

**Dormer Roof Specification**  
ISIS 900 G.R.P. (or similar) roof, consisting of 2 layers of glass fibre chop strand mat 450g per layer, impregnated with Polyester resin, ratio 2:5:1. Grey flat coat finish, on 150mm. Celotex on 19mm. plywood decking, or similar warm roof construction on S.W. firrings laid to falls on 150mm. x 50mm. S.W. joists at 400 mm. cts. 12.5 mm. foibacked plasterboard and skim to underside. Roof to achieve a min. U-value of 0.15 w/m2 k.

**Dormer Wall Specification.**  
Natural or composite slates to match existing, vertically hung on 50mm. x 25mm. S.W. treated battens on layer of breathable membrane on 12mm. plywood cladding. [ 12mm. Masterboard to both cheeks of dormer.] on 100mm. x 50mm. S.W. stud construction at 400mm. cts. max. with noggins to suit. 100mm. Celotex infill. 12.5 mm. foibacked plasterboard and skim to internal face. U-value of walls to be min. 0.21 w/m2 k.

**Pitched Ceiling Specification.**  
75 mm. x 50 mm. s.w. timbers fixed to underside of existing rafters. 100 mm. Celotex insulation board fitted between rafters with 100 mm. thick Celotex fitted to underside of rafters. 12.5 mm. foibacked plasterboard and skim internal finish. New breathable membrane (Tyvek) fitted in place of existing sarking felt. 50 mm. air gap to be maintained over the top of the insulation. To achieve a min. U value of 0.15 w/m2k

**Staircase Specification.**  
New staircase to have min. 225mm. treads and max. 187mm. risers and a pitch line not to exceed 42 degrees. Min. headroom of 2.0m. Handrail to be fitted at a max. height of 1.00m. off the pitch line.

Means of escape windows to be provided to new second floor bedroom and remaining two first floor bedrooms which have an unobstructed openable area of at least 0.33 m squared and to be at least 450 mm. x 750 mm. in either direction. The bottom of the openable area should not be more than 1100 mm. above the floor. All glazing to be Pilkington K glass with a min. U-value not less than 1.60 w/m2 k.

A smoke detection system to be installed with a detector fitted in all existing habitable rooms with 1 no. in hall, 1 no. on landing & 1 no. on new second floor, wired into the mains with a battery back up.  
Heat detector to be fitted in the kitchen. All fitted in accordance with B.S. 5839.  
All electrical work to be installed by a member of an approved competent persons scheme and a completion certificate in accordance with BS7671 is to be provided.  
All electrical switch and socket outlets to be installed in compliance with paragraph 8.3 of approved document M 2004.

Wastes from new bathroom to discharge to foul sewer system via. 110mm. dia. W.C. waste, and 40mm. dia. p.v.c. waste pipes with 75mm. deep seal traps.  
An in line blending valve is to be fitted to all baths to ensure the maximum hot water temperature is no more than 48 degrees centigrade.  
Kitchen to be mechanically ventilated to the outside air to give extraction of :  
Extract fan - 60 litres/sec. Or Cooker hood - 30 litres/sec  
Bathroom to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

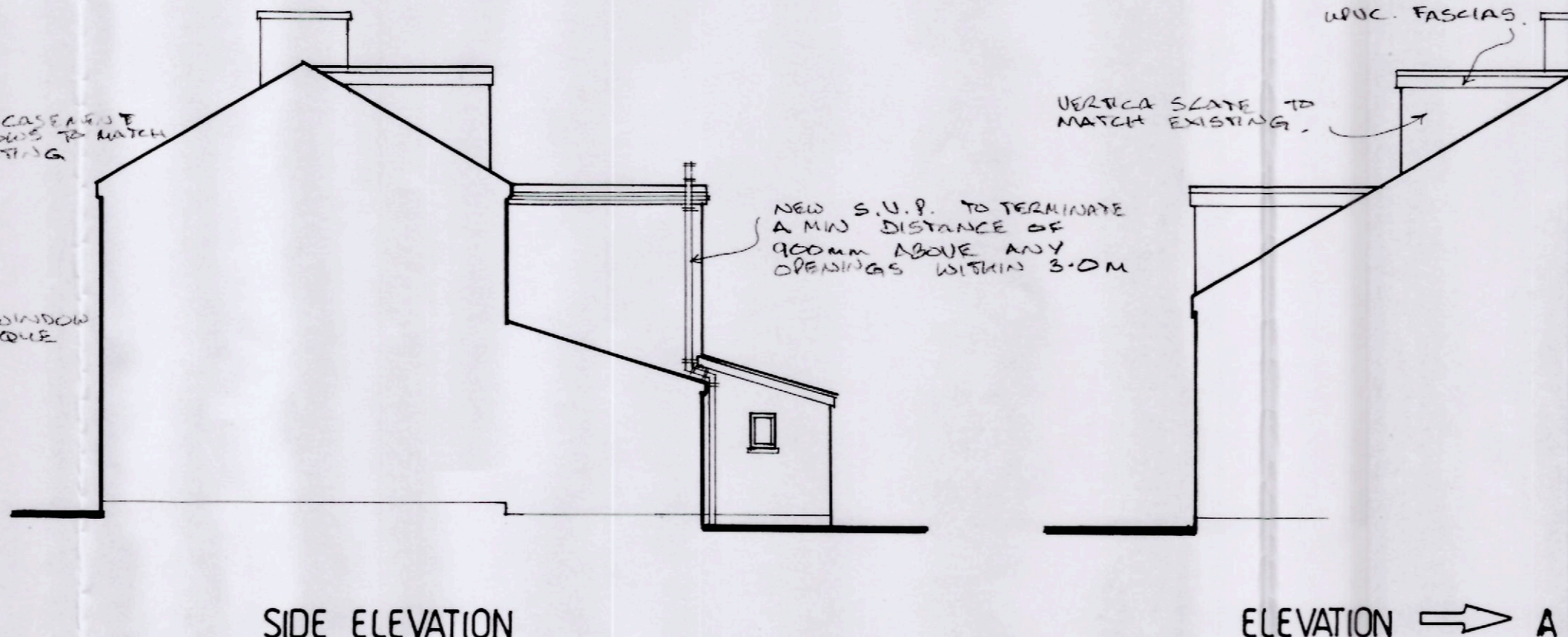
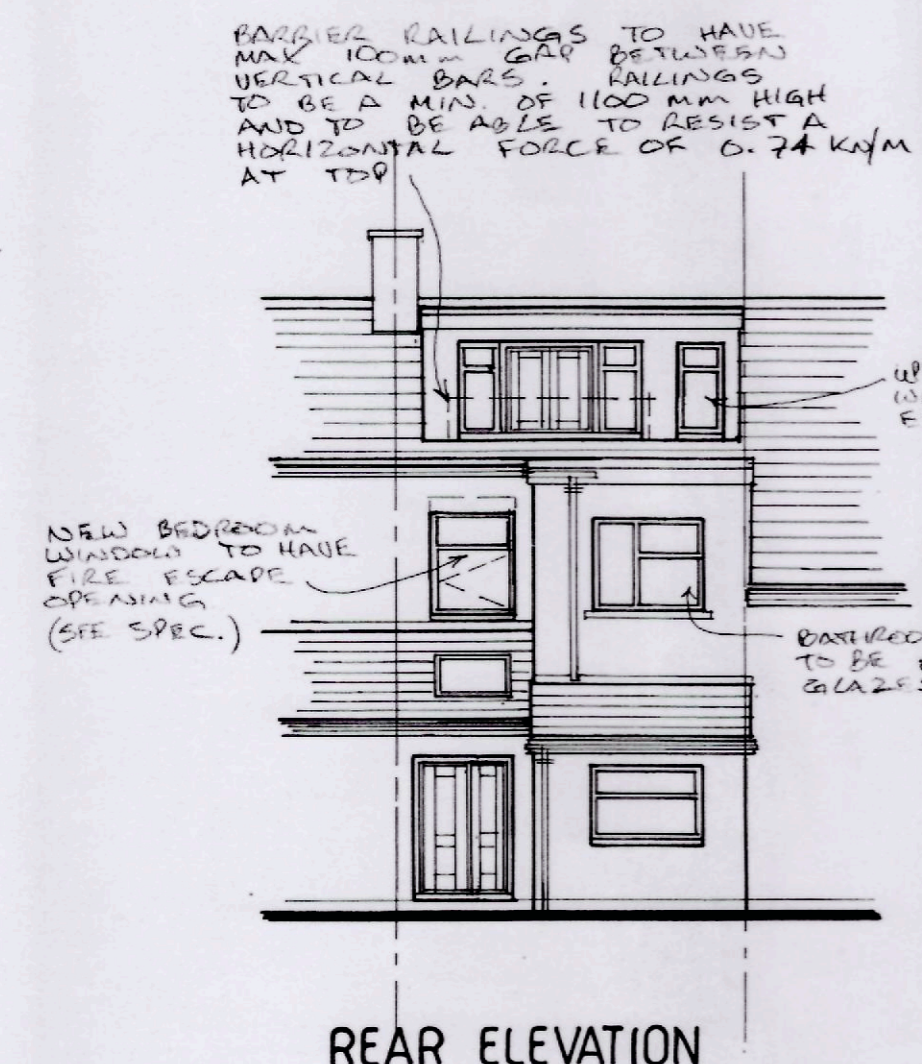
Vertical and horizontal D.P.C.'s to all openings.  
Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m2 k.  
Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981

New stud partitions to be of 100 x 50 mm. s.w. studs at 600 mm. cts. with noggins to suit. 100 mm. mineral wool infill and 12.5 mm. plasterboard and skim to both sides.

All fire doors to be fire resisting FD20.

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11 DEC 2014



Project: PROPOSED LOFT CONVERSION WITH REAR DORMER & INTERNAL ALTERATIONS at 8, ELM GROVE PLACE, DINAS POWYS, VALE OF GLAM.

**PROPOSED**

Scale 1:100, 1:50. Drwg. No. MCD 02 Date, DECEMBER 2014

**meridian**  
BUILDING DESIGN  
incorporating  
VALE COUNTY GRANTS AGENCY

Tel/Fax 02920 51952

All dimensions to be checked on site prior to commencement of works. Exact Location of all services to be determined on site by owner/builder