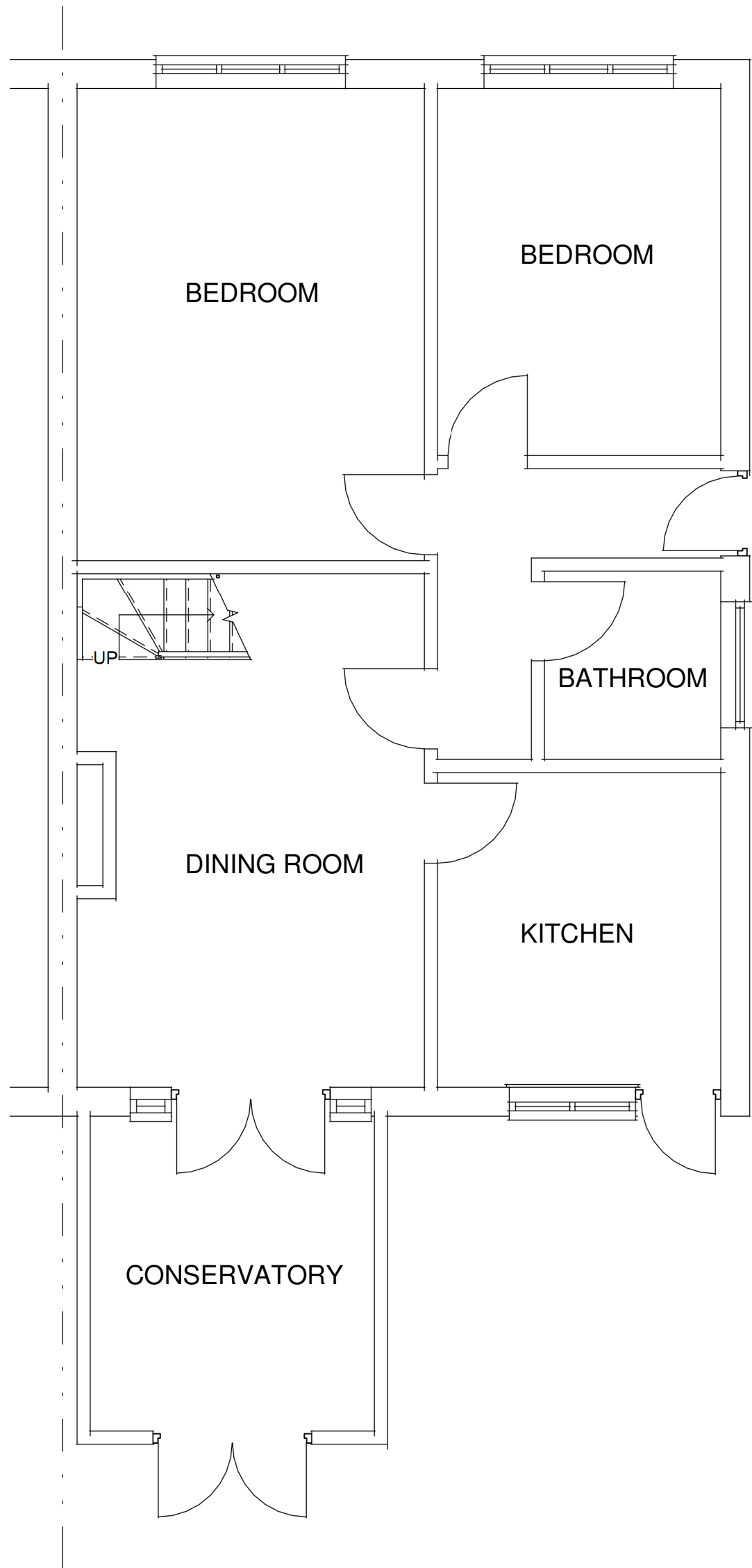
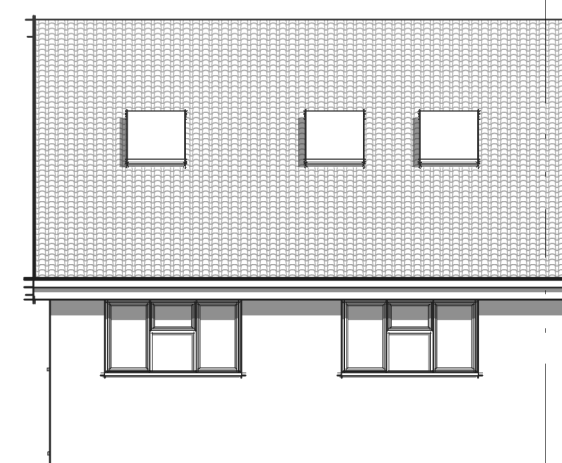




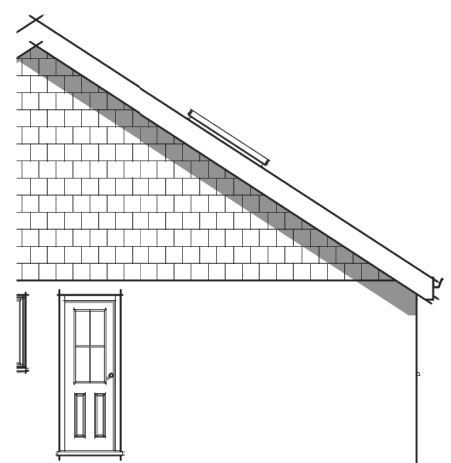
Ground Floor
1 : 50



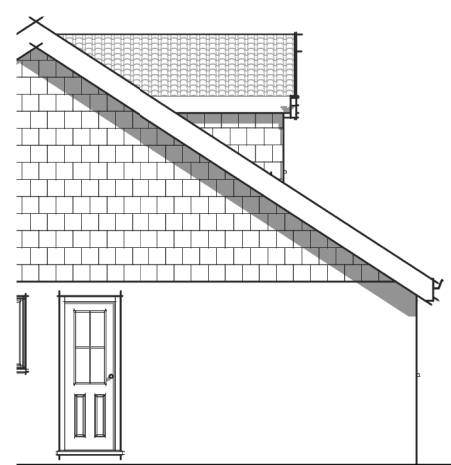
Existing Front (South)
1 : 100



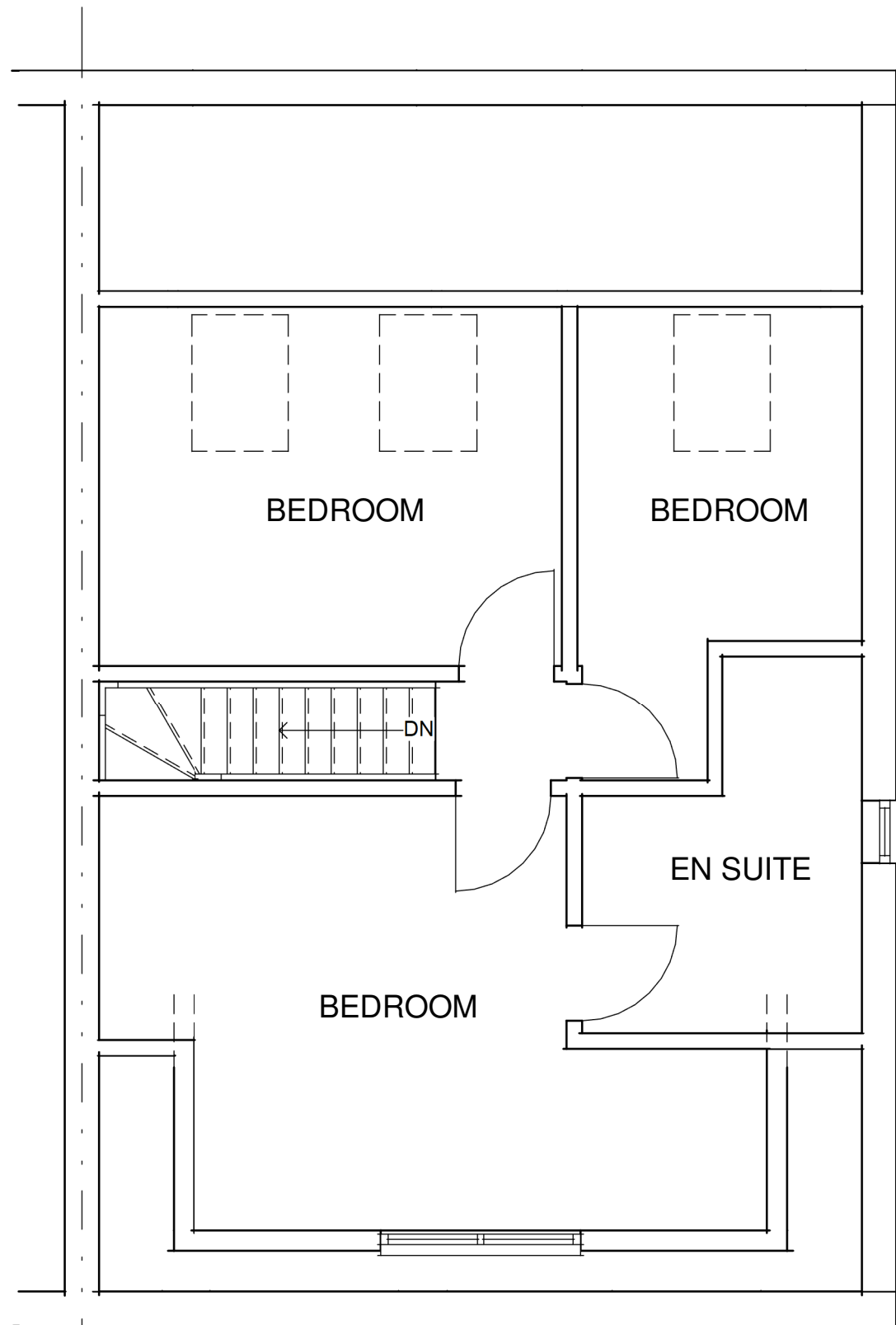
Proposed Front (South)
1 : 100



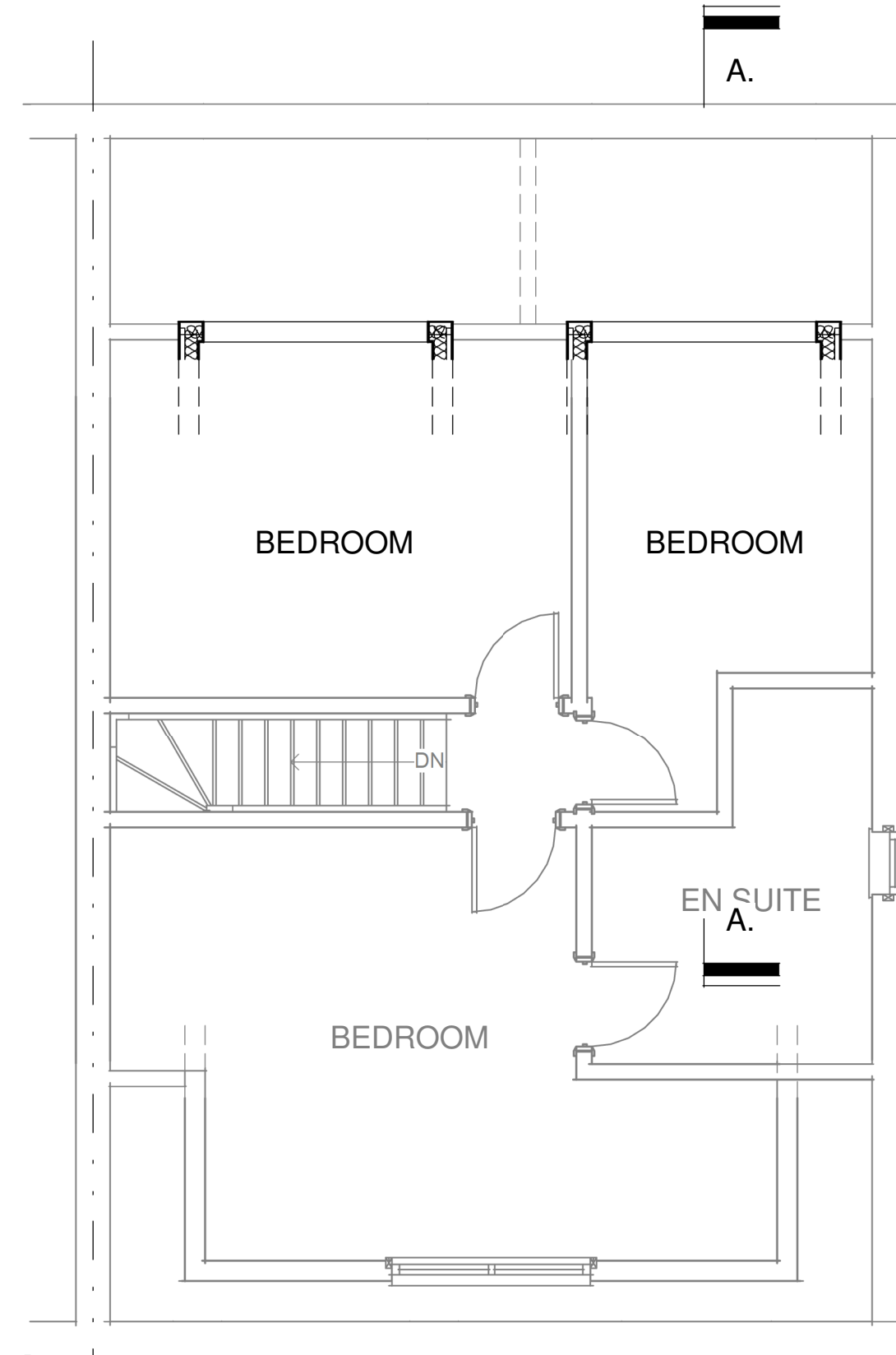
Existing Side (West)
1 : 100



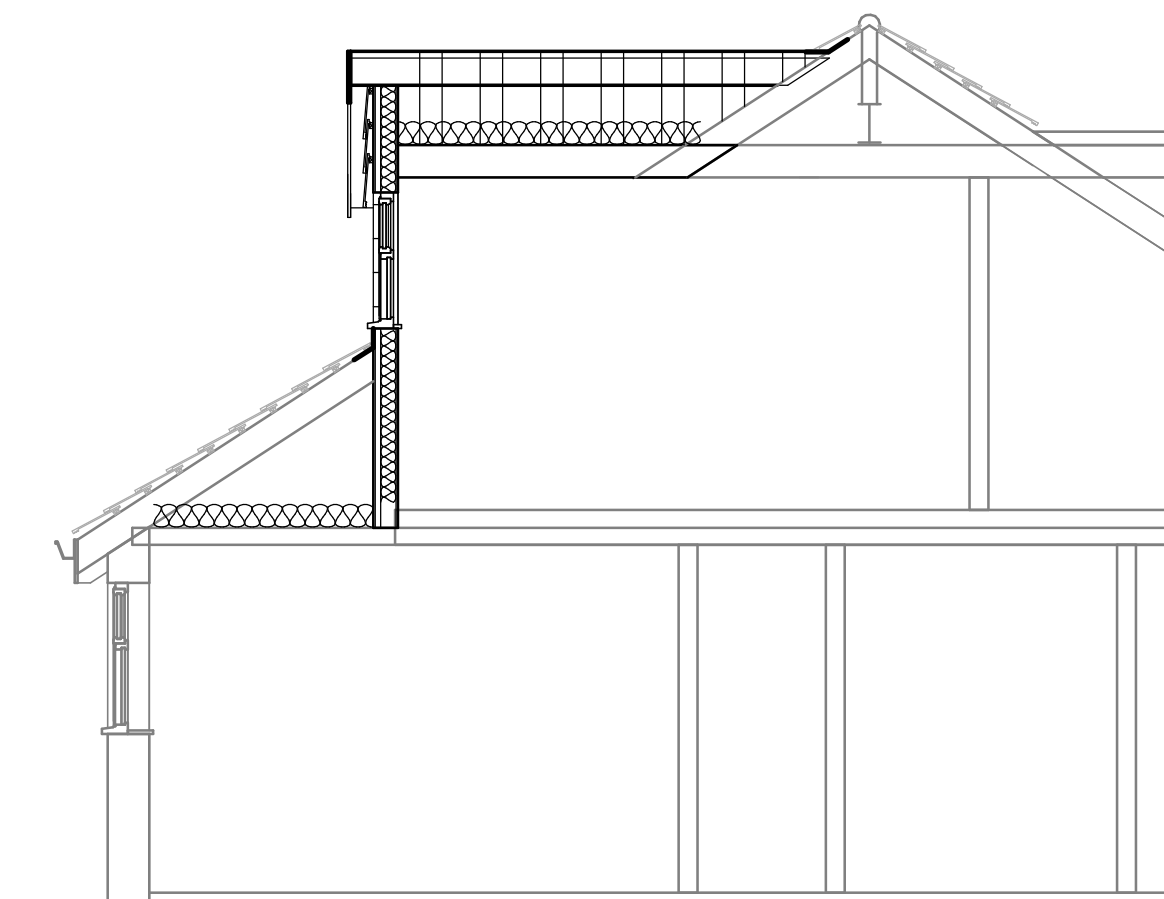
Proposed Side (West)
1 : 100



Existing First Floor
1 : 50



Proposed First Floor
1 : 50



Section A.A.
1 : 50

Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 800sqmm trickle vents per room. The maximum area of the double-glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have minimum U-value of 1.60w/m²k. Doors to have a minimum U-value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations e.g. alongside doors. Seal around window/wall joints with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening: Size of escape window 0.33m² minimum clear dimension of edge 450mm with sill below 1.10m from the floor and above 800mm.

Dormer walls: Tiles/slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over 'Celotex GA4070' battens between studs' flush with the outer face of studs (30mm cavity) and 'Celotex TB4012' across the face of the studs. Tape and mastic joints (12.5mm plasterboard on cheeks where within 1.00m of the boundary). Also, fit 6mm master board web under cheek felt where within 1m of the boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support. **200mm minimum measurement on roof slope from rear external face of dormer to fascia board must be maintained to avoid planning application.**

Dormer pitched roof: Tiles/slates on battens and felt on **50mm x 150mm** rafters at **150mm** centres. 12.5mm foil back plasterboard ceilings on **50mm x 200mm** joists at **400mm** centres with 100mm fibreglass quilt insulation between and 'Celotex GA4090' over the joists.

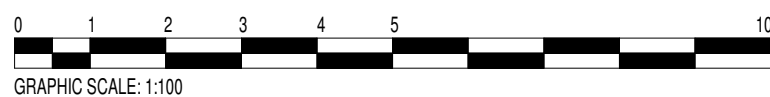
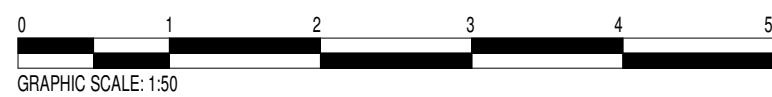
Roof insulation: Roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to the apex as shown.

Rainwater goods: Run new 100mm diam PVC rainwater guttering and 70mm diam downpipes to existing drainage system.

All new electrical works: To be designed, installed, inspected and tested in accordance with BS7671 (IEE:18thEd). The works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified professional with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRVs.



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Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns-Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department

Rev.	Date	Description
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THORNS YOUNG
ARCHITECTURAL

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Client

Mr Stuart Bird

Job Title

5 Anmore Drive
Waterlooville

Drawing Title

Front Dormers

Scale As indicated Sheet **A1**

Date NOV 20 Drawn by **CM**

Drg. No. 4182 · 20 · 1 Rev.