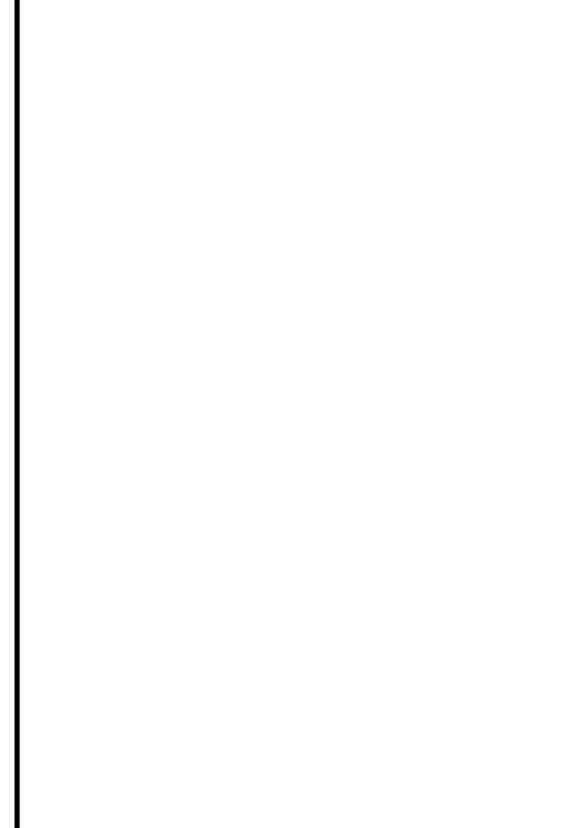
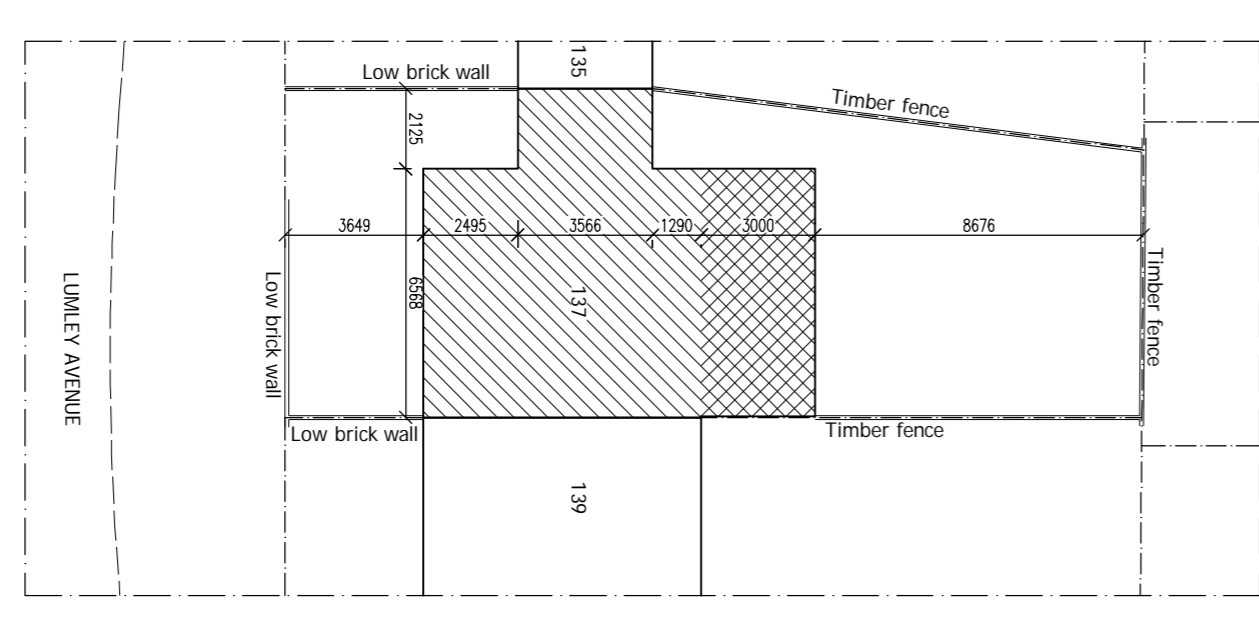
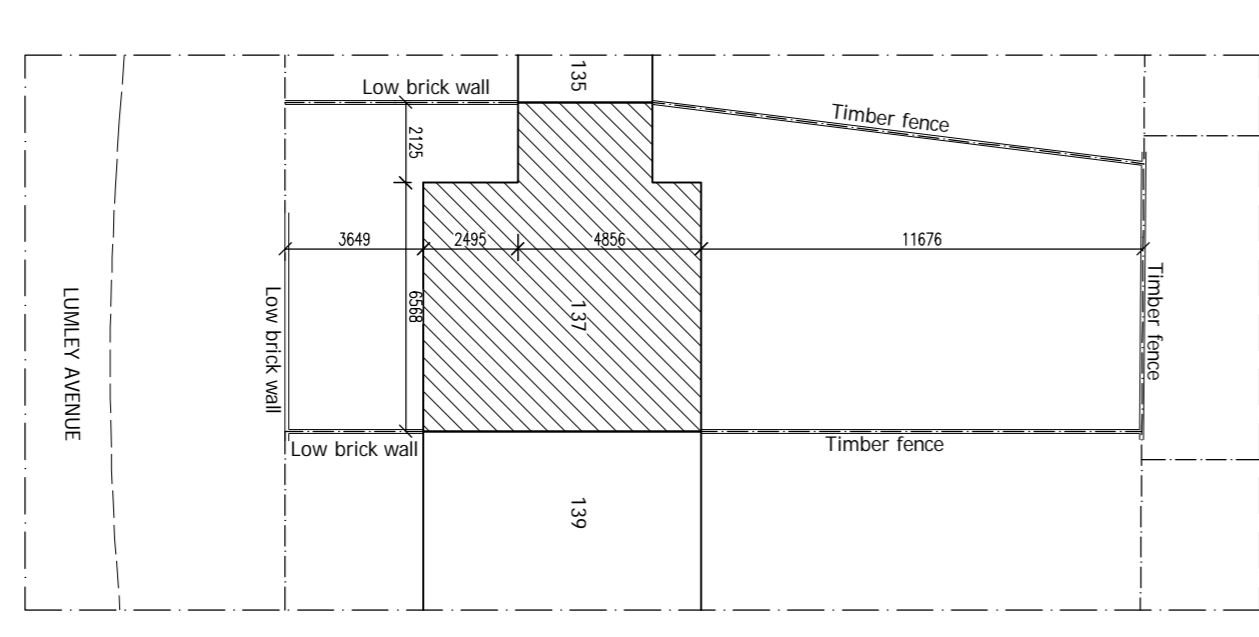
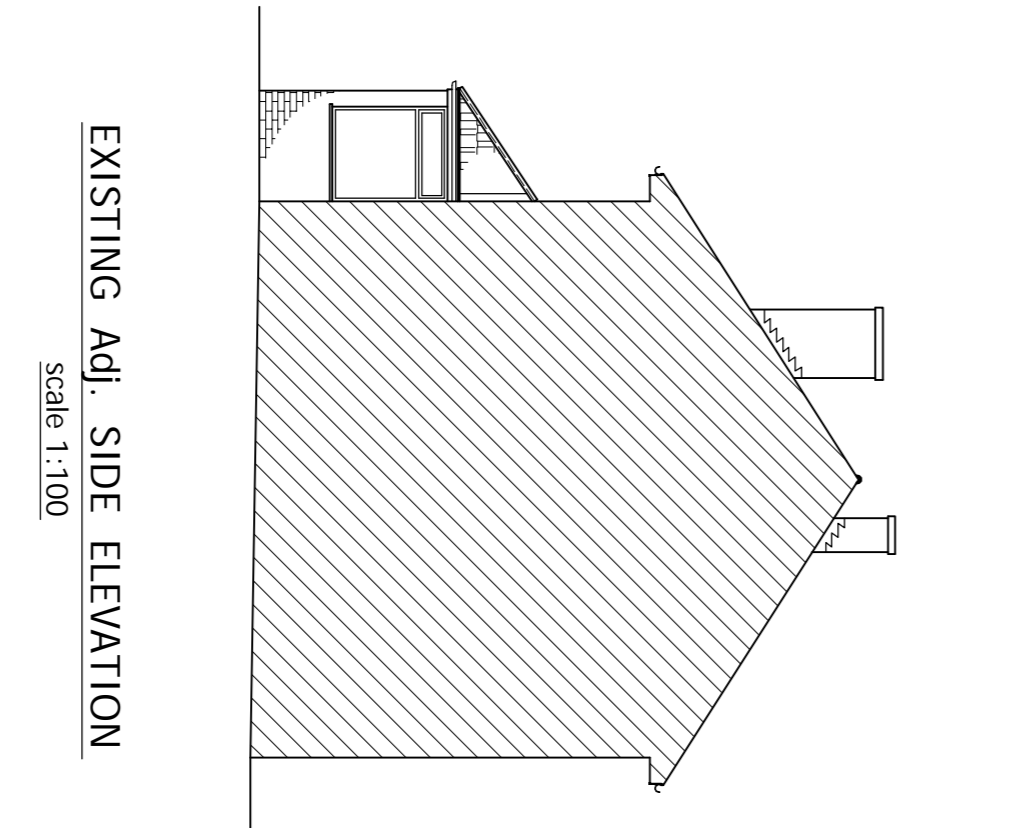
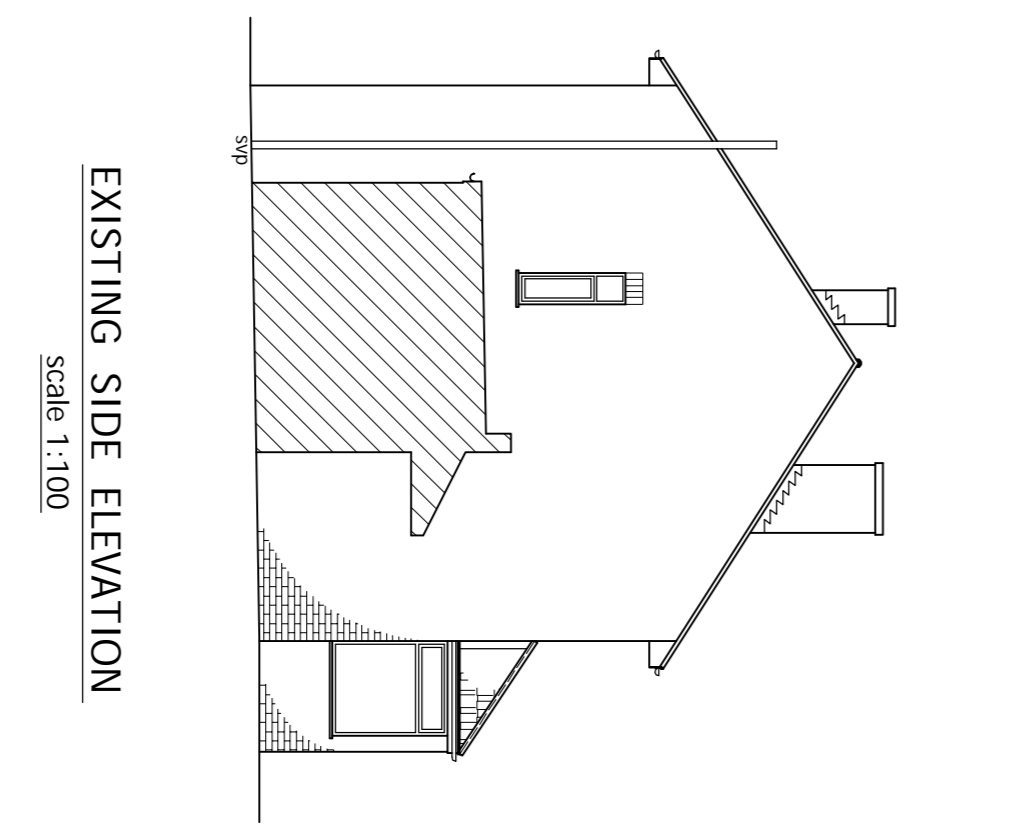
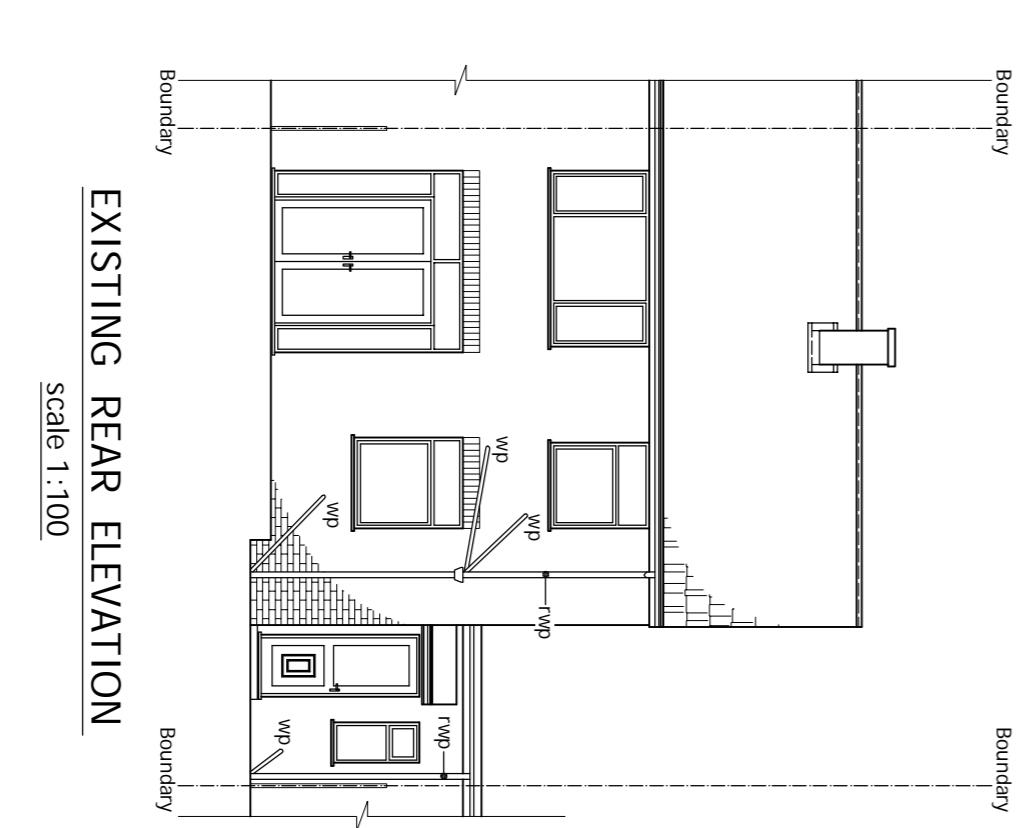
**EXISTING ATTIC FLOOR PLAN**  
Scale 1:100



**EXISTING ROOF PLAN**  
Scale 1:100



**PROPOSED ROOF PLAN**  
Scale 1:100



**SPECIFICATION**

**GENERAL:** Loft conversion with dormer window to rear and single storey rear extension. Where building boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

**1. EXTERNAL WALLS AND FOUNDATIONS:** The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 11.6 cement lime sand 100mm cavity with 100mm Rockwool Full-Fill Detherm or other approved insulation material. 100mm thermal insulating blockswork below or terminate on the inner leaf with mortar as before. Mortar to be finished with a 12.5mm thick 1:3 cement/sand render. Cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 1000mm apart. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally.

**2. EXISTING MAIN ROOF STRUCTURE:** The existing main roof structure comprises slate roofing tiles to 80x53mm rafters at 450 c/c, supported on three numbers per pitch steel putins supported on two numbers steel frames and on the party solid wall. Ceiling joists (not visible on survey) to traditional lath and plaster ceiling.

**PROPOSED ALTERATIONS TO MAIN ROOF STRUCTURE:** The existing rafters are to be reinforced with 150x47mm SC3 at 450mm c/c connected to existing with 100x83mm. Where rafters are 300x60 c/c required for new velux window. 100mm Celotex GA3100 insulation set between rafters at 400mm c/c with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 40mm Celotex TB3000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. The existing ceiling joists and rafters are to be retained. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel stud beams. New steel roof rafters at 400mm c/c supported on new steel stud beams. New steel roof rafters at 400mm c/c supported on new steel stud beams. New steel roof rafters at 400mm c/c supported on new steel stud beams. New steel roof rafters at 400mm c/c supported on new steel stud beams. New steel roof rafters at 400mm c/c supported on new steel stud beams.

**DORMER FLAT ROOF CONSTRUCTION:** Three layers of built up roofing class 3 to BS 747 finished with bitumen bedded stone shippings to a depth of 12.50mm. The top layer to be mineral surfaced bituminous fully bonded to glass fibre based underfelt layer. Type 3G bottom layer to be partially bonded to 10mm WBP plywood to BS 5268 with a 12.5mm thick 1:3 cement/sand render. 100mm Celotex GA3060 set between studs with further 25mm Celotex PL3000 insulation (including 12.5mm plasterboard - vapour check type, manufactured fixed) fixed across face of posts, all to provide a 'U' value at 0.18 or better. Lead wetted drip formed to front of dormer to allow for cross ventilation, provide 25mm wide continuous strip ventilation. Vertical ventilation to be provided to rear of dormer. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. All openings to be secured with approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally.

**drawnplans.co.uk**

**Loft Conversion with Dormer Window to Rear and Single Storey Rear Extension.**

For:  
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