

**Note:**  
Existing walls/lintels/foundations carrying additional weight due to the proposed works to be assessed with the Building Inspector. Upgrade if necessary to the full satisfaction of the Building Inspector. To be read in conjunction with structural engineer's details. Engineer's details to take precedence if any discrepancies with architectural drawings.

**Heating & Hot Water Systems:**  
Gas central heating system to be extended to new areas as required by owner. New radiators to have thermostatic valves. If a new boiler is required, to be condensing type & to be commissioned in accordance with the Domestic Heating Compliance Guide. All gas-related work to be carried out by a Gas Safe registered heating engineer. Any new hot water storage & supply systems to be designed & installed in accordance with BS 6700: 2006 or BS EN 12897: 2006. Workmanship in accordance with BS 8000-15: 1990.

Ensure party wall is fire stopped to the underside of the roof with cement mortar or similar - all gaps to be filled. Neighbour to be notified of work under the conditions of The Party Wall etc. Act 1996.  
See <https://www.gov.uk/party-walls-building-works>.

Double rafters below dormer side.

Existing timber purlins removed and new steel beam to be inserted. As structural engineer's details.

Party wall to attain a 'U' value of at least 0.30 W/m²K, e.g. 3mm skim coated 57.5mm Kingspan K118 Insulated Plasterboard mechanically fixed to 25 x 47mm treated softwood timber battens at 600mm max. centres fixed to existing (assumed 215mm thickness) brickwork party wall. To be in full accordance with manufacturer's guidelines. Or alternative construction to approval of Building Inspector.

**Dormer Wall Construction:**  
Plain tile cladding, on horizontal tiling battens, on vertical counter battens, on breather membrane, e.g. Kingspan Nilvent, on 9mm OSB sheathing, on 100 x 50mm timber studs at 600mm max. centres. 75mm thickness Kingspan Kooltherm K7 Pitched Roof Board insulation between the studs, and 3mm skim coated 32.5mm Kingspan Kooltherm K118 Insulated Plasterboard on studs to room side. Attains a 'U' value better than 0.28 W/m²K.  
Note: 60 minutes fire resistance is required to the dormer where it is within 1 metre of the party wall: 2 layers of 12.5mm plasterboard & skim to inner face, and 1 layer of 9mm Supalux below the plywood sheathing to the outer side.

**Smoke & Heat Detectors:**  
If not already installed, self-contained smoke detector (SD) to be installed to landing & hall, & heat detector (HD) to open plan kitchen. Full guidance within BS 5839-6: 2004. To be mains operated with standby power supply such as a battery. All detectors to be interlinked.

**Partition between Bedroom & Dressing Room:**  
12.5mm plasterboard & skim both sides of 75 x 50mm timber studs at 600mm max. centres. To be sound insulated with 25mm minimum thickness Earthwool Acoustic Roll (10 kg/m³) between studs. Or use similar absorbent layer of unfaced mineral wool batts or quilt of min. density of 10 kg/m³. Attains the 40Rw dB sound insulation standard.

**Ventilation:**  
**BEDROOM & DRESSING ROOM**  
Openable area of window(s) to be at least equal to 1/20th of the floor area of the room.  
Min. 5000 sq.mm total per room equivalent area trickle vent(s) within window frame head(s) for background ventilation purposes.

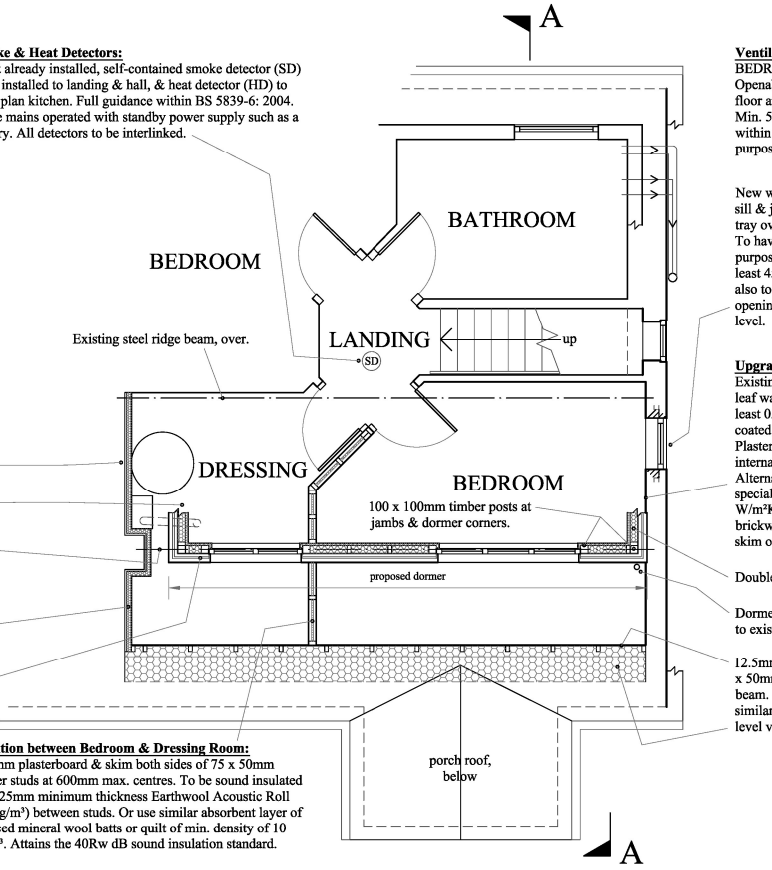
New window opening formed - cavities closed at sill & jambs with masonry & dpc. Lintel & cavity tray over. Window frame to be obscure glazed.  
To have an opener suitable for emergency escape purposes, i.e. to have an unobstructed opening of at least 450mm in height and 450mm in width, and also to be at least 0.33 sq.m in area. Bottom of opening to be a maximum of 1100mm above floor level.

**Upgrading of existing gable wall:**  
Existing brick inner leaf / clear cavity / brick outer leaf wall to be upgraded to attain a 'U' value of at least 0.30 W/m²K. E.g. dry-line with 3mm skim coated 57.5mm thickness Kingspan K118 Insulated Plasterboard on adhesive dabs on brickwork internally.  
Alternatively, inject cavity wall insulation by specialist to attain a 'U' value of at least 0.55 W/m²K. 12mm lightweight plaster finish to brickwork internally (or 12.5mm plasterboard & skim on plaster dabs on brickwork).

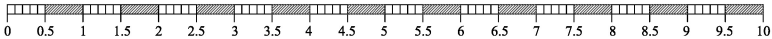
Double rafters below dormer side.

Dormer rainwater pipe to discharge to existing main roof.

12.5mm foil-backed plasterboard & skim on 75 x 50mm studs built off to side of existing steel beam. Pack with Earthwool Loft Roll or similar glass mineral wool insulation to low level void behind.



## PART FIRST FLOOR / LOFT PLAN



SCALE (metres)

PAPER SIZE: A3

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THIS DRAWING HAS BEEN PREPARED FOR LOCAL AUTHORITY APPLICATIONS AND TO OBTAIN BUILDERS QUOTATIONS (WHERE APPLICABLE) ONLY.  
DIMENSIONS ARE IN MILLIMETRES - TO BE CHECKED ON SITE (WHERE APPLICABLE).

*Proposed*

Project:	PROPOSED FRONT DORMER EXTENSION AND REPLACEMENT PORCH		
Address:	20 WELLBROW DRIVE, LONGRIDGE, PRESTON		
Client:	MR. T. HOWSON		
SCALE:	1:50	DRWG NO.	21-1221-4
		DATE:	AUG. 21
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