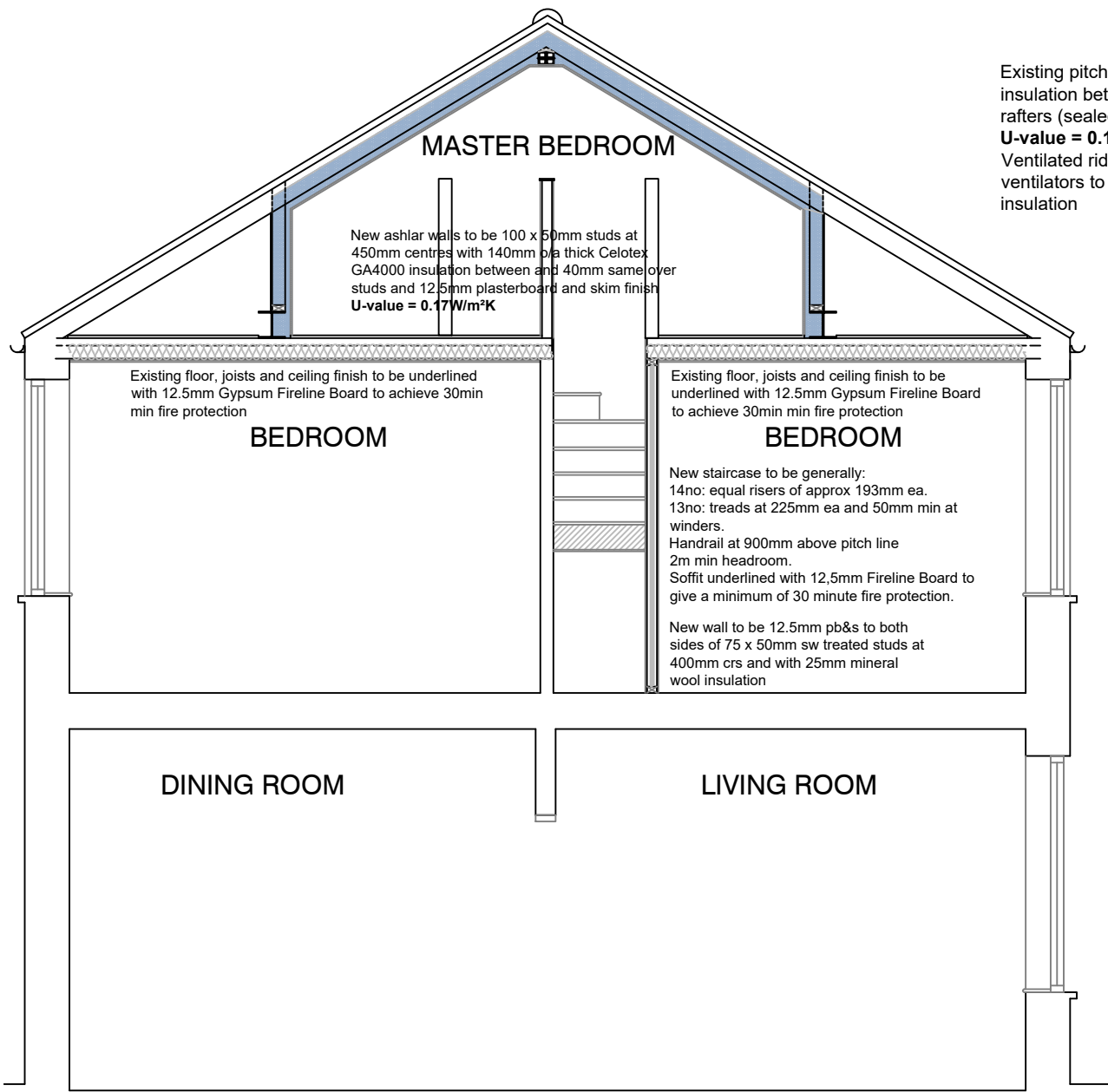
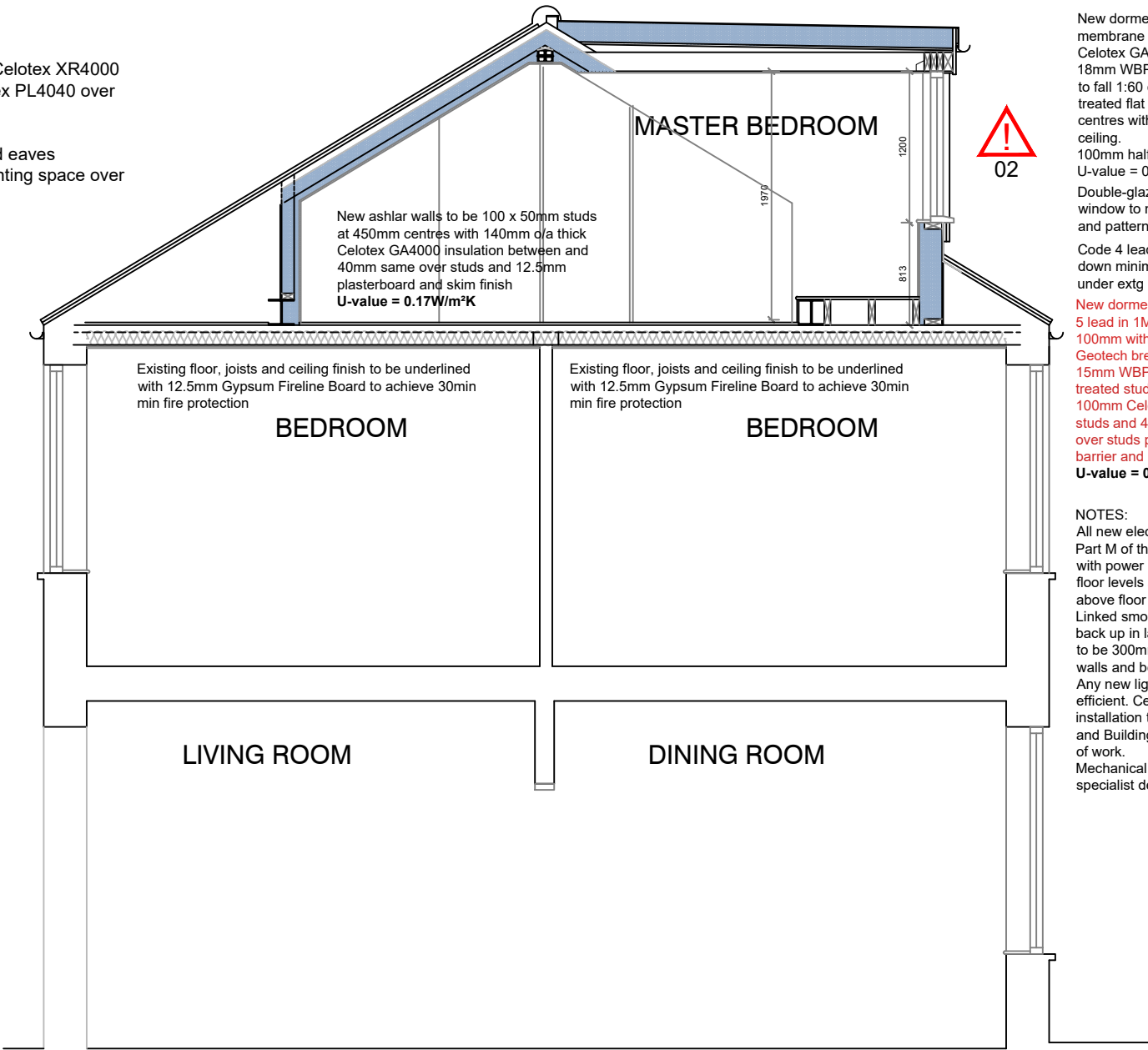




Existing pitched roof to have 75mm Celotex XR4000 insulation between and 78mm Celotex PL4040 over rafters (sealed as VCL)
U-value = 0.15W/m²K
Ventilated ridge tiles to be added and eaves ventilators to provide 50mm clear venting space over insulation



New dormer roof to be single ply membrane system on 160mm Celotex GA4000 insulation on 18mm WBP ply deck on firrings to fall 1:60 on 150 x 50mm sw treated flat roof joists at 450mm centres with 12.5mm pb&s ceiling.
100mm half round Upvc gutter
U-value = 0.15W/m²K
Double-glazed timber painted window to match others in style and pattern
Code 4 lead flashing under cill, taken down minimum of 150mm and then under extg roof tiles
New dormer cheeks of milled code 5 lead in 1M widths, lapped at 100mm with counter battens over Geotech breathable underlay on 15mm WBP ply on 140 x 50mm sw treated studs at 450mm centres, 100mm Celotex GA4000 between studs and 40mm Celotex TB4000 over studs polythene vapour barrier and 12.5mm pb&s
U-value = 0.17W/m²K

NOTES:
All new electrical work to comply with Part M of the Approved Documents with power points at 450mm above floor levels and switches at 1200mm above floor level.
Linked smoke alarms with battery back up in landings and hallway and to be 300mm minimum away from walls and beams.
Any new lighting to be energy efficient. Certificate of electrical installation to be provided for client and Building Control upon completion of work.
Mechanical ventilation to study to specialist design.

PROPOSED CROSS SECTION A-A

PROPOSED CROSS SECTION B-B

Residual Risk

these risks have been identified as being residual risks which the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS (The risk identified are to be read in conjunction with the CDM 2015 Pre-construction information document, which has been prepared to accompany this information)

Risk ID	Risk ID
01	Party Wall Agreement to be obtained with adjacent neighbours
02	Residual Risk Maintenance and cleaning of Velux Windows and Dormer Window - at height cleaning
03	Structural support work to structural engineer's details and calculations
04	Property to be occupied during the duration of the works
05	Site Access, on-street parking, footpaths to either side of West Street, partly restricted, which has a 20mph designated speed limit
06	Services including gas, water, telephone and electrical supplies subject to site investigation

Residual Fire Risk

These risks have been identified as being residual risks which:

- have been reduced/ mitigated through specification and as such, the specification is not to be varied without expressed permission from the Principal Designer;
- the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS.

Risk ID	Risk ID
F01	FD20s Fire Resistant doors to be installed to all habitable rooms, cupboards under stairs
F02	Underside of new staircase to loft conversion and beam to ground floor
F03	Underside of First Floor ceiling to be underlined with 12.5mm Gypsum Fireline Board to achieve 30min fire protection

FIRE DETECTION AND PROTECTION

A large dwelling house has more than one storey, and at least one storey exceeds 200m² should be fitted with a Grade A Category LD3 fire detection and alarm system, as described in BS 5839-6:2004, with detectors sited in accordance with the recommendations of BS 5839-1:2002 for a Category L2 system.

All structural steelwork to receive ½ hour fire protection (half-hour fire rated building). for the exact sizing and positioning of beams, refer to structural engineers drawings.

MEANS OF ESCAPE PROVISION

Area equipped with mains operated optical smoke detection.

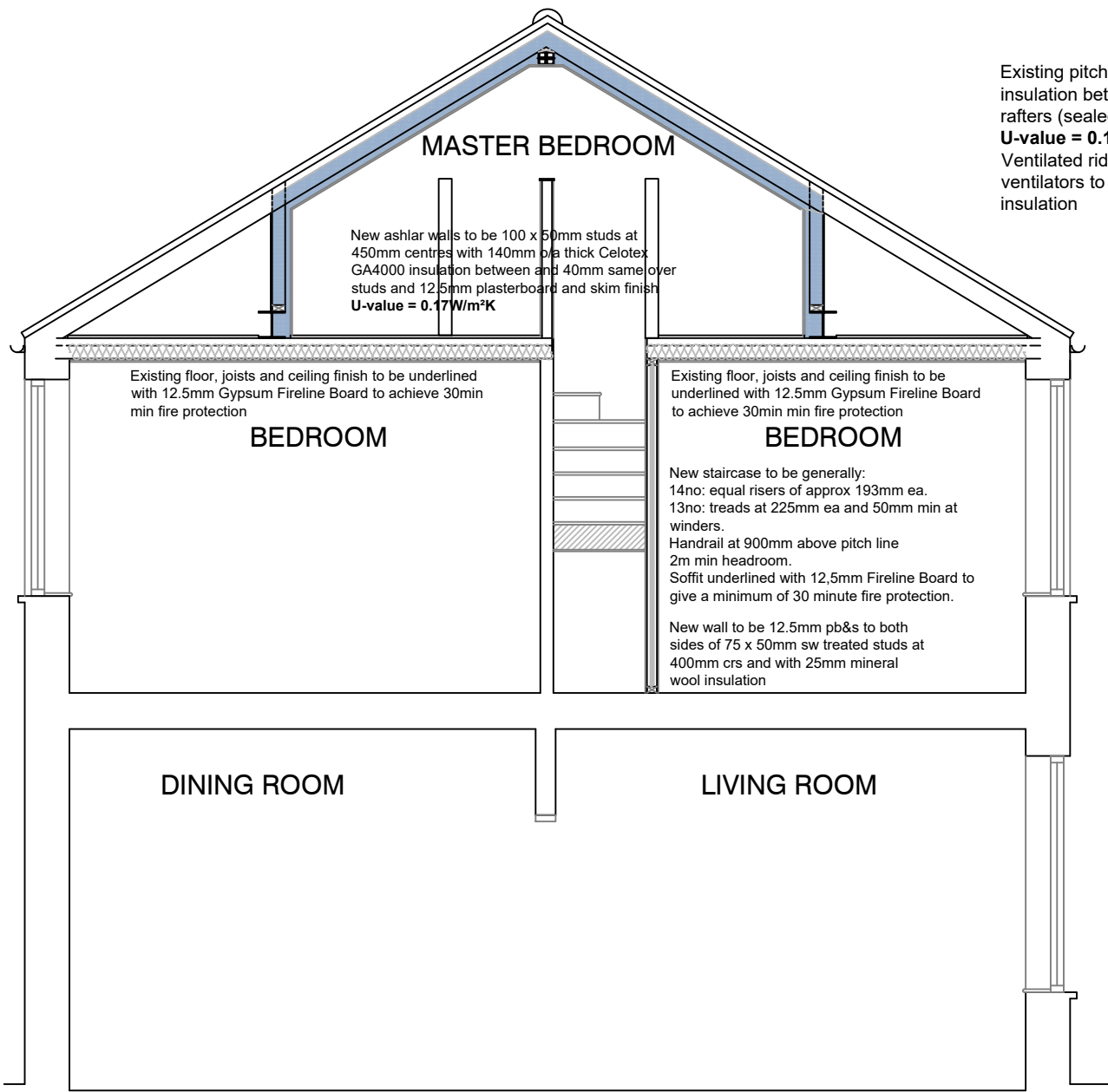
A 10mm undercut will be required under all new internal doors

Party Wall etc. Act 1996

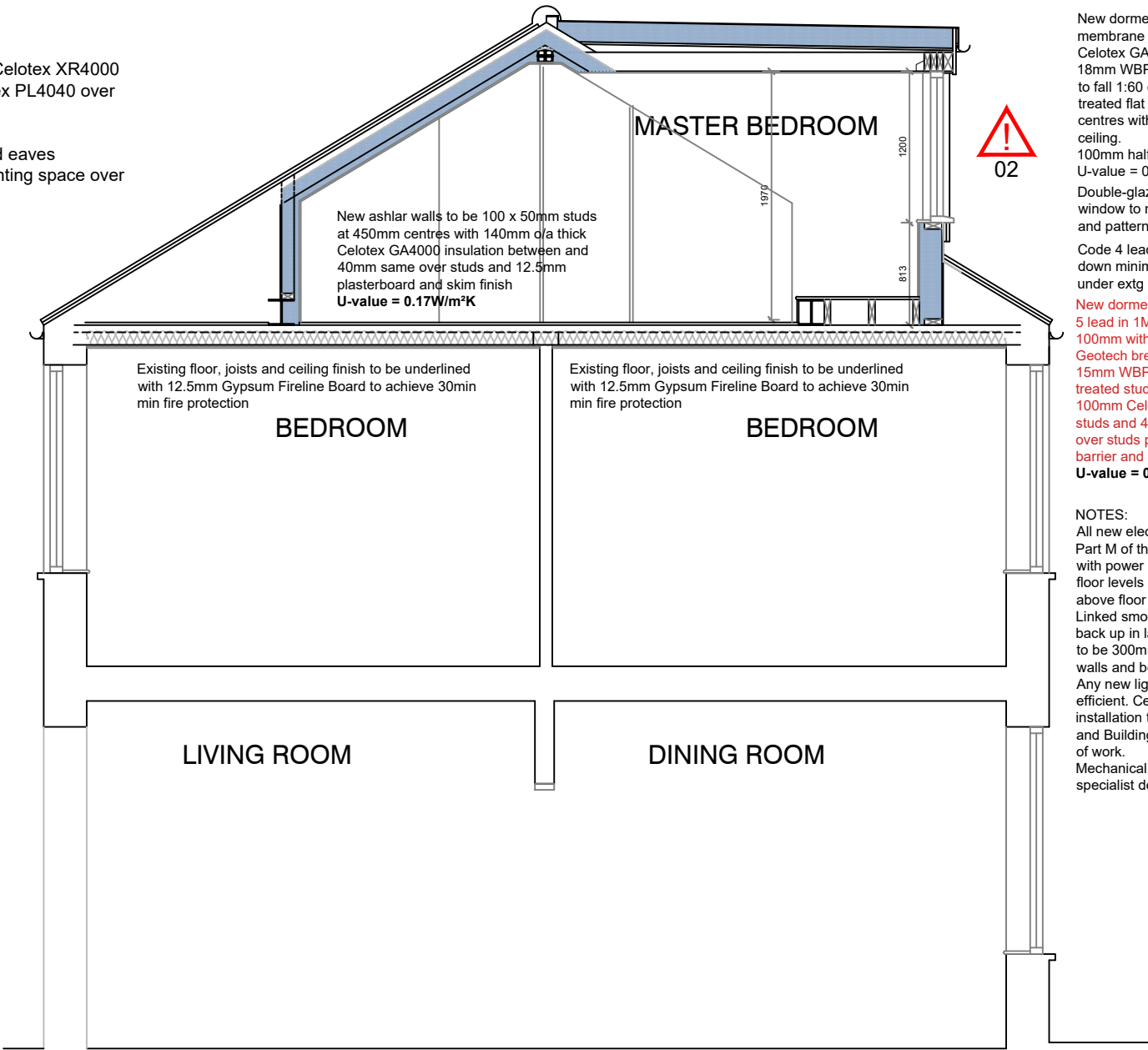
As you are building on or near a neighbouring building or structure, your works Oct be subject to the Party Wall Act. It is the Client's responsibility to ensure all requirements under the Act are adhered to. You must ensure that you serve the relevant notice(s) on your adjoining neighbour(s). If you have any queries about this, then you should contact a Party Wall Surveyor to assist you.

This drawing is to be read in conjunction with the building regulations notations, Structural Engineer's design and calculations (by others) and truss design and calculations (by specialist sub contractor).

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS



PROPOSED CROSS SECTION A-A



PROPOSED CROSS SECTION B-B

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