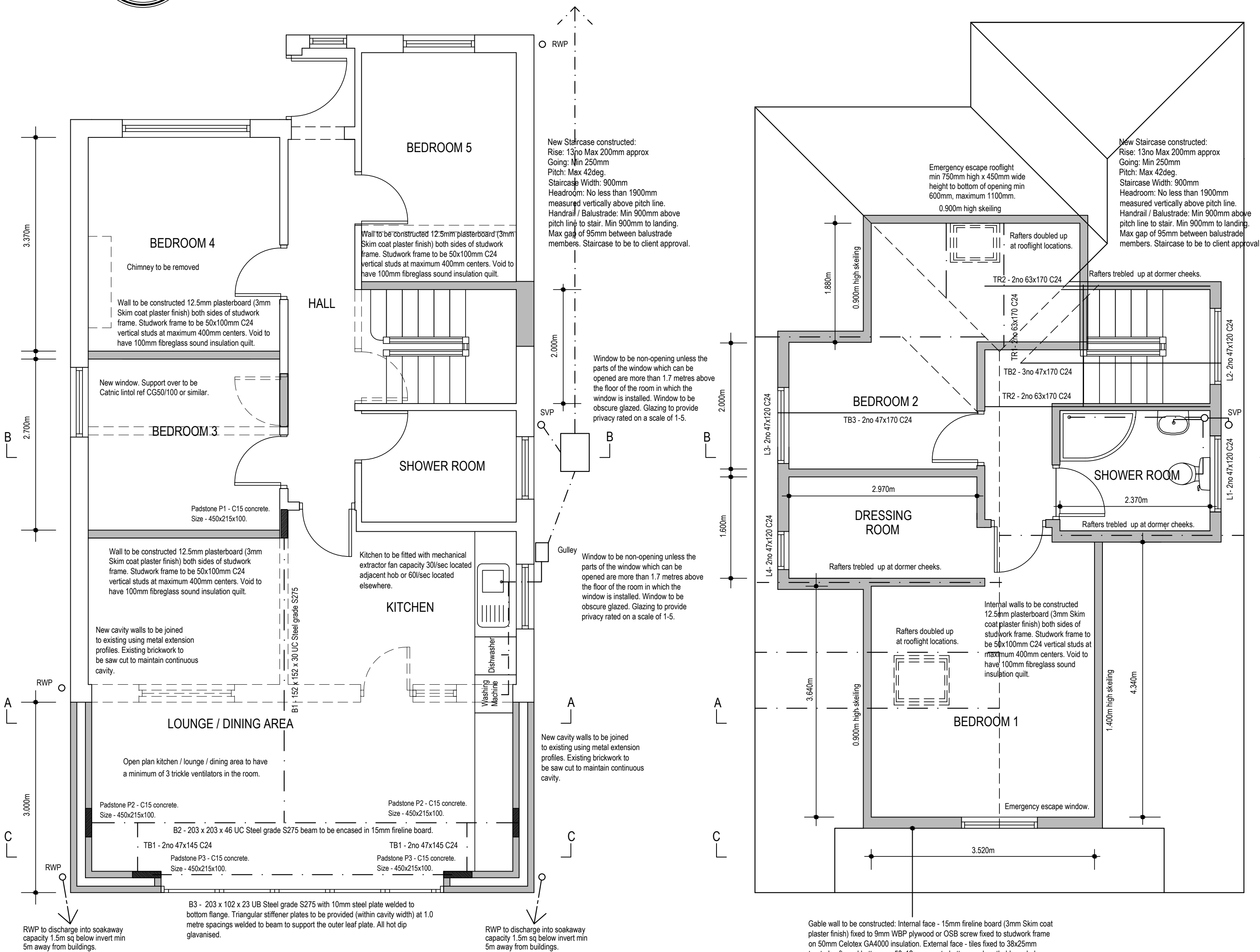




A line drawing of a modern house with a gabled roof. The house has a chimney on the left side of the roof. The front facade features a large, multi-paned window in the center and a smaller window to the right. The roof is gabled, and there is a small dormer window on the right side. The house is shown from a side-on perspective, with a flat ground line at the base.

The floor plan shows a three-bedroom house with the following rooms and features:

- Bedroom 1:** Located at the bottom, measuring 3.520m wide by 3.640m deep. It includes an emergency escape window and rafters doubled up at rooflight locations.
- Bedroom 2:** Located in the middle left, measuring 2.970m wide by 2.970m deep. It includes rafters doubled up at rooflight locations.
- Dressing Room:** Located between Bedroom 1 and Bedroom 2, measuring 2.970m wide. It includes rafters doubled up at dormer cheeks.
- Shower Room:** Located in the middle right, measuring 2.370m wide. It includes rafters doubled up at dormer cheeks.
- Staircase:** Located at the top right, with a new staircase constructed. It includes a headroom of no less than 1900mm measured vertically above pitch line, a handrail/balustrade of min 900mm above pitch line to stair, and a max gap of 50mm between balustrade members.
- Roofing:** The roof is made of 12.5mm plasterboard (3mm Skim coat/plaster finish) both sides of studwork frame. Studwork frame is 50x100mm C24 vertical studs at maximum 400mm centers. Void to have 100mm fibreglass sound insulation quilt.
- Emergency escape rooflight:** min 750mm high x 450mm wide height to bottom of opening min 600mm, maximum 1100mm. 0.900m high skiling.
- Dimensions:** Overall width is 3.520m. Overall depth is 3.640m. Room depths are 1.880m, 2.970m, and 1.400m. Rafter spacing is 630mm.
- Labels:** L1: 2no 47x120 C24, L2: 2no 47x120 C24, L3: 2no 47x120 C24, L4: 2no 47x120 C24, SVP.

Annotations:

- Emergency escape rooflight min 750mm high x 450mm wide height to bottom of opening min 600mm, maximum 1100mm. 0.900m high skiling.
- Rafters doubled up at rooflight locations.
- TR2 - 2no 63x170 C24
- TR3 - 3no 47x170 C24
- TR4 - 2no 63x170 C24
- Rafters doubled up at dormer cheeks.
- Shower Room
- 2.370m
- Rafters doubled up at dormer cheeks.
- 1.400m high skiling
- 4.320m
- 3.520m
- 3.640m
- 0.900m high skiling
- 2.970m
- 2.970m
- 1.880m
- 0.900m high skiling
- Emergency escape window
- Internal walls to be constructed 12.5mm plasterboard (3mm Skim coat/plaster finish) both sides of studwork frame. Studwork frame to be 50x100mm C24 vertical studs at maximum 400mm centers. Void to have 100mm fibreglass sound insulation quilt.
- Rafters doubled up at rooflight locations.
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- 1.400m high skiling
- 4.320m
- 3.520m
- 3.640m

Window to be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Window to be obscure glazed. Glazing to provide privacy rated on a scale of 1-5.

Roof to be on 38x250x6 breathable rafters @ 45° to be lined with plasterboard 254mm thick (acoustic insulation 100mm)

2.000m

1.900m

Window to be non-opening unless parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Window to be obscure glazed. Glazing to provide privacy rated on a scale of 1-5.

Mechanical extractor fan into Bathroom, capacity 30 litre waste fan into light switch with 15min on.

Diagram illustrating the roof structure and volume calculations for a house with three roof types: Hip to Gable, Dormer, and Flat.

The diagram shows the following roof sections and volumes:

- HIP TO GABLE VOLUME - 21.4m³**
- DORMER VOLUME - 13.2m³**
- FLAT ROOF TO DORMER**
- DORMER VOLUME - 14.9m³**
- FLAT ROOF TO DORMER**

A **Rooflight** is indicated on the main roof structure.

A detailed architectural line drawing of a house. The house features a gabled roof with a chimney on the left side. The front facade has a large central window with a decorative pediment, flanked by two smaller windows. The side elevation shows a series of horizontal lines representing siding and a small window. The drawing is a black and white line art illustration.

NOTES

HEATING- Existing to be extended to service extensions.
New radiators to be sized to give an inside temperature of 21 deg C, with an outside temperature of -1 deg C

Thermostatic radiator valves to be provided throughout.

Full details of installation to be submitted for Building Control approval. System to comply with Building Regulations Part L1.B.

ELECTRICS- Existing fittings to be agreed with client. Certification to be provided to comply with part P Electrical Safety. Light fittings to be low energy

Lighting scheme to be V16s in toilet floor area, efficacy = 80 mW

DRAINAGE- All Sanitary Pipework to be installed strictly in accordance with the recommendations of BS EN 12056. Gravity drain systems inside buildings.

Ensure that access can be gained to top of all wastes for rodding purposes.

All Cold Drainage is to be installed strictly in accordance with the recommendations of BS EN 752, BS EN 1610, BS EN 1256 and BS EN 12056.

All Rainwater Drainage is to be installed strictly in accordance with the recommendations of BS EN 752, BS EN 1610, BS EN 1256 and BS EN 12056.

New SIF's to be enclosed in a 100mm thick concrete wall on 500x50mm sq frame. Voids to be packed with Fibreglass sound insulation quilt.

LEADWORK - Flashings / roofs to be installed in accordance with the recommendations of The Lead Sheet Association and in accordance with their recommended specifications and detail.

TEMPORARY SUPPORT - Existing structures to remain to be adequately supported prior to commencement of demolitions to maintain structural stability. Method statements to be provided for approval prior to commencement of work.

TIMBER CERTIFICATION - Timber certification to be submitted to building control.

WINDOWS / DOORS

Windows to habitable rooms to have ventilation openings 1/20th of the floor area and be fitted with trickle ventilators to provide 1200mm sq background ventilation.

Habitable rooms to have an emergency escape window.

Emergency escape windows to have opening at a height between 900mm and 1100mm with the operable unobstructed opening area min 0.3m² and be at least 450mm high by 450mm wide.

Glazing to windows / doors to be 4mm double glazed safety unit, incorporating 6mm pane of low emissivity glass and to give a max U of 1.2 w/m sq K.

Glazing to critical locations to be toughened glazing to BS2626.

E	ST	29.07. 2026	Loft conversion added (Dormers and 1 no rooflight).
D	ST	30.06. 2026	Loft conversion removed (Dormers and 1 no rooflight).
C	ST	12.02. 2026	North point added to proposed plans. Windows added.
B	ST	14.08.2025	Scheme revised
A	ST	09.07.2025	Scheme revised
REV	DRAWN	DATE	DESCRIPTION

CLIENT	
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Chris Bristow

SITE ADDRESS

34 Hillview Road

Findon Valley
Mouth

Worthing
West Sussex

BN14 0BX

DRAWING TITLE

Proposed Extensions and Alterations

Proposed Elevations

SCALE	1:50 & 1:100 @ A1		
DATE	March 2025		
REFERENCE	34 Hillview Road		
DRAWING No.	002	REV.	E

Tel:07824663762
Email:sptconstructionconsult@gmail.co

