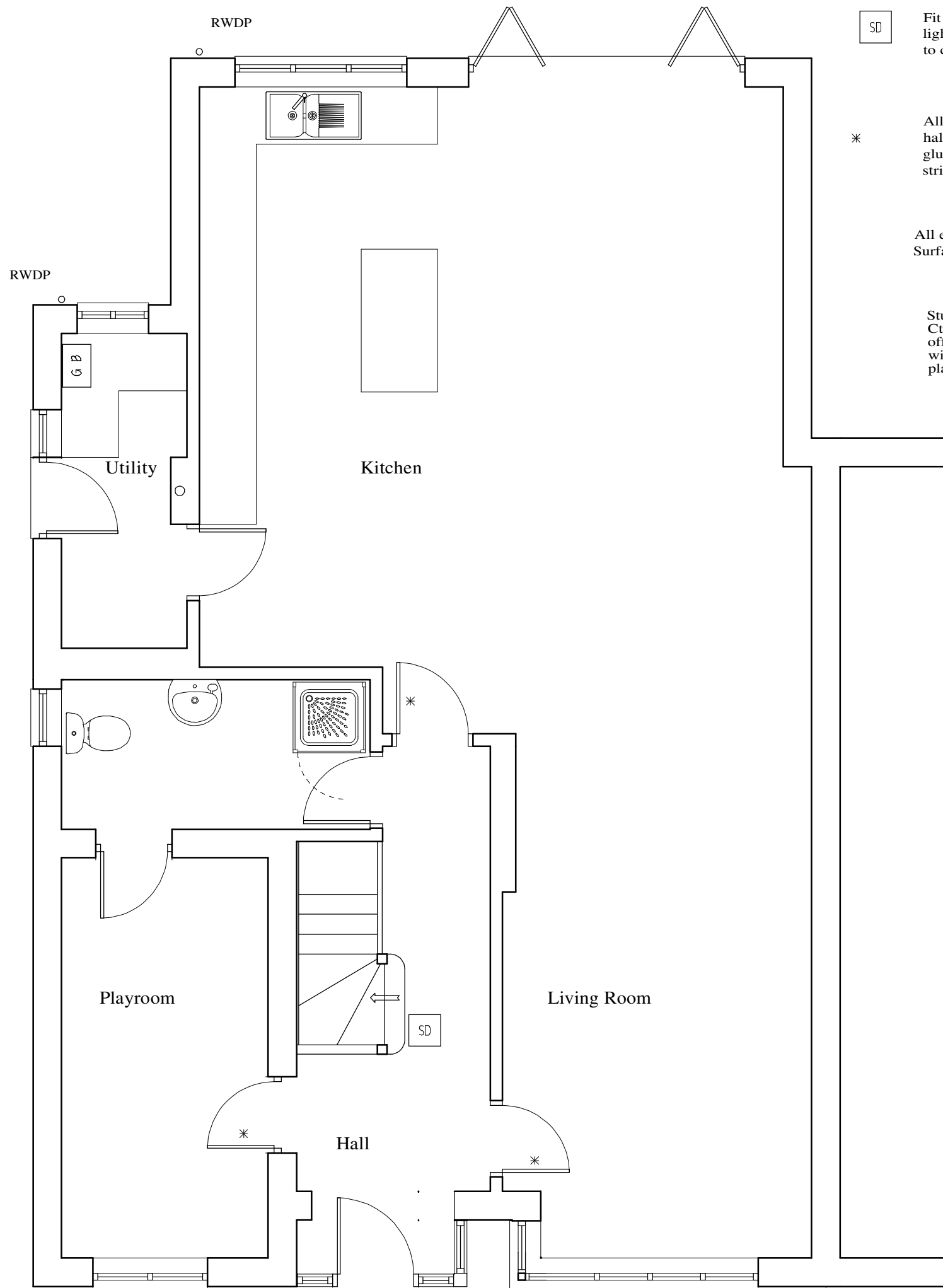




Ground Floor

Fit interlinked smoke detector connected to regularly used lighting circuit and provided with battery backup to BS 5839-6:2013 Grade D to clause 1.8 approved Document B

All doors to habitable rooms off of stairwell to be half hour fire resisting E 20. Fix 25 x 38 stops glued and screwed to frames. Fix intumescent strips to stops to manufactures details.

All elements of structure to have half hour fire resistance. Surface linings to be in accordance with section 4 approved document B vol

Stud walls in 100 x 50 sw studs fixed at 400 Vert x 600 horiz Cts between continuous top and bottom 100 x 50 plates, built off doubled joists bolted together at 600 Cts. Fill void with dense mineral wool and face both sides with 12.5mm plasterboard and skim.

All windows and doors in UPVC frames to be double glazed with toughend glass to BS 6202 and Part N of the Regulations. Double glazing to have a 16mm Argon frame unit and to exceed 1.2 M/m²sq. Fix 8000mm sq trickle vents above heads.

Fix egress windows to bedroom windows to provide a clear and unobstructed opening of 850 x 550 to approved document B

Glazing to doors and windows within 300 mm of doors and within 1500 mm floor levels and elsewhere glazing to windows within 800 mm of ground/floor levels to be toughened to BS 6206

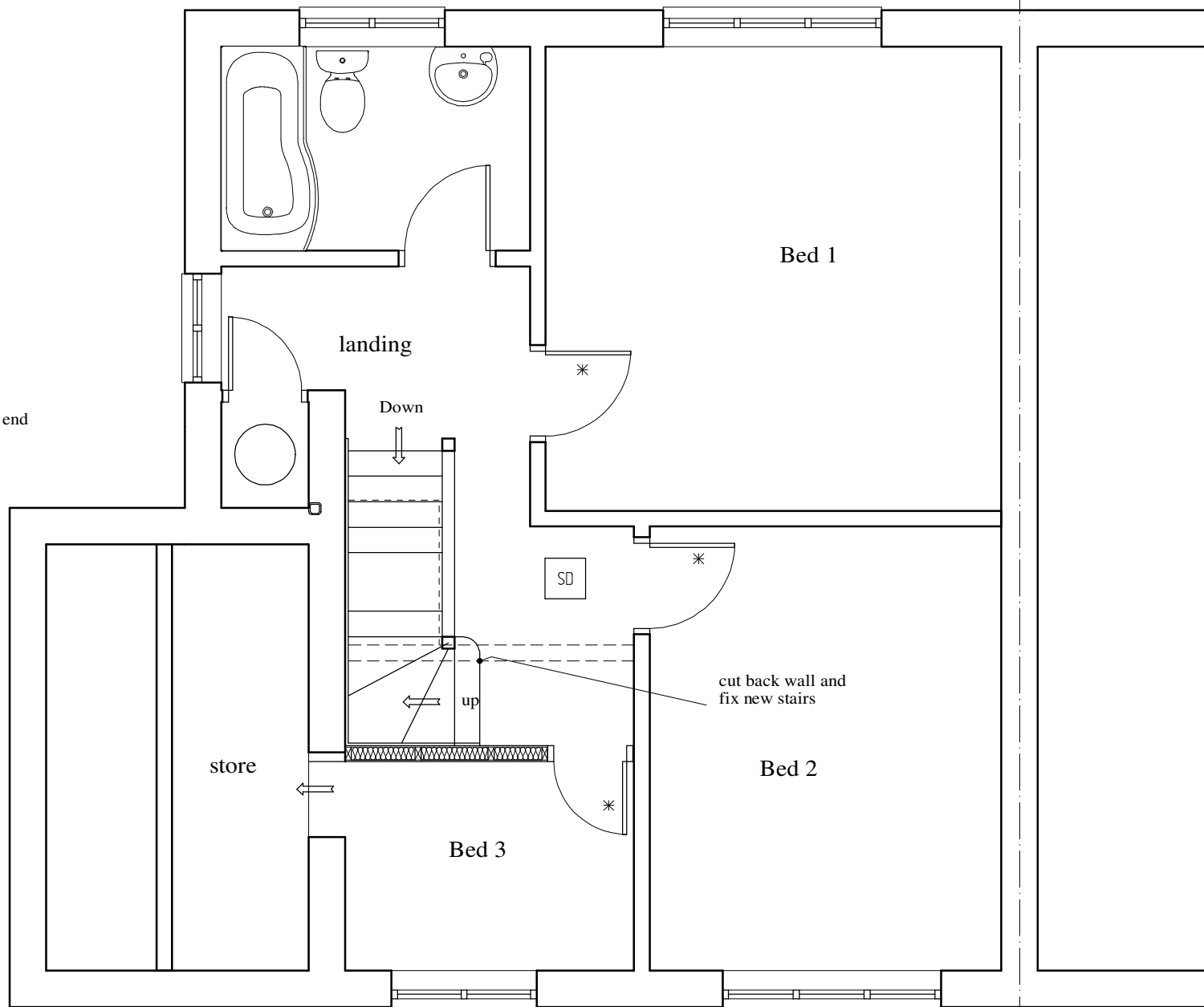
Means of escape to be in accordance with Approved Document B:Volume 1

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion The BCO should be satisfied that Part P has been complied with

This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

100% of all new light fittings are to be low energy type.



First Floor

Stairs to be in soft wood, closed plan 750mm wide between 25mm strings, fixed at 42 degrees with a minimum 220mm tread and a 189mm rise. Fix a 150mm x 100 mm newel post. Minimum tread around newel post to be 50 mm.

Fix handrail 900mm above pitch line and fix ballusters, specified by client at 100mm Cts. Fix 12.5mm plasterboard and skim for soffit.

Maintain minimum head height of 2 meters above stairs.

W.C extractor fans are to be fixed to the external walls. Extractor capacity increased to comply with Sections 2 and 3 of The Domestic Compliance guide.

All water supplies to bath, basin and showers to be wholesome as described in Part G

all baths fitted with thermostatic valves to that the hot water supply does not exceed 48 deg C.

W.C's to existing S.V.P. via 100 mm wastes fixed to wall. W.H.B. shower to stack via 75mm deep seal traps and 38 mm wastes to 100 mm waste, fixed to wall with roding access at change of direction.

Vent shower rooms with mechanical extract fan capable of changing 60 litres of air per minute and ducted externally.

Surface Water disposal. - 100mm half round gutters to 68mm downpipes shoe onto existing roof.

Dormer cheek to be clad in 9 mm cement fire board externally and finished with 12.5 mm plasterboard and skim internally to provide half hour degree of fire resistance.

Flat roof will be to Class AA

The Party wall should have adequate pointing to the brickwork and any penetrations will be sealed and fire stopped.

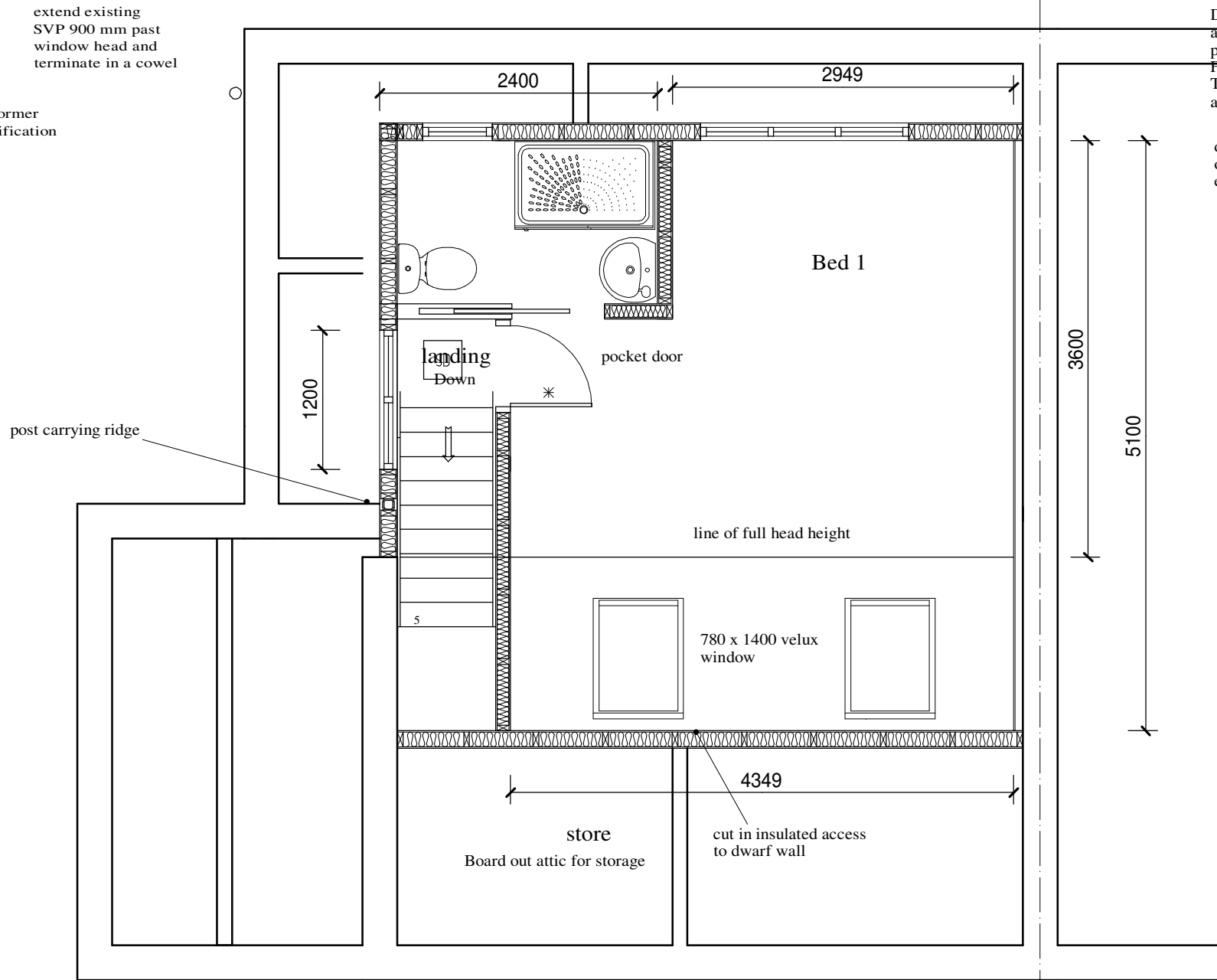
dormer cheek built off of Party wall. Ensure no encroachment over boundary line

Walls between room and gaves in 100 x 50 sw studs fixed at 400 x 600 horiz Cts between continuous 100 x 50 top and bottom plates, at corners fix 100sq posts.

Fix 9mm ply internally and finish with TB 3012 and 12.5mm plasterboard and skim.

Between studs fix 75mm Celotex GA 3075

65 mm Celotex thermal wall dotted and dabbed to existing party wall and finished with Acoustic board to provide 45dB of sound insulation



Attic Room

ALL FINISHES TO BE SPECIFIED BY CLIENT BUT ARE GENERALLY TO MATCH EXISTING HOUSE

N.B. All dimensions to be checked prior to commencement of work, any discrepancies to be reported back to me.

This drawing is for planning and Building Regulations purposes only. Everyday hazards likely to be obvious to a competent contractor and unforeseeable hazards and risks have not been indicated.

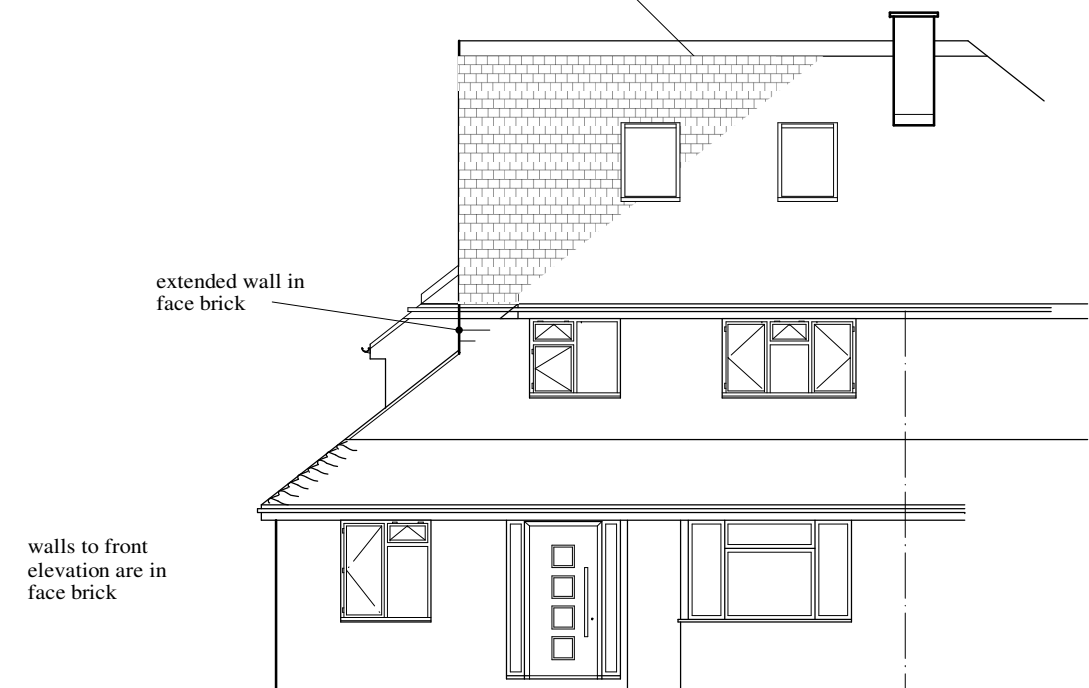
Roof volume calculation.

Dormer 5.7 wide x 2.2 high x 2.7 deep /2 = 17 M cu

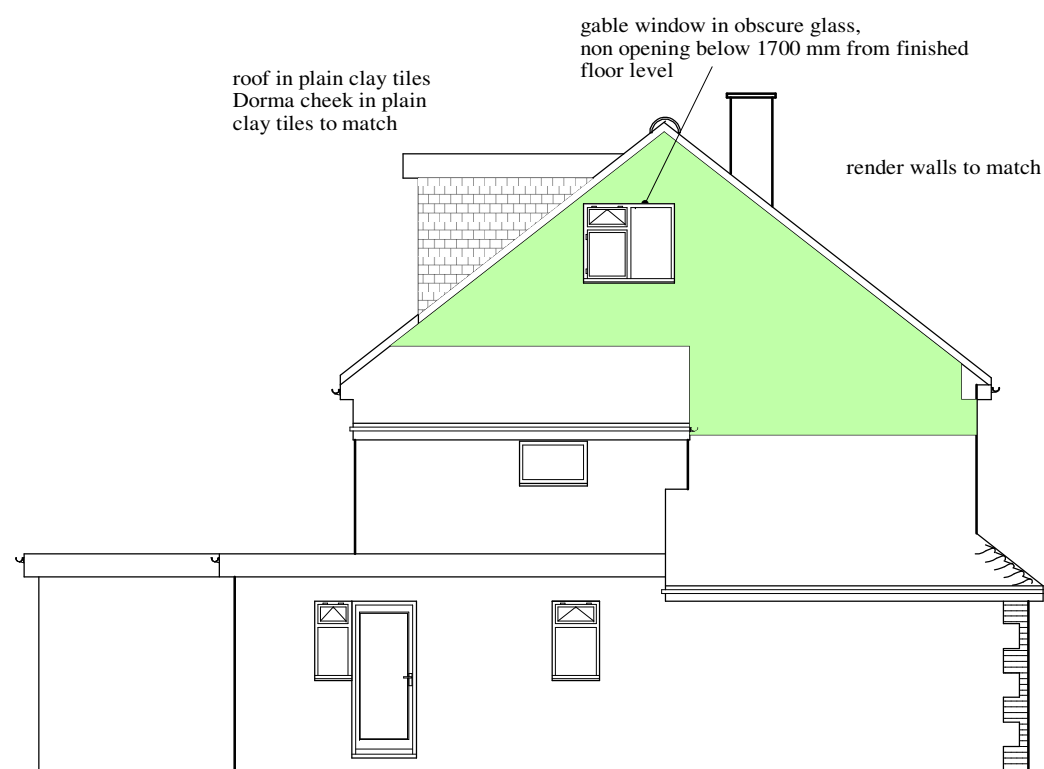
Hip 5x 2.8 x 8 /2/2 = 28

Total volume increase. 45 m cu.

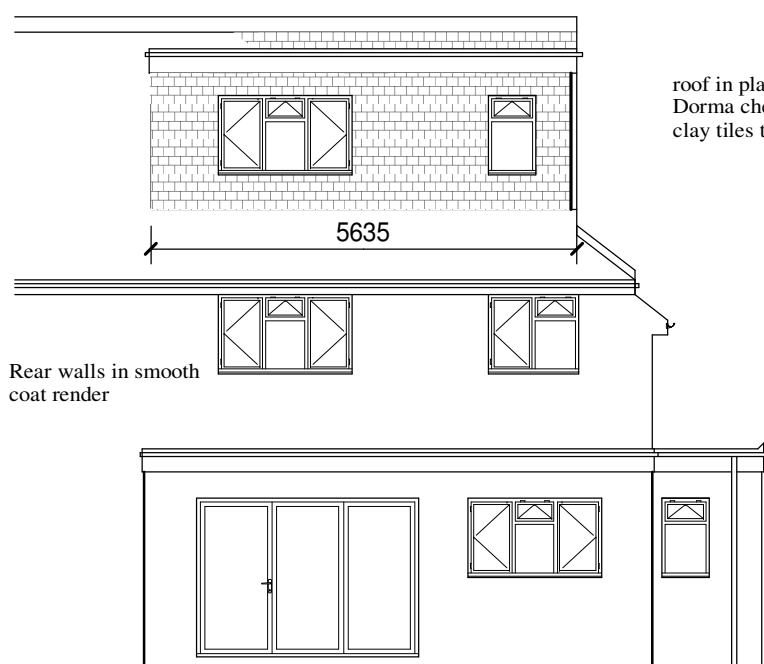
780 x 1400 Keyline windows fixed and flashed to manufactures details. The windows are not to project more than 100 mm past the vertical plane of the roof.



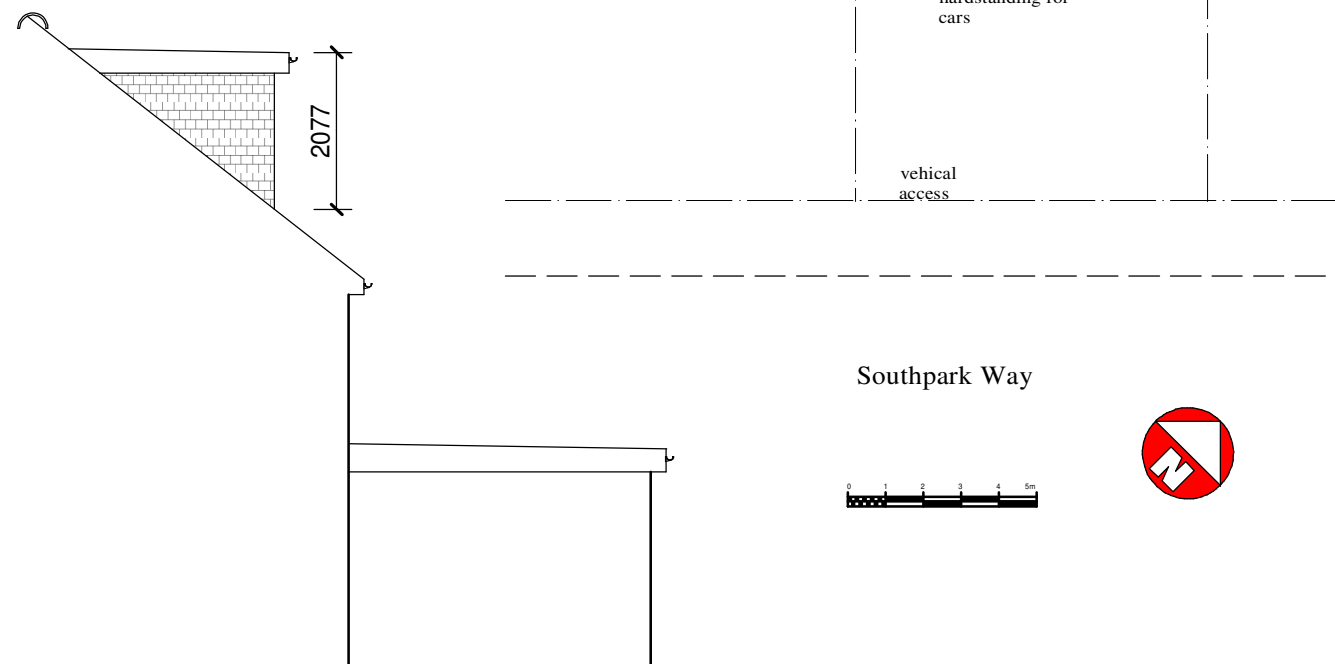
Front



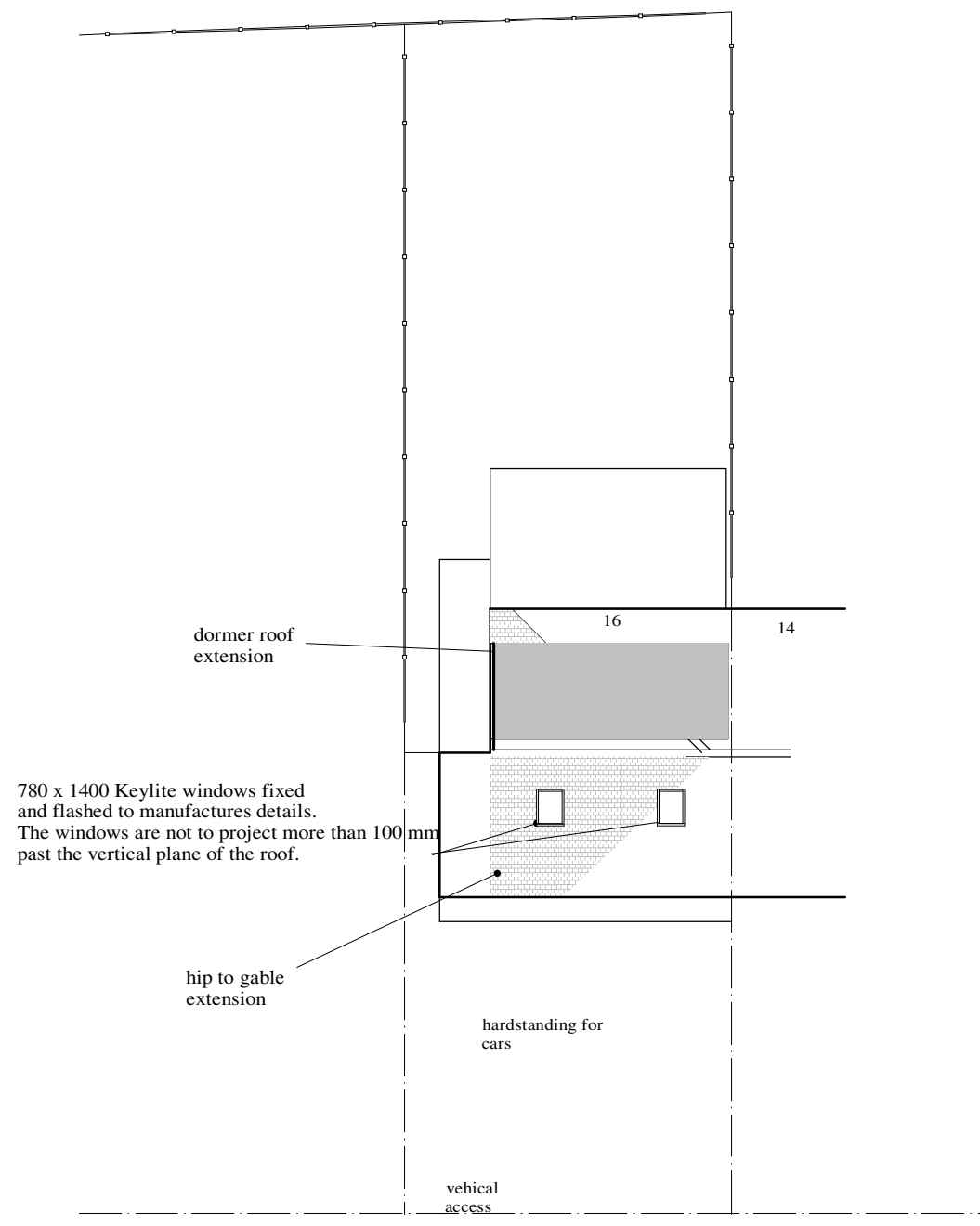
Side



Rear



Side



Wren Designs
Planning & Building Consultants • Land Agent
Tel: 01442 263081
1 Thistlecroft, Hemel Hempstead, Herts HP1 1PB

CLIENT:	Mr and Mrs Doshi
PROPOSED:	Hip to gable loft conversion with rear dormer
LOCATION:	16 South Park Way, HA4 6UL
SCALE:	1:50, 1:100, 1:200
DATE:	09/07/2026
REF:	wren naj 029a 2026
REVISION:	A

09/07/2026 side dormer cheek set in off from gable wall