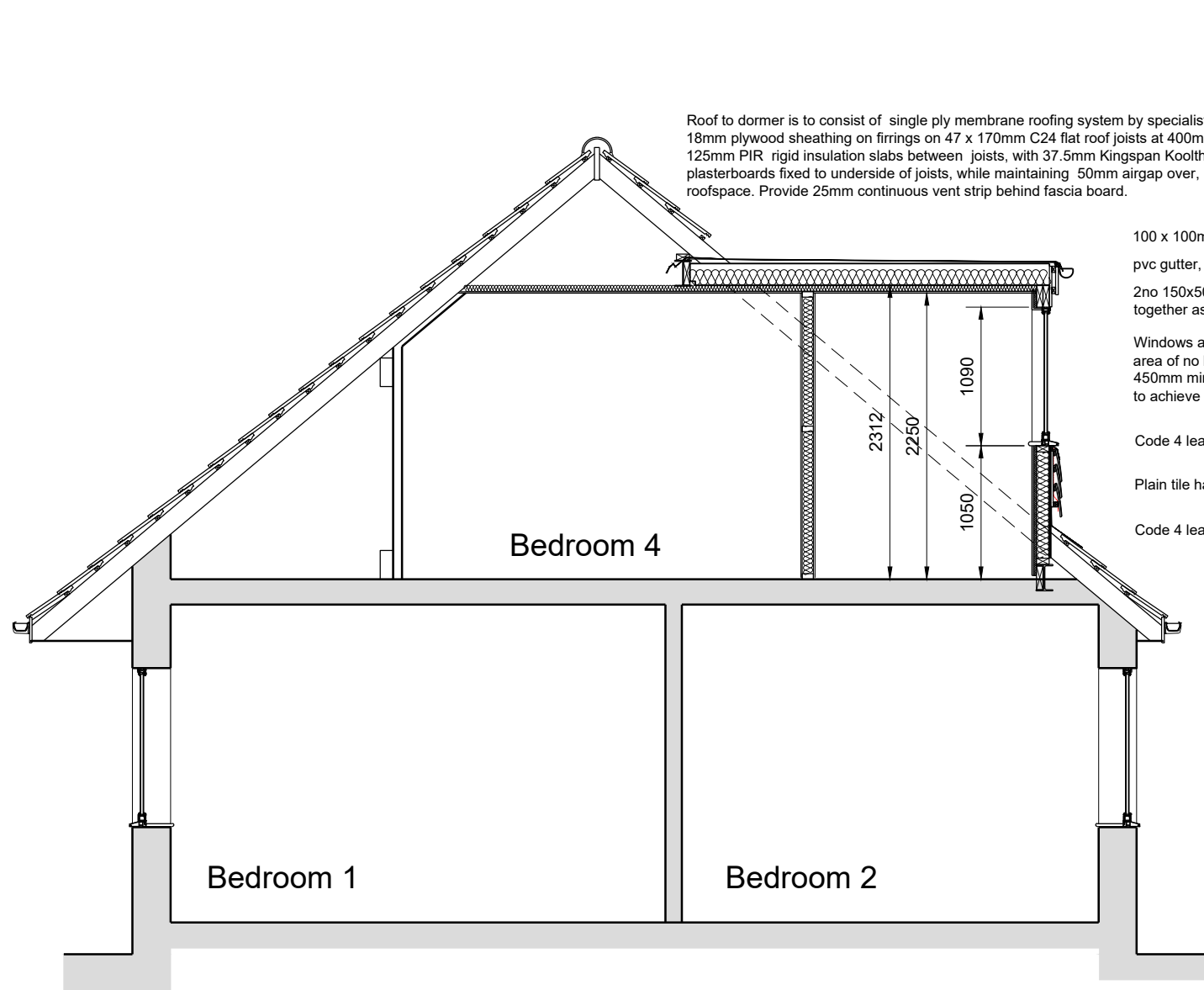




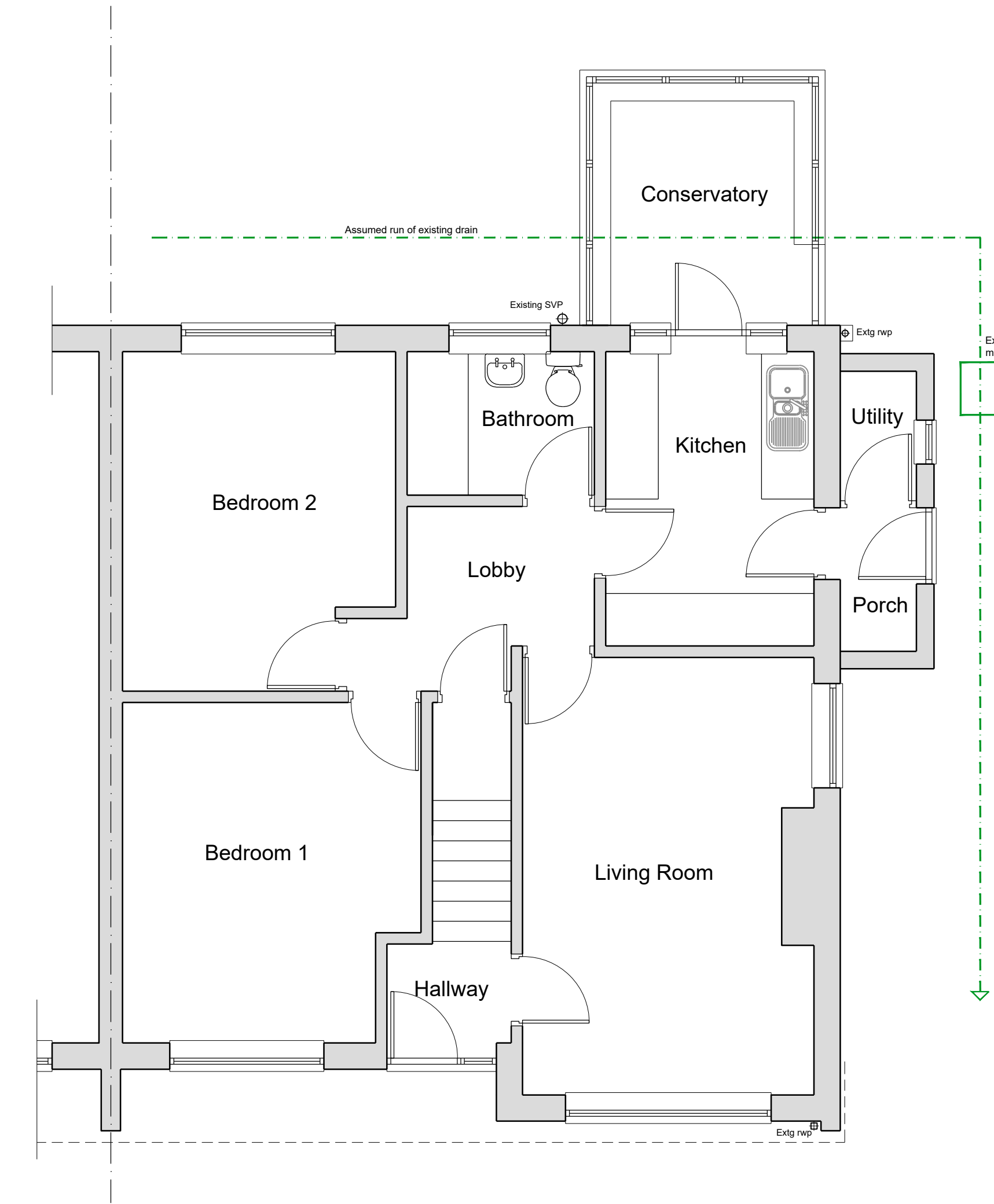
PROPOSED FRONT ELEVATION



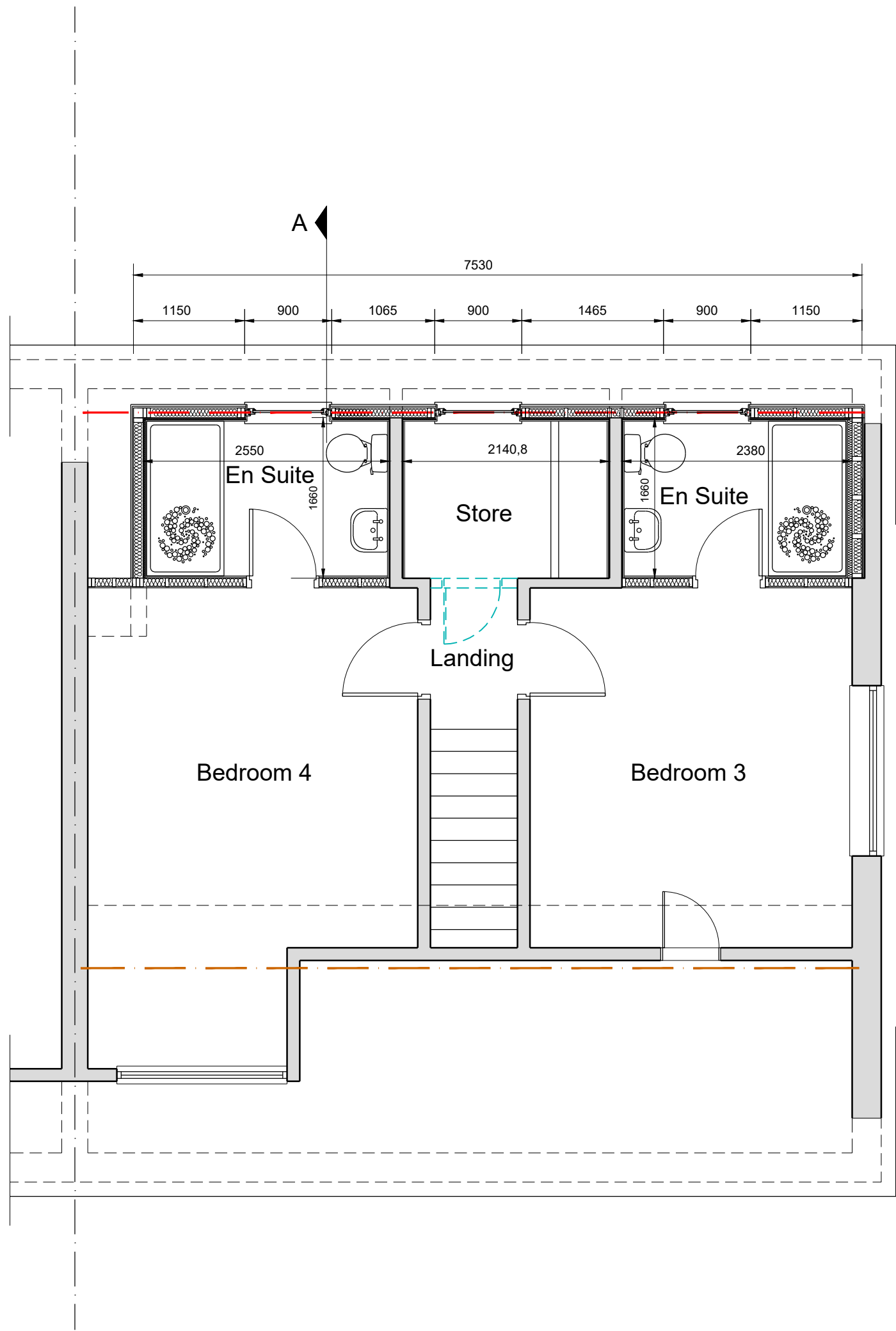
PROPOSED SECTION THROUGH BUILDING



PROPOSED REAR ELEVATION



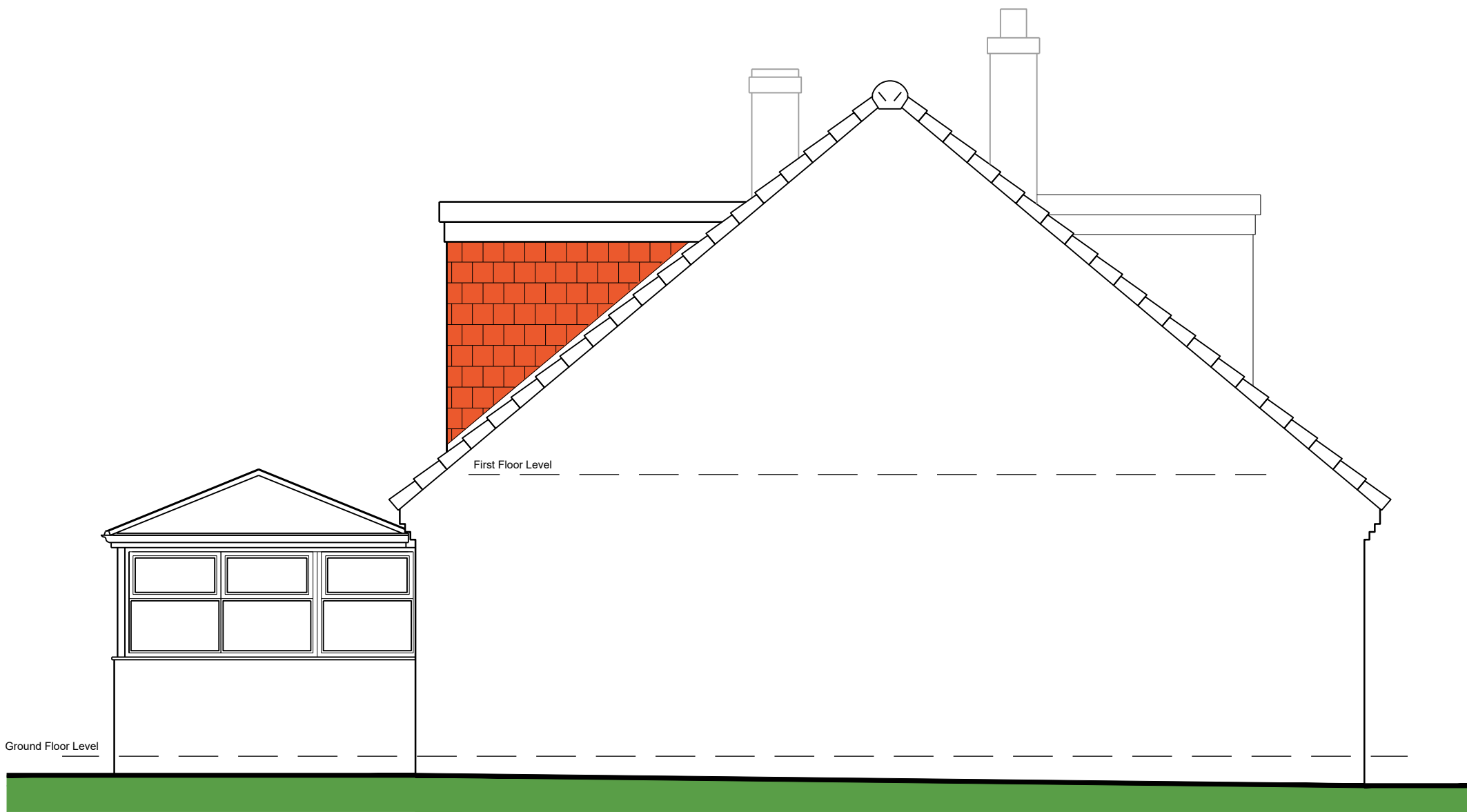
PROPOSED GROUND FLOOR PLAN



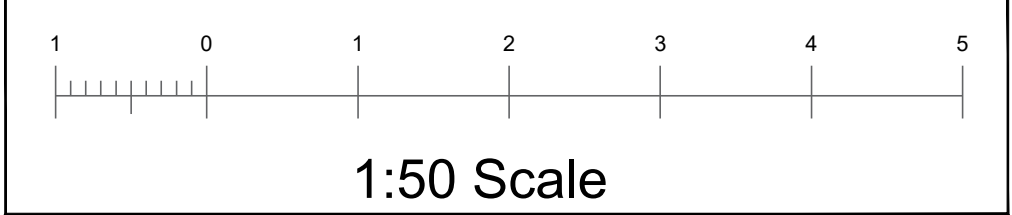
PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



GENERAL NOTES

ROOF CONSTRUCTION:-

Where ceiling is sloped, lay tiles on 38 x 25mm treated sw battens on breathable roofing felt. Batten out existing rafters with 50 x 75mm softwood to give 150mm overall depth Provide 100mm Kingspan or similar rigid insulation batts between rafters, with 50mm clear airgap over. Clad underside of rafters with 50mm Kingspan K18 (or similar) insulated plasterboards and finish with skim. All to achieve 0.15W/m2°C.

Roof to dormer and extension is to consist of single ply membrane roofing system by specialists to match existing on 18mm plywood sheathing on firings on 175 x 50mm C24 flat roof joists at 400mm max ccs. Provide 125mm PIR rigid insulation slabs between joists, while maintaining 50mm airgap over, linking in with ventilated roofspace. Clad underside of rafters with 50mm Kingspan K18 (or similar) insulated plasterboards and finish with skim. All to achieve 0.15W/m2°C. Provide 25mm continuous vent strip behind fascia board.

EXTERNAL WALLS:-

External leaf 100mm facing brickwork, with 50mm clear cavity, 50mm Kingspan K108 Koolboard on inner leaf of 100mm thick 4H/m2 blockwork with 12.5mm plasterboard on dabs, and skim finish. Provide Helifix RT2 or similar wall ties at 450mm vertical & 750mm ccs horiz. with 225mm vertical cts at reveals. Line walls internally with 37.5mm insulated plasterboards (25mm insulation + 12.5mm board). Wall to achieve U value not exceeding 0.18W/m2K

Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed.

Lintels to be IG or similar proprietary thermally broken mild steel with insulation material to the core, on 150mm min end bearings, with stepped dpc's over. Form weepholes at 900mm max centres to one third height of brick vertical mortar joint to brickwork directly over all openings & at external finished ground level. Install proprietary DPC to full bed width of outer and inner leafs of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Facings to be taken down minimum 150mm below ground.

GLAZING - WINDOWS AND DOORS:-

Windows and external doors to be PVCu, with sealed unit double glazing. All opening to be fully weatherstripped with integral compressible seals. Windows to be obscure glazed to bathrooms and where indicated on drawings. Glazing below 800mm above finished floor level to be laminated safety glass to inner panes to Part K. Glazing in doors and adjacent windows to be laminated or toughened to Part N.

FLOORS & CEILINGS:-

Suspended floors are to be 19/22mm moisture resistant chipboard (unless otherwise stated) on 175 x 50mm C24 joists at 400mm max ccs. Provide herringbone strutting at mid-span where span is greater than 2m.

SMOKE DETECTION:-

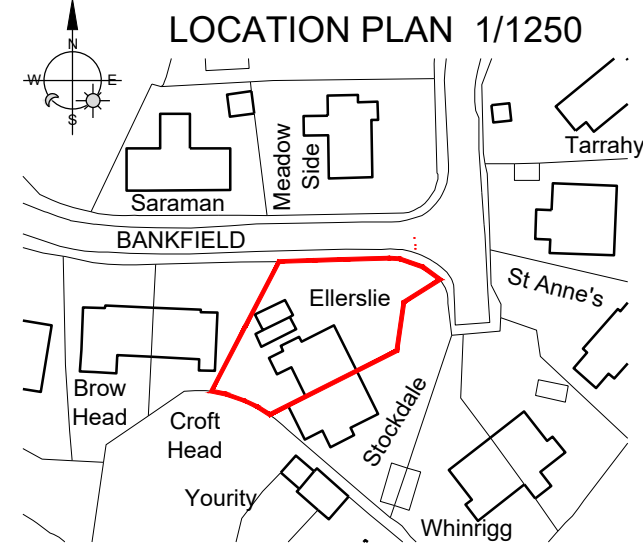
When additional bedrooms are added, provide mains operated interconnected smoke detectors wired back on separate system to separate fuse on consumer unit. Note: Where detectors are indicated in corridors each side of fire doors, detectors are to be positioned maximum 750mm from doors when closed. Automatic type L1 fire alarm system to be installed in accordance with BS 5839 to full satisfaction of Local Authority and Fire Prevention Officer. Inspection, initial testing and commissioning to be in accordance with BS 5839 Part 1, clause 26, certification in accordance with BS 5839 Part 1, Appendices B and C. Point type smoke detectors are to comply with BS 5445 Part 7 : 1984.

VENTILATION:-

Mechanical ventilation is to be provided to kitchens, utilities, wc.s, bathrooms by way of mechanical extract fans ducted to outside air, capable of 60L/sec extraction rate. WCs without windows are to have overrun facility on fans. Fans in wet areas to be operated by light pull cord switch. All windows are to be fitted to the head of the opening light with a controllable & secure trickle ventilator having a total free area not less than 8000 sq mm to give background ventilation to habitable areas. Each window will have an opening light with some part of the ventilation opening at high level, at least 1.75m above floor level.

ABOVE GROUND DRAINAGE:-

The drainage will comply fully with BS 8301 : 1985 UPVC waste sizes are to be generally Wc's - 100mm diameter with minimum 50mm seal. P or S trap to suit. Basins - 32mm diameter with 75mm deep anti-siphon trap. Showers - 38mm diameter 75mm deep anti-siphon trap. (100mm dia. floor drain in Sports Changing Room) Sinks - 38mm diameter with 75mm deep anti-siphon trap. Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof tile ventilator, flush with roof finish. All SVP ducts are to be filled with mineral wool insulation around the pipe and are to be encased with proprietary Pendock profiles.



NOTE:- Do not scale, use figured dimensions only, all dims to be checked on site, any discrepancies to be reported to the author of this drawing, which is to be read in conjunction with all other available drawings. All drawings remain the property of FSK Architectural Services and may not be reproduced without the authors consent

REV	DATE	REVISION
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-	-	-


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Mob: 07703 262139
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Client:
CAROLINE FENWICK
Project:
Proposed dormer to rear of
'ELLERSLIE', BANKFIELD
Beckermat
Cumbria

Drawing Title	
DETAILED DESIGN	
Scale: 1:50 @ A1	Date: Sept 2025
Drawing Number: 25-FSK-57-02	Drawn by: KSF
	Rev: -