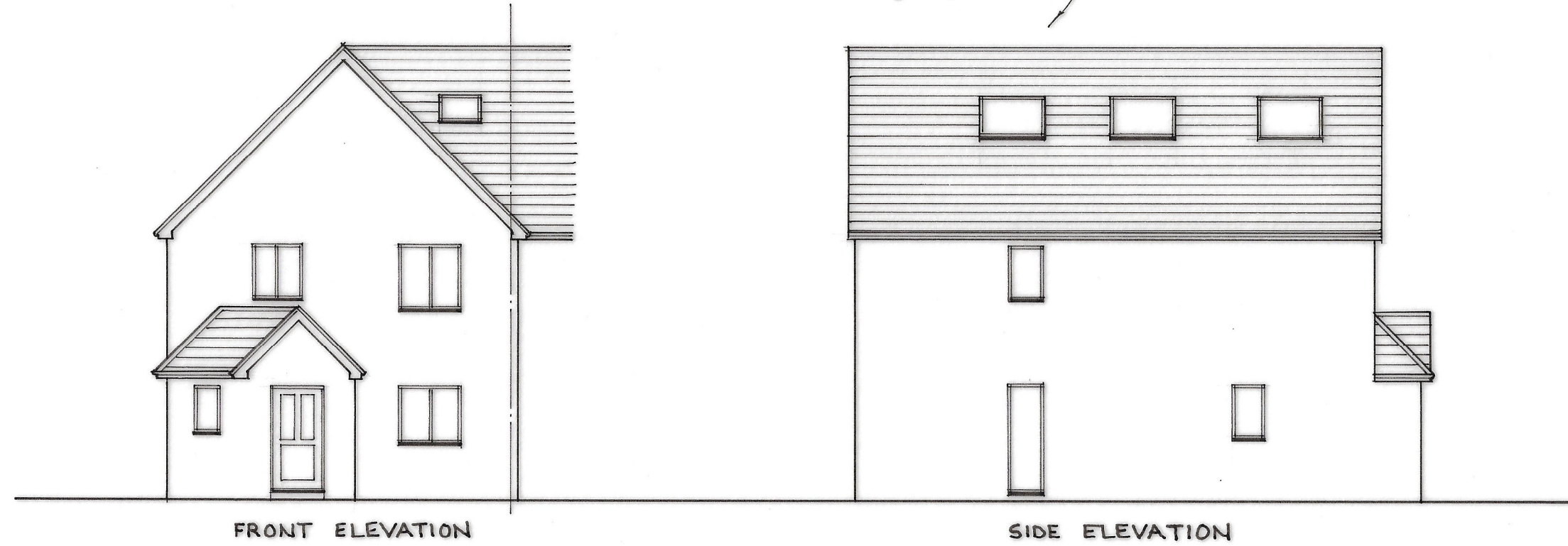


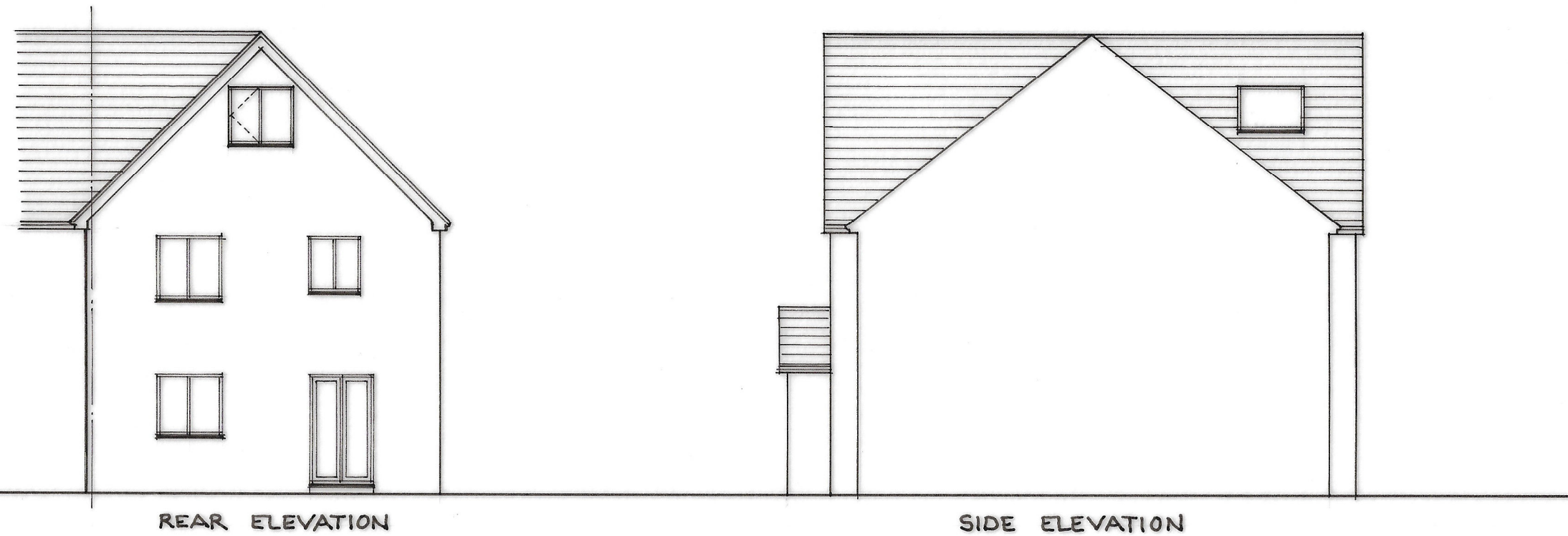
NOTE - At least one First Floor window to be in escape compliance (SEE SPEC).

Rooflights not to project more than 150mm above roofplane (side facing rooflights to be fixed & obscure glazed).



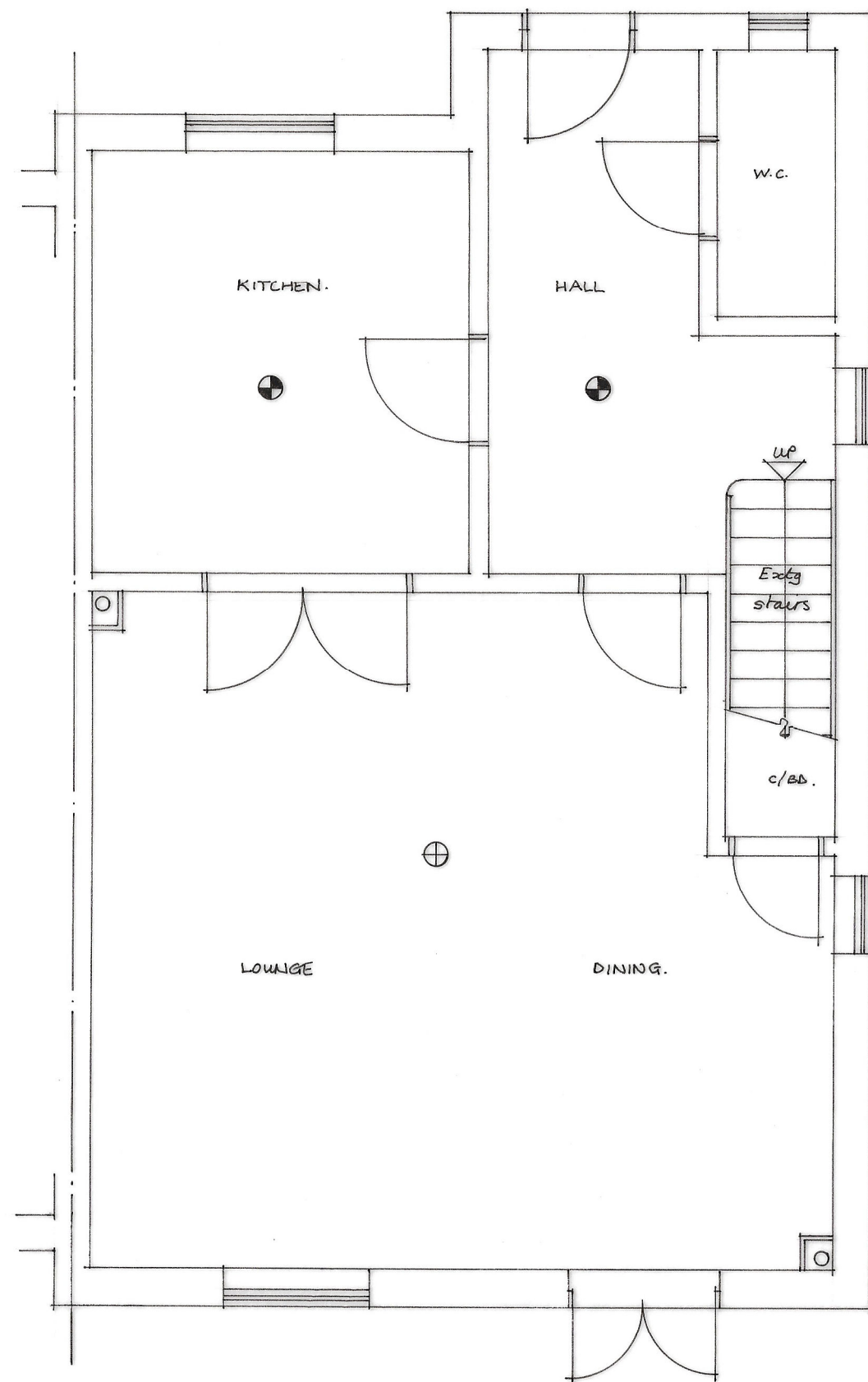
FRONT ELEVATION

SIDE ELEVATION

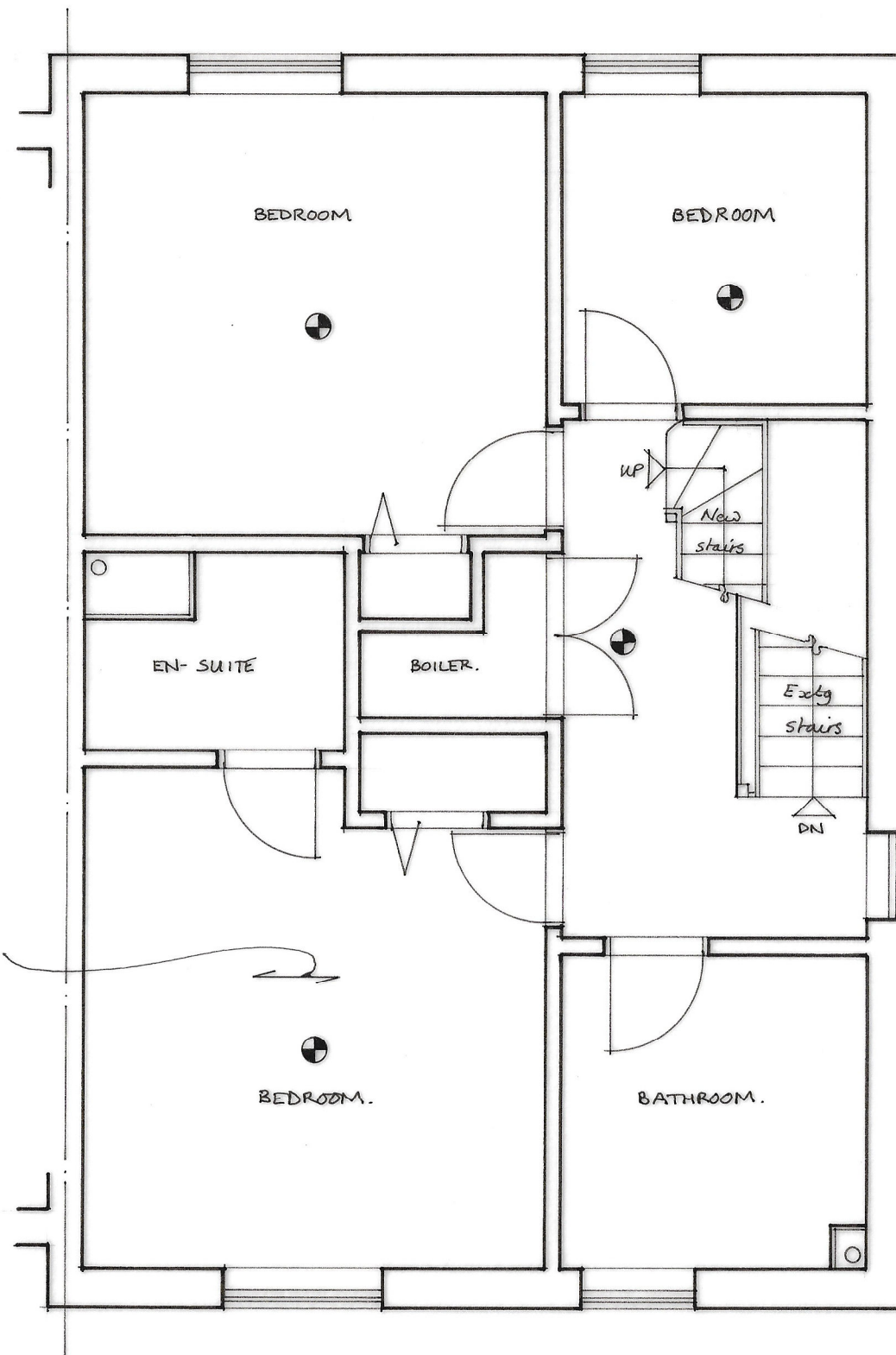


REAR ELEVATION

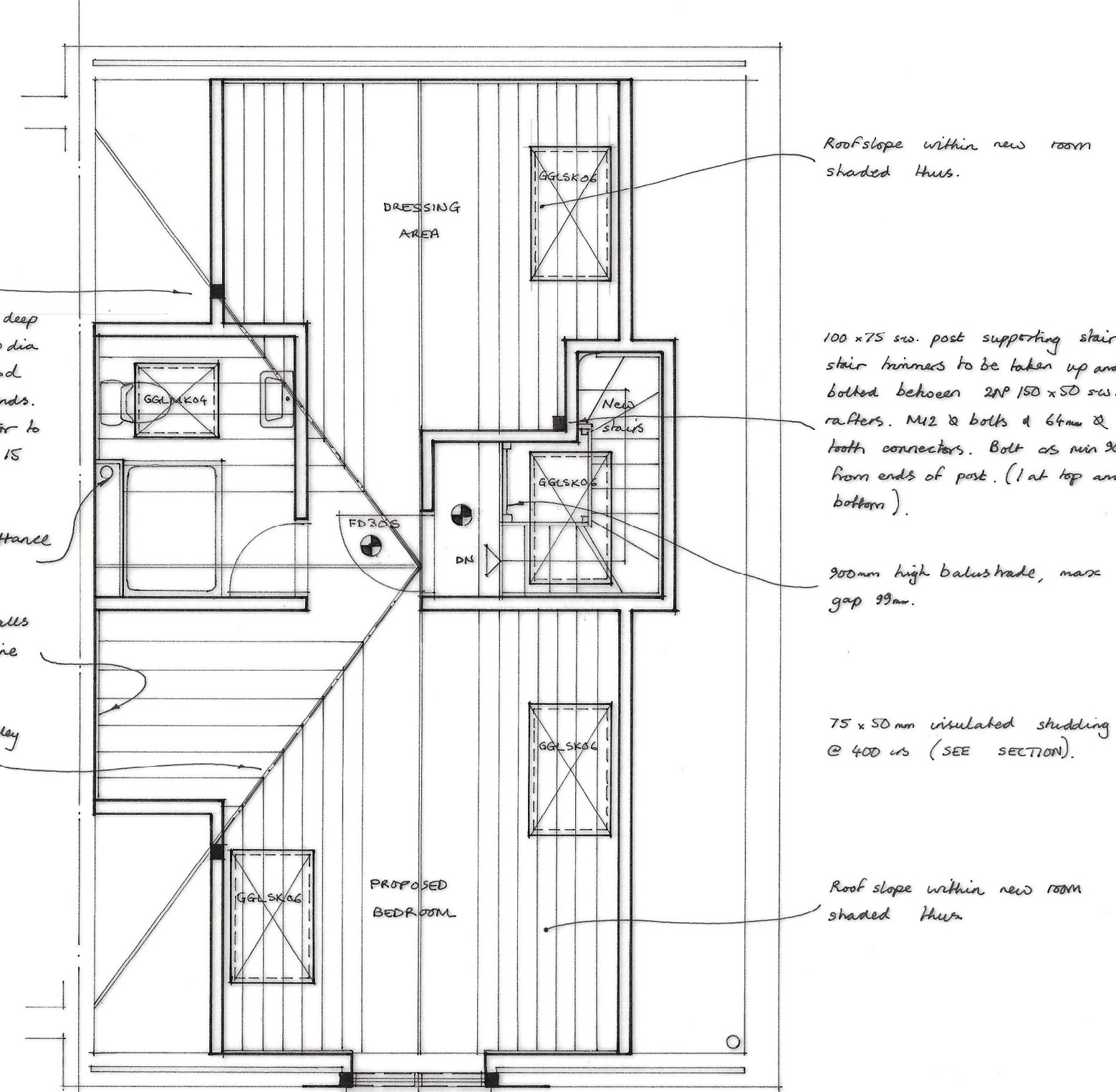
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Line party wall with 40mm Gyproc Thermaline plus.

New 'Telebeam' telescopic floor joists to manufacturers specifications.

Existing ceiling 12.5 plasterboard & skim. Upgrade with min 100mm mineral fibre (min density 10 kg/m³) between joists (ceaves to ceaves).

Re-support existing ceiling joists via new holebeam floor joists at 400mm.

Existing Floor 20mm T & G chipboard.

Existing ceiling 10mm plasterboard & skim.

New 'Dry Ridge' ventilation min 5000mm² per m run.

100mm Celotex insulation between & 30mm Actis Hybris H Control insulation/vapour barrier across underside of new 150x50 rafters @ 600mm (max span 3m) & inside of sheds (joists lapped & lapped) fixed with 38x35 counter battens @ 600mm with 12.5mm plasterboard & skim (U=0.15 m²K).

Turn out openings for new velux rooflights using 2x 150x50 rafters to each side.

100x75 sw. post over studding.

Additional 170mm fibreglass insulation across joists over 100mm mineral fibre to void areas.

Ventilate eave eaves equiv to 25mm air gap & mesh.

New staircase - (SEE SPEC).

SECTION

## SPECIFICATION

**DORMER ROOF CONSTRUCTION (U=0.15W/m²K)**  
12mm chippings on 3 layers bituminous felt on 18mm plywood on 50x50mm joists across firings (2 in 40) on s.p. joists @ 400mm crs. 100mm Celotex insulation & 30mm Actis Hybris H Control insulation/vapour barrier across underside of joists, fixed with 38x35mm counter battens @ 600mm with 12.5mm duplex plasterboard & 5mm plaster skim ceiling.

**DORMER CHIEK CONSTRUCTION (U=0.18W/m²K)**  
(Half hour fire resistant from both sides). Vertical tile/slate hanging to match existing on s.w. battens on batten paper on 12.5mm plywood bracing (9mm plasterboard within 1m of boundary) on 100x50mm studs @ 400mm crs (crs braced). 70mm Celotex insulation between studs and 30mm Actis Hybris H Control insulation vapour barrier across inside of studs fixed with 38x35mm counter battens @ 600mm with 12.5mm duplex plasterboard & 5mm plaster skim ceiling.

**STAIRCASE** 700 (2'3") wide. Rise=200mm, Going=225mm, Tread=250mm, Pitch=42, 2m clear. Headroom 900mm handrail, 900mm balustrade housed into newels or returned to adjacent wall. (100mm max gaps to risers & handrails). Artificial lighting with 2 way switch top and bottom. Any tapered Treads to comply with Part K. 50mm min going.

**HALF HOUR PARTITION AROUND NEW STAIRCASE**  
75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

**FIRE REGULATIONS & ELEMENTS OF STRUCTURE**  
All doors at ground and first floor of staircase enclosure to be 1/2 hour fire resistant (FD30) with 210 steel hinges, and intumescent fire escape built into door or door frame. Any glazing to be wired glass (max 0.36m area). Timber beams have half hour fire resistance to BS5268 part 4 section 41.1079 (sacrificial design method).

**WINDOWS & ESCAPE WINDOWS**  
Escape window to be 750x500mm min clear opening (min 0.33m Opening area) max 1.1m above floor level. All new windows and Rooflights to be double glazed with min 16mm gap, low E glass N=0.15 for windows, N=0.05 for rooflights. Windows to achieve Purge Ventilation rate of not less than 1/20th of floor area. Window U-Value to achieve min 1.4W/m²K.

**STRUCTURAL**  
Multiple timber trimmers to be bolted together @ 600mm crs using M12 bolts and 64mm dia tooth plate connectors.

**VENTILATION**  
Provide 8000mm background Ventilation to new habitable rooms and 5000mm to new bathroom/bn-suites areas. New windows and French doors to achieve a purge ventilation rate of not less than 1/20th of the new floor area.

**SMOKE DETECTORS**  
Ⓢ Denotes heat detector. Ⓜ Denotes mains wired interconnected smoke detectors with battery back up to BS5839:6:2004.

**LIGHTING AND HEATING**  
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

**ELECTRICAL**  
All new electrical work to be in accordance with Part P 'Competent Person Scheme' to BS7671. Certification to be provided upon completion.

**EXISTING DOORS**  
Existing doors are to be checked on site, and assessed by the on site Building Inspector to assess their ability to be used in conjunction with the proposed Smoke Alarm system. If doors are found to be unsatisfactory, they are to be upgraded to full FD30S compliance.

**PROJECT**  
Formation of habitable room in roofspace with Velux rooflights.

## CLIENT

Dr. Gigan,  
18, Wiltshire Crescent,  
Wiltshire Leisure Village,  
Vastern,  
Royal Wootton Bassett,  
SN4 7PB.

1/100 SCALE

SCALE 1:50 & 1:100 DATE APRIL 2026

DRAWN BY New Study CONTRACT No.

THE ACCURACY OF THIS DRAWING FOR FINISHED SIZES IS NOT GUARANTEED AS IT IS SUBJECT TO ON SITE LEVELS, THEREFORE IT DOES NOT FORM PART OF YOUR CONTRACT

© COPYRIGHT

Wiltshire Council

0200 453 0114

Charles Grosvenor

Tel :- 01527 543668  
www.charlesgrosvenor.co.uk

FEET 1 2 3 4 5 6 7 8 9 10 11 12 13 14

METRES 1 2 3 4 5 6 7 8 9 10 11 12 13 14

1:50 SCALE 0m 1m 2m 3m 4m 5m 6m  
1:100 SCALE 0m 1m 2m 3m 4m 5m 6m  
COUNCIL