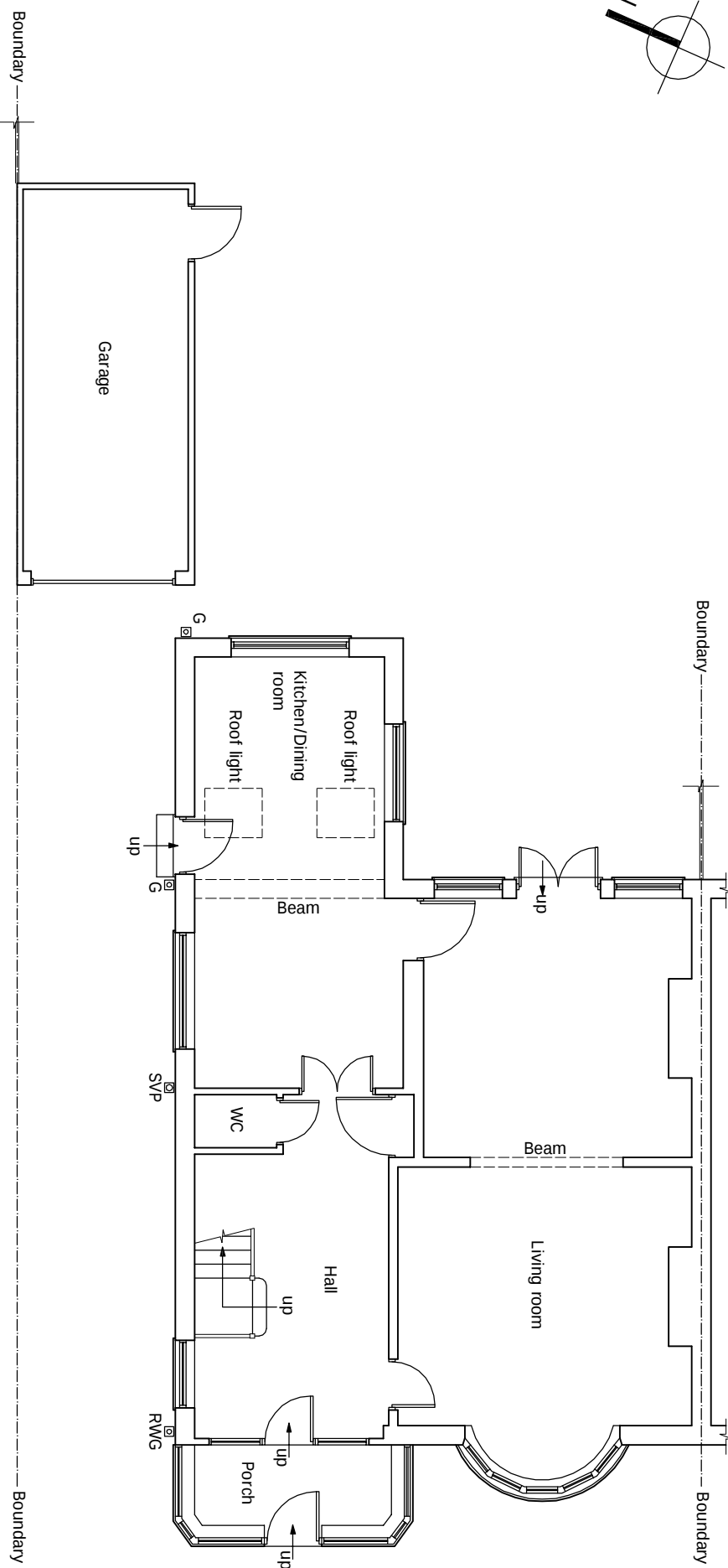
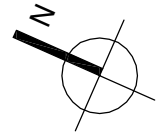
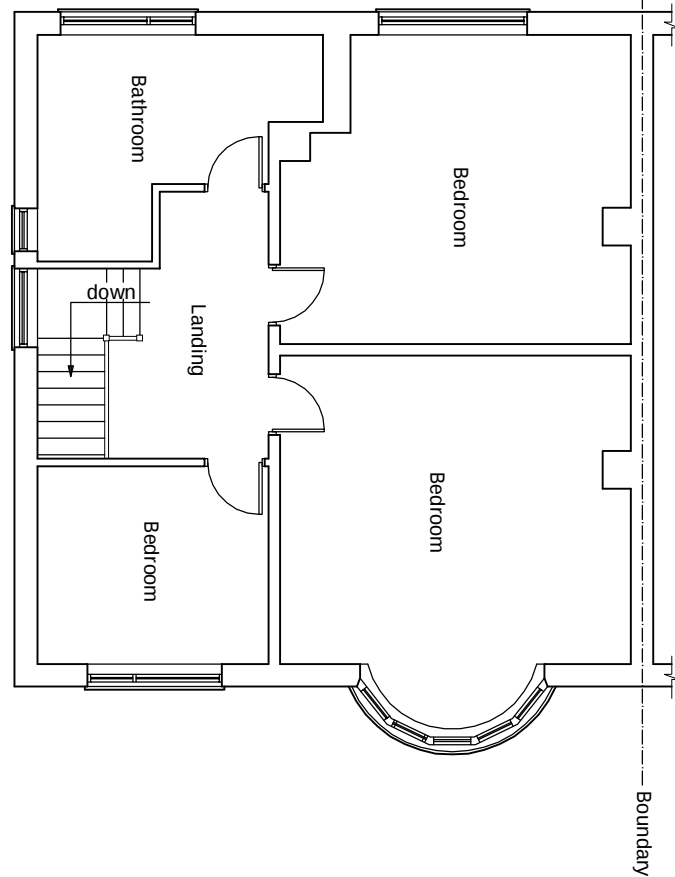
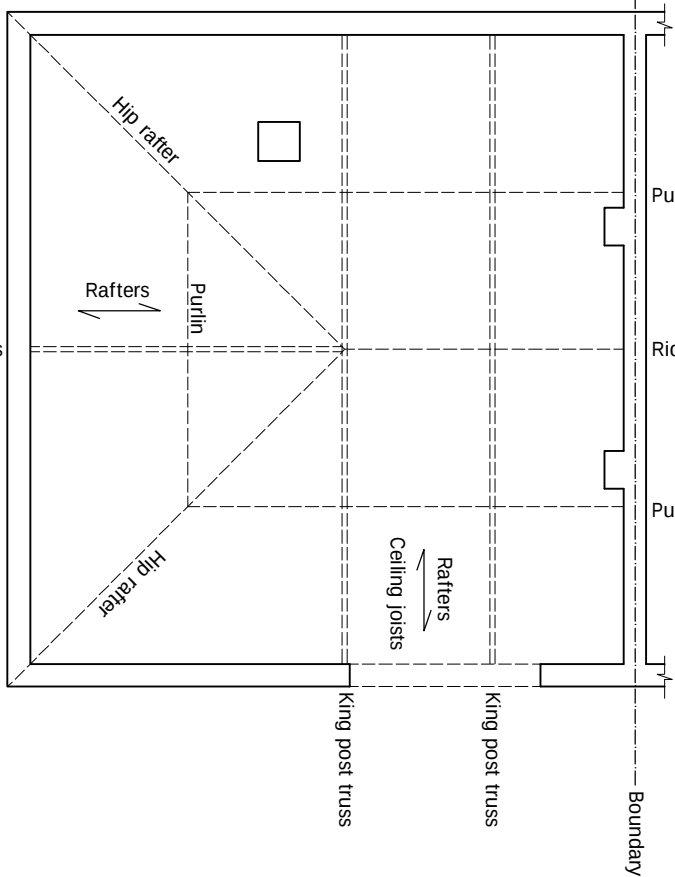




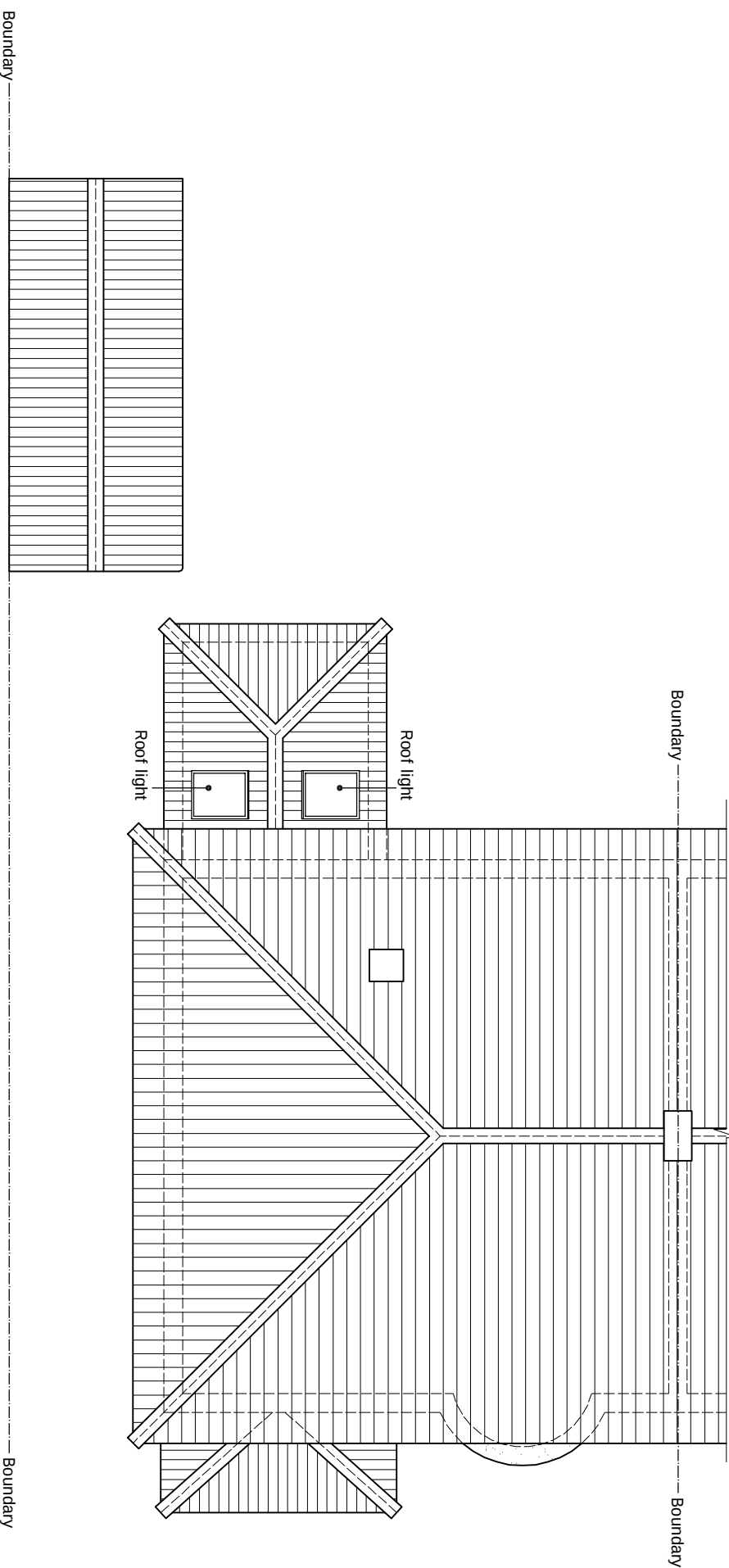
EXISTING GROUND FLOOR PLAN
Scale 1:100



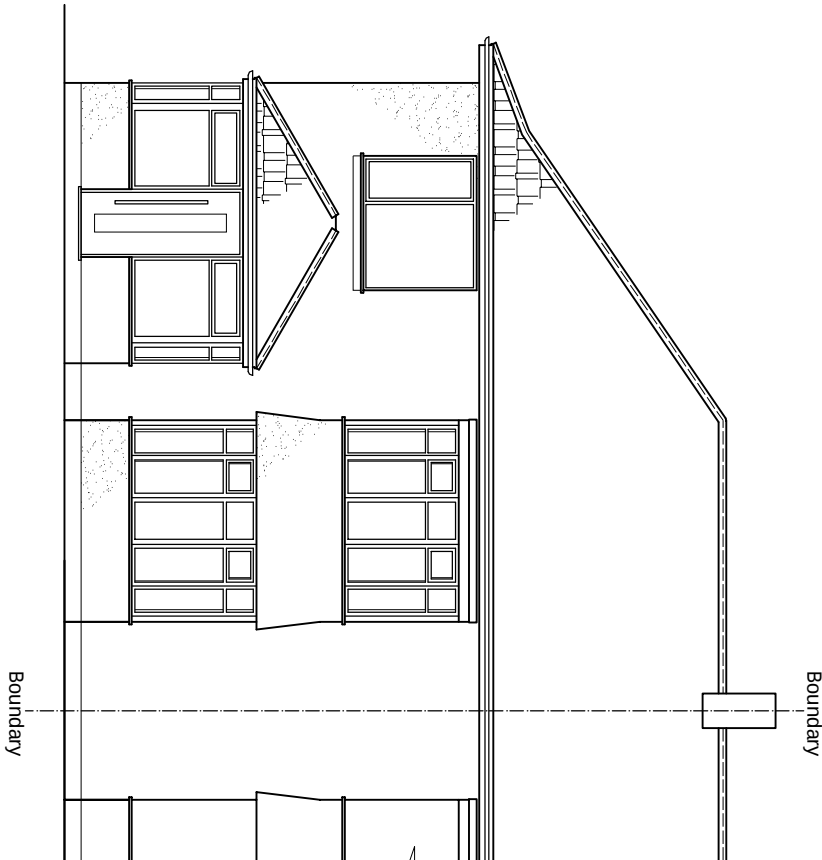
EXISTING FIRST FLOOR PLAN
Scale 1:100



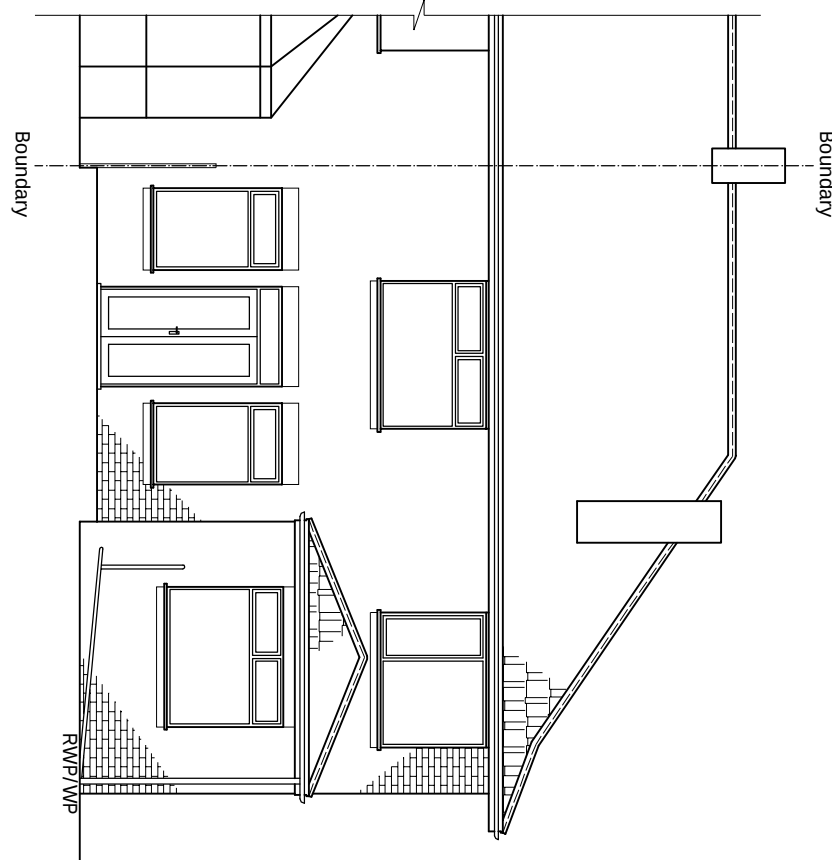
EXISTING ATTIC FLOOR PLAN
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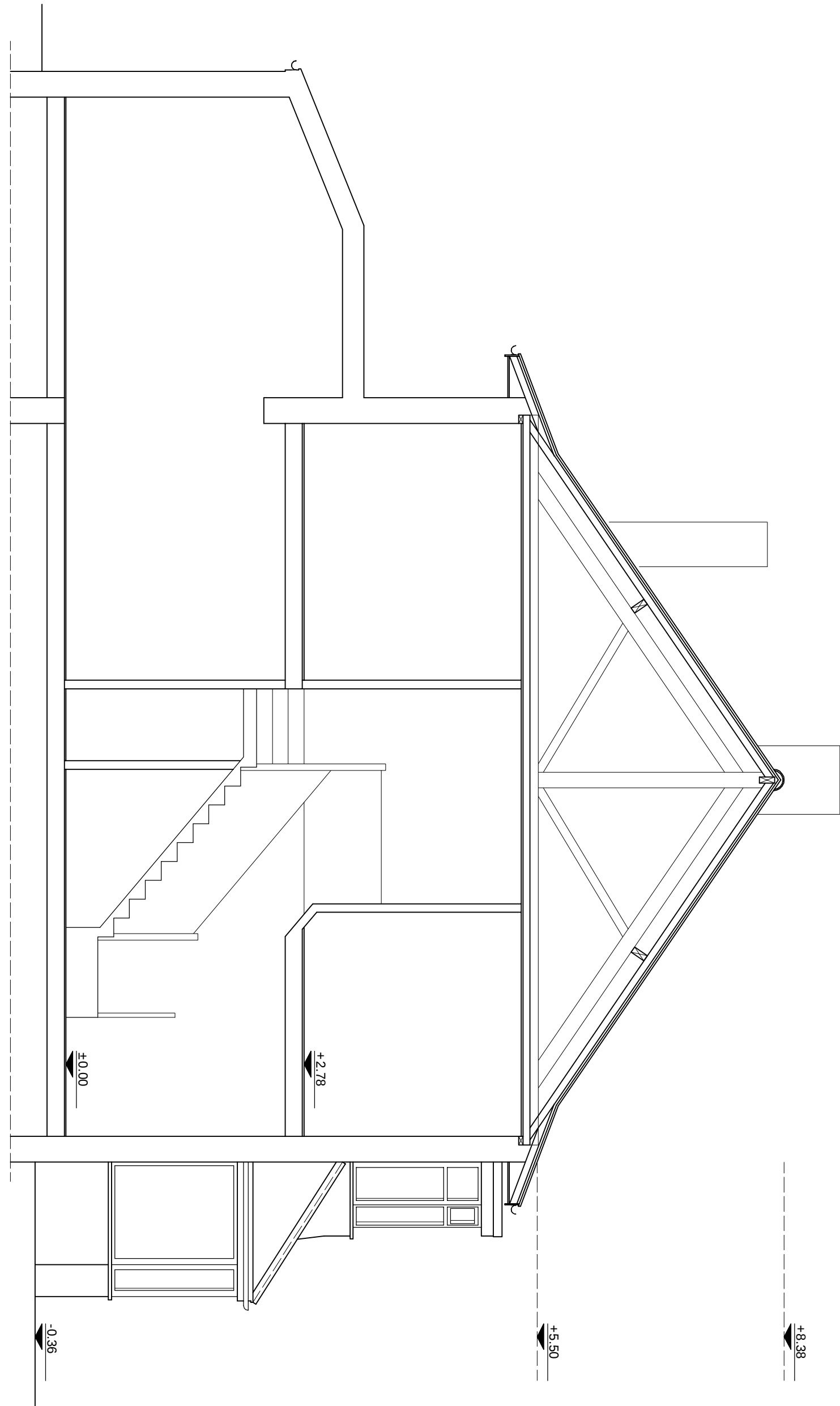
EXISTING ROOF PLAN
Scale 1:100



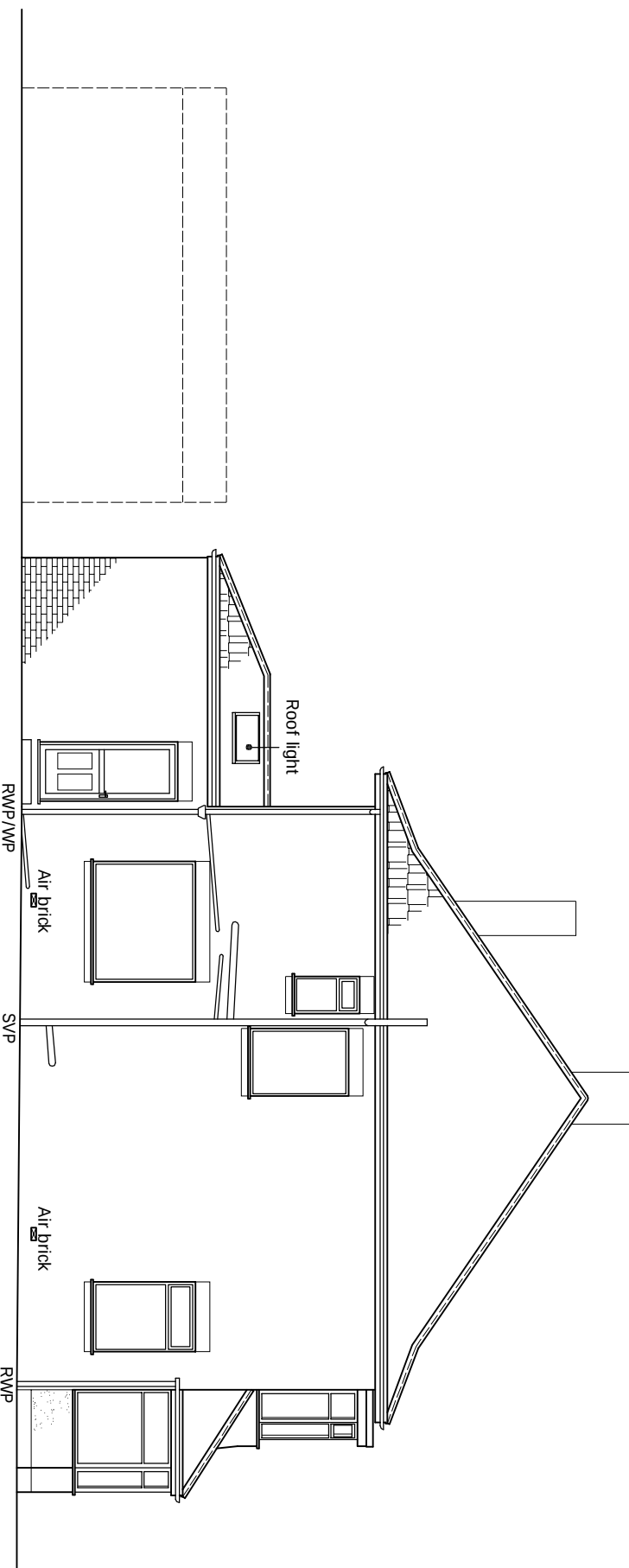
EXISTING FRONT ELEVATION
Scale 1:100



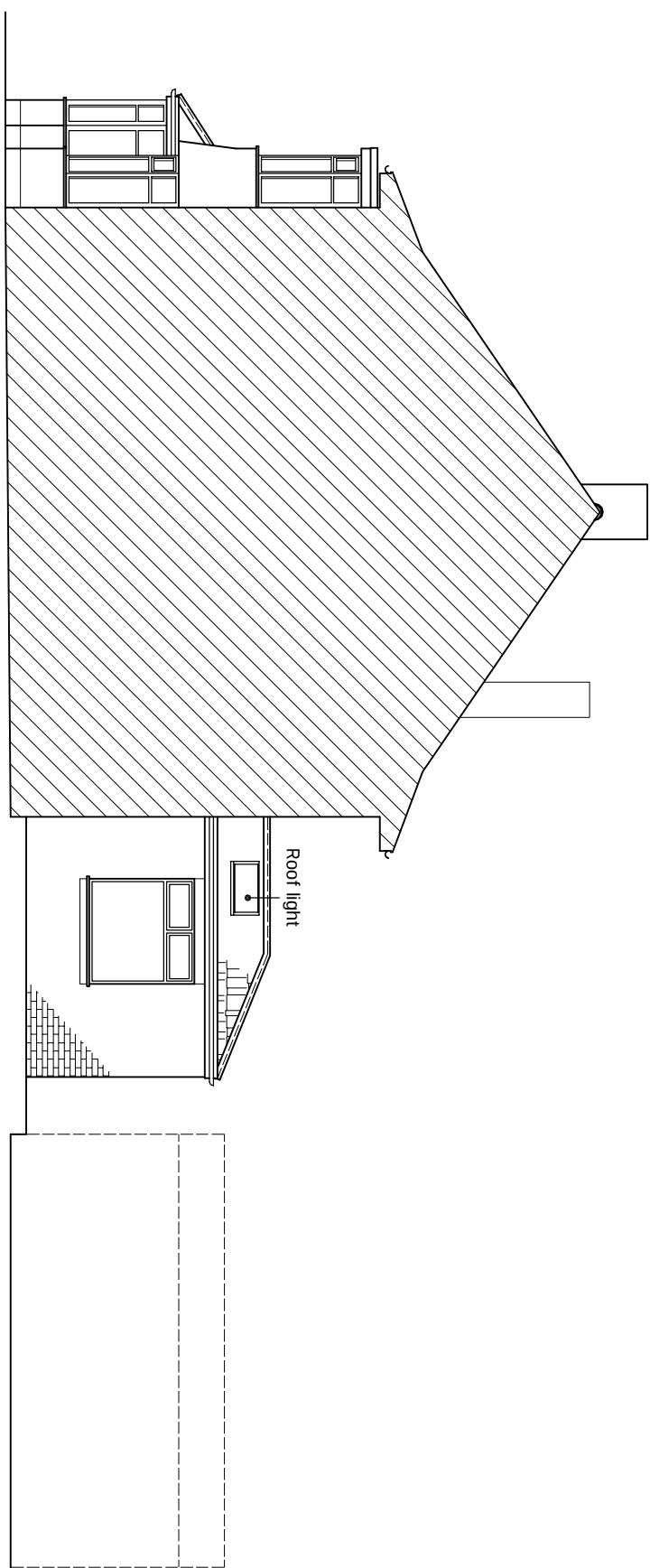
EXISTING REAR ELEVATION
Scale 1:100



EXISTING SECTION
Scale 1:50



EXISTING SIDE ELEVATION
Scale 1:100



EXISTING Adj. SIDE ELEVATION
Scale 1:100

Project: Loft Conversion with Dormer Window to Rear.

For: Ross Calvert
195 King George Road
South Shields
NE34 0EX

Scale: AS SHOWN
Drawn by: L.R.
Date Drawn: 29-April-2026

For Drawings Tel: 0800 7836790
E-mail :- drawmplansco@aol.com

SPECIFICATION.

GENERAL:- Loft conversion with dormer window to rear. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed, where building over boundaries 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 scaled from this drawing. Any dimensions given are in millimetres.

1. PROPOSED ROOF STRUCTURE:- The existing rafters are to be re-rippeded with min. 150mm deep rafters, 11m out with doubled (to be confirmed by Structural Engineer) rafters where existing rafters are not suitable. The existing ceiling joists are to be replaced with new 50mm ventilation gap maintained to underside of existing flat and fixed across face of rafters with a further 65mm Celotex PL4000 insulation with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. The existing ceiling joists and rafters are to be retained. New timber joists and steel beams to be 30mm clear of existing ceiling construction. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel bearer beam. New hidden roof vent tiles at front eaves to be provided with equal capacity of 25mm wide continuous strip ventilator. Provide continuous ridge vent with equal capacity of 10mm continuous strip ventilator. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

DORMER FLAT ROOF CONSTRUCTION:- Single ply fire retardant (with a minimum designation of Broof(4)) EPDM roof membrane fixed (as per manufacturer's specifications) to 18mm WBP plywood to BS 1088 all laid to falls via softwood firings. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. 125mm Celotex XTR4000 insulation (height of firings to suit 20mm ventilated air gap) over 18mm WBP plywood to BS 1088 all laid to falls via softwood firings. Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of joists, all to provide a U-value at 0.15 or better. Level wetted drip formed to front of dormer to allow for cross ventilation. provide 25mm wide continuous strip ventilator. Vertical ties set to batens and breathable fall on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Supalux Promat A1 Non Combustible cement particular high density fireproof boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing, 90mm Celotex G4400 insulation set between studs with further 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better.

EXTERNAL WALLS - BUILT UP GABLE END:- The external gable walls to match existing in appearance and structure - facing brick to match existing comprising of 100mm brickwork to the external leaf with 11.6 cement/lime/sand. Cavity as existing, 100mm thermal insulating blockwork Celcon or equivalent on the inner leaf with mortar as before, finished in 13mm Portland Cement plaster to BS 2699 at 100mm c/c. Celotex G4400 insulation set between studs with further 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better. Internal wall insulation to meet with roof insulation at top of wall. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs.

PARTY WALL LININGS:- Existing gable party walls to be upgraded with stud partition 100x47mm at 400mm c/c, 90mm Celotex G4400 insulation set between studs with further 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and) fixed across face of studs and over board with 15mm Gyproc SoundBloc skim finish (for sound proofing), all to give a U-value of 0.18 or better.

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bar or Camic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800mm c/c in single storey construction).

3. NEW ATTIC FLOOR:- 22mm T&G flooring grade chipboard with min. weight of 15.0 kg/m² (V313 grade water resistant to new shower room) to timber floor joists as per Structural Engineer calculations and drawings, supported on new steel beams. Trimmers to floor and on stud opening to be as per structural Engineer drawings. New joists doubled below all new structural U-girders. Provide for Chickenshire mesh laid over the existing ceiling joist with 100mm Rockwool flexisida (for half hour fire protection to the existing ceiling) set between and carried to eaves voids where it is to be overlaid with 2x 100mm Rockwool quilt insulation. To give a total thickness to unheated voids of 300mm and all to give a U-value of 0.15 or better.

4. LINETHS & STEELWORK:- Unless otherwise stated lineths to be Camic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lineth backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams.

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