EXISTING BUILDING

Detail 1 - Outer vertical dormer walls and cheeks:
To acheive a minimum of 0.18W/M2k, External finish; Grey OR Cream Durasid cladding fixed on 25x50mm treated vertical battens ontop of breathable membrane (having a vapour resistance of not more than 0.6 MNS/G) fixed to 18mm OSB board. Frame constructed with C24 100x50 soleplate and vertical studs at 400ctrs, studs to be doubled up at window openings, heads to be 2x vertically laid 100x50mm C24 treated timbers. Insulation between studs 100mm Recticel GP with, then vapour control layre with layre of 9mm OSB board then 12.5mm Fireline board with 3mm skim finish. Dormer walls built off existing ground floor brickwork and side to floor construction Joists doubled up where required)

Detail 2 - Cold Flat Dormer roof:
(Imposed load Max 1.0 KN/M2 - Deadload Max 0.75 KN/M2) To acheive U Value 0.18 W/M2/k
Flat roof to be Grey GRP Providing AA Fire rating for surface spread of flame with current BBA or Wilmas certificate and lain to specialist specification. Single ply membrane to be fixed to 18mm exterior quality ply on softwood firings to minimum 1 in 80 fall on SW treated 50X175 C24 roof joists at 400mm centres to engineers detail. Fit 100mm rigid Recticel eurothane GP between rafters then 1 layre of YBS superquilt foil insulation then 50x25mm SW counter battens then 12.5mm fireline plasterboard and 3mm skim.

Detail 3 - Existing Pitched roof:
To acheive U Value 0.18 W/M2/k
Pitched roof rafters to be extended by planting on 25x50 treated timbers. Fit 100mm rigid Recticel eurothane GP between existing rafters, ensuring 50mm airgap then 1 layre of YBS superquilt foil insulation then 50x25mm SW counter battens then 12.5mm fireline plasterboard and 3mm skim.

Detail 4 - Internal wall to cold roof area:
Frame constructed with 100x50 soleplate and vertical studs at 400ctrs, studs to be doubled up at window openings, heads to be 2x vertically laid 100x50mm C24 treated timbers. Insulation between studs 100mm Recticel GP, then vapour control layre with layre of 9mm OSB board then 12.5mm Fireline board with 3mm skim finish. Walls built off floor construction.

Detail 5 - Leadwork and flashings
All leadwork flashings and soakers to be Code 4 lead laid in accordance with the lead development association.

Detail 6 - Internal party brick walls to 2nd floor:
seal up wall to underside of breather membrane, seal with intumescent mastic, point all brickwork to fill all gaps and consolidate any loose brick 38x25 battens fixed to walls, 1 layre of YBS superquilt foil insulation on 38x25mm SW counter battens then 12.5mm fireline plasterboard and 3mm skim.

Detail 7 - Internal party brick walls to GF and 1st floor:
Lined with Superfoil SF60 on SW treated battens with 12.5mm wallboard plasterboard on dabs with 3mm skim.

Detail 8 - External brick walls to GF and 1st floor:
Point all stonework to fill all gaps and consolidate any loose brick/stonework, 38x25 battens fixed to walls, 1 layre of YBS superquilt foil insulation on 38x25mm SW counter battens then 12.5mm plasterboard and 3mm skim. same for window and door reveals. Kitchen, utility & bathrooms to be pattressed with 9mm ply.

Detail 9 - Extension floor to comprice of 75mm screed and UFH, 3 zones in total

Detail 10 - Existing floor to comprice of 25mm insulation with UFH incorporated, 25mm T&G screed board laid over

CDM Risk Assessment	
Element	Comments
Ground floor construction	Mechanical Lifting equipment or two man lift to be utilised to position concrete floor beams. Manual handling assessment to be carried out.
Structural steelwork	Mechanical Lifting equipment or two man lift to be utilised to position structural steelwork. Manual handling assessment to be carried out.
Lintels	Mechanical Lifting equipment or two man lift to be utilised to position lintels. Manual handling assessment to be carried out.
Masonry Construction	Mechanical Lifting equipment to be utilised to lift reconstituted stone and block packs into position to reduce manual handling. All masonry construction to be assessed for stability during construction process. Any masonry construction deemed susceptible to collapse to be temporary propped to provide additional support. Particular attention to be given to any gable wall construction. Reconstituted stone heads and cills to be ordered in sections which weigh less than 20kg. Manual handling assessment to be carried out.
Roof Construction	Mechanical Lifting equipment to be utilised to reduce manual handling. Ensure space required for crane is achievable and suitable hard standing is provided. Ensure maximum fall height when fixing trusses into position is 2 metres by utilising appropriate safety measures and equipment.
Structural openings	Temporary guarding and edge protection to provided to stairwell apertures. Area around stair to be kept clear during construction to reduce trip hazards. Any structural apertures below 800mm to be fitted with temporary guarding to prevent falls. Any structural apertures below 800mm and extending to floor level to be fitted with temporary guarding and edge protection to prevent falls.

REV.	DATE	DESCRIPTION	DRN.	APP.
F				
E				
D				
C				
B				
A	25.07.2025	FINAL DRAWINGS FOR PLANNING APPROVAL	PH.	GH.

REFERENCE DRAWINGS

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PROJECT A.I. 007
REFERENCE CLIENT
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GRAHAM HODGSON

DRAWN PMH
DATE 25.07.2025
CHECKED X
APPROVED X
SCALE 1 :100
PLOT SIZE A3
DIMENSIONS MILLIMETERS

DRAWING TITLE BUILDING REG NOTES
PLANT REF. EXTENSION

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