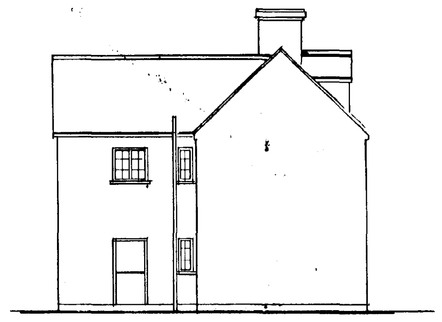


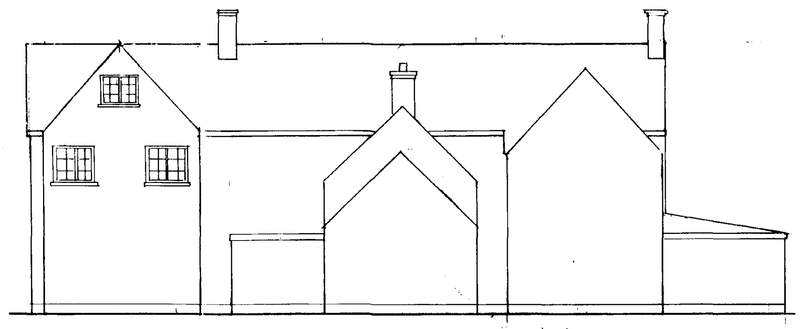
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

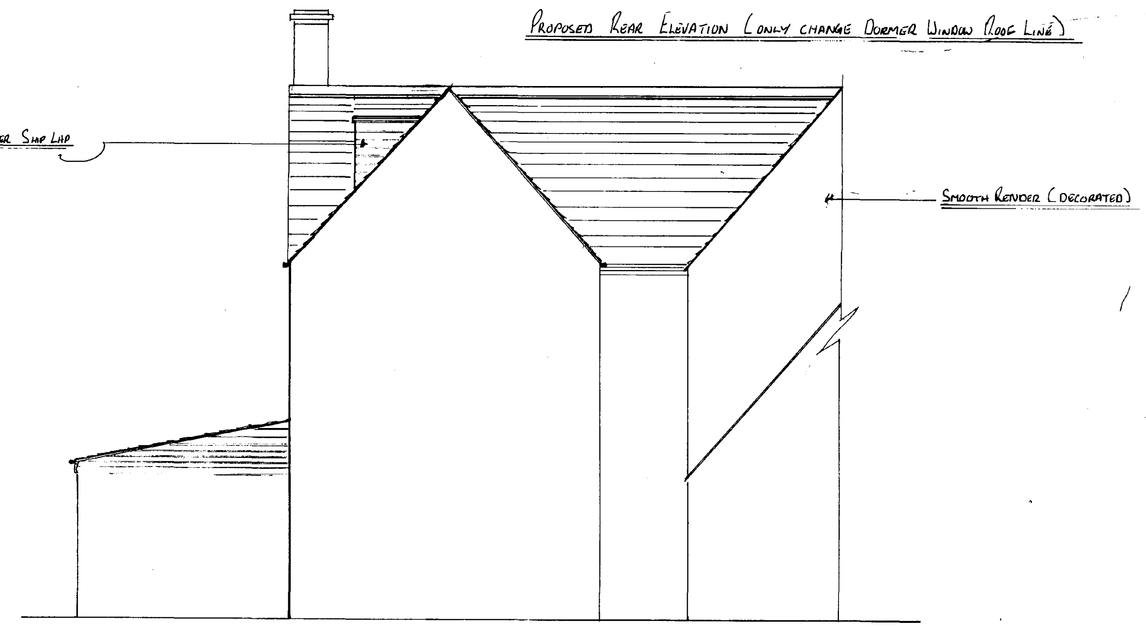


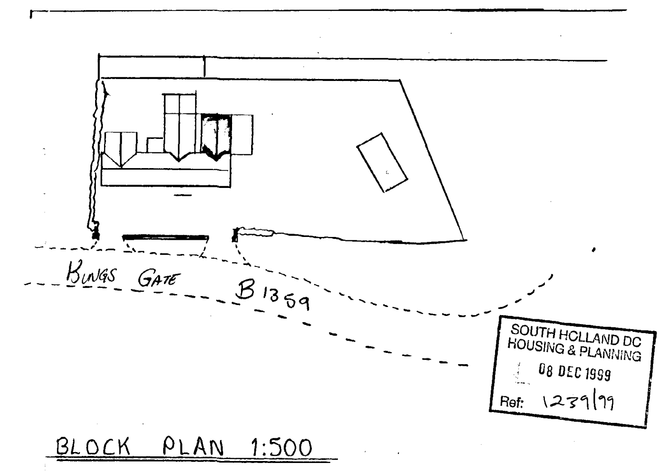
EXISTING REAR ELEVATION

PROPOSE END ELEVATION



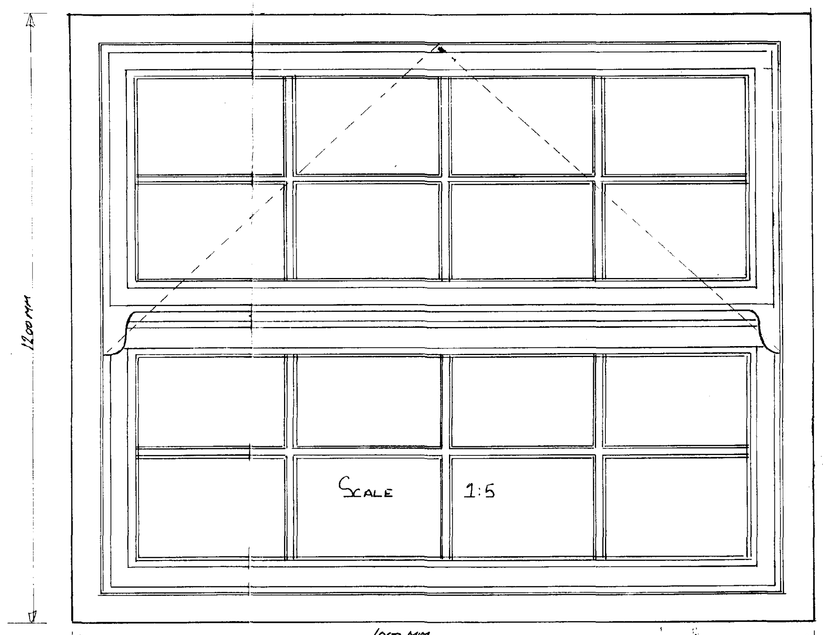
PROPOSED REAR ELEVATION (ONLY CHANGE DORMER WINDOW ROOF LINE)



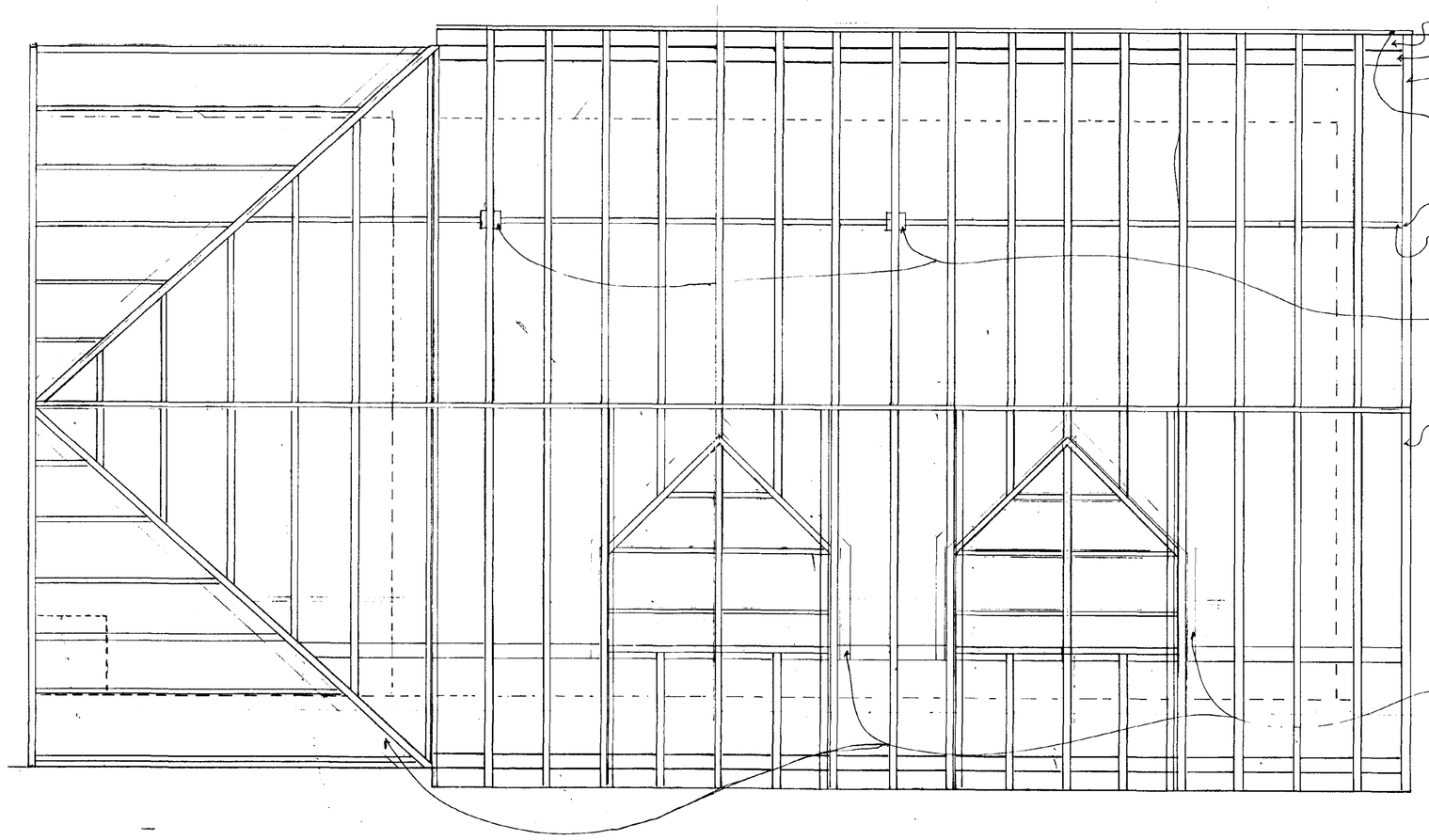


SOUTH HOLLAND DC
HOUSING & PLANNING
08 DEC 1999
Ref: 1239/99

BLOCK PLAN 1:500

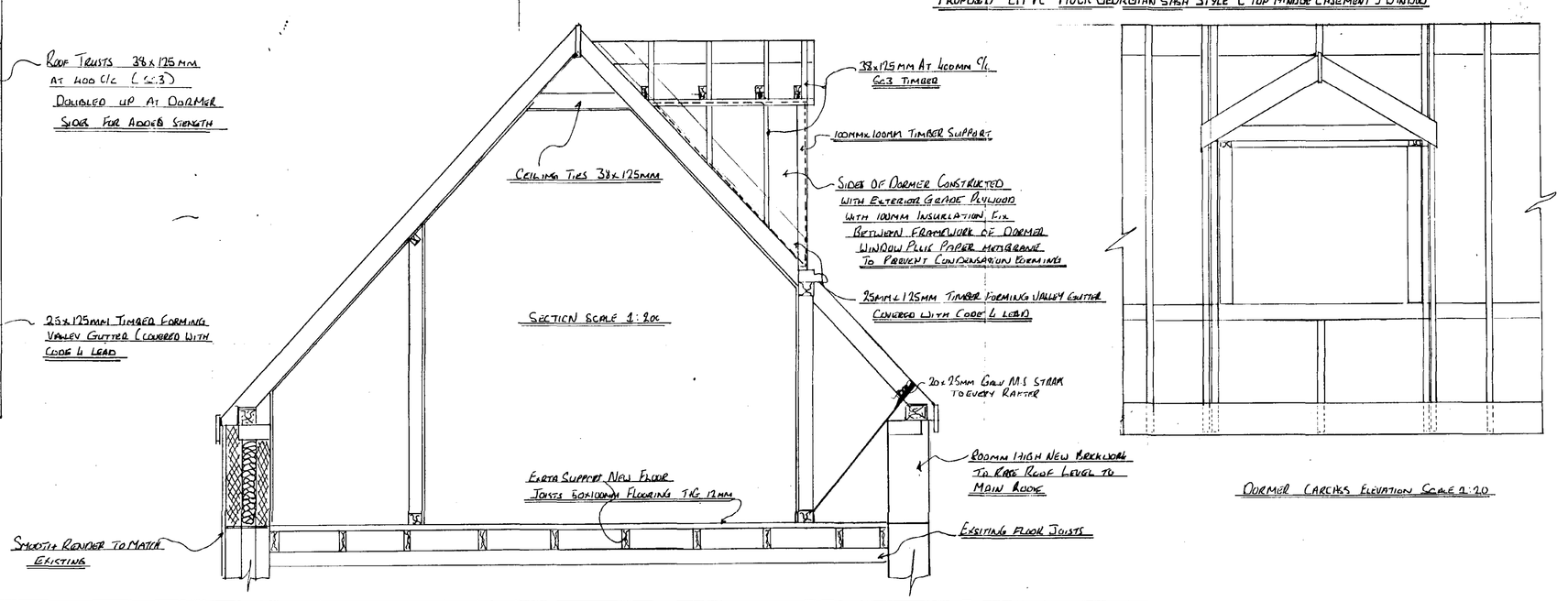


PROPOSED UPVC MOCK GEORGIAN SASH STYLE (TOP HINGE CASEMENT) WINDOW



ROOF FRAMING LAYOUT SCALE 1:20

PROPOSED



DORMER CARCASS ELEVATIONS SCALE 0.20

DRG No: L/HTE

TITLE: HALLGATE HOUSE

PROJECT: HALL GATE TIMBER LIFT ROOF ON SECOND REAR PITCH 1 STOREY EXTENSION WITH 2 NEW DORMER WINDOWS

CLIENT: MR E HARRIS

DRN:

DATE:

ORDER NO:

CHKD | SCALE:

DIMENSIONS IN MM

DO NOT SCALE OFF DRG

NOTES

DORMER CONSTRUCTION

38x175 RAFTERS & CEILING JOISTS AT 400 C/C

100x150 HEAD & SILL PLATES AND STUDS AT 400 C/C.

175x38 RIDGE.

9.0 MM PLASTER BOARD LINING TO CEILING AND CHIMNEY BREAST 100MM FIBREGLASS INSULATION BETWEEN RAFTERS

12.5MM OSB SHEATHING BOARD

19x38 MM TREATED BATTENS

EXTERIOR GRADE SHIP LAP TO CHIMNEY OF DORMER TREATED.

CODE 6 LEAD FLASHING & VALLEYS.

DOUBLE UP RAFTERS UNDER DORMER CHEEKS AS PLAN.

175x25 LAY BOARDS

2 NO 100x50 CAS OUTLET TRIMMER TO DORMER OPENING NAIL DORMER ROOF TO MAIN MONOPITCH TILES (SMOOTH RED) TO MATCH EXISTING.

19x38 S/O BATTENS TO GARGE CENTRES.

SARKING FELT TO BS 747.

ALL WORK TO CONFORM TO CURRENT BUILDING REGS

EXISTING ROOF SPACE IS WHOLLY CURTAILED IN USE AS RESIDENTIAL ACCOMMODATION.

MOCK GEORGIAN SASH STYLE WINDOWS (CASEMENT TOP HINGED) TO BE SUPPLIED IN TO CONFORM IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. THIS WILL BE CARRIED OUT AN ELEVATION. AT ONE TIME SEE DRAWING No 9

BOUNDARY WALL

APPROX 1100 MM BRICKWORK WALL TO BE CONSTRUCTED WITH FAIR FACEWORK TO BOTH SIDES IN ENGLISH BOND. WITH END PIER FOR SUPPORT FOR TWO SETS OF DOUBLE METAL GATES AT FRONT OF HALLGATE HOUSE. AS SHOWN ON BLOCK PLAN (IN GREEN)

REVISIONS

NO	DETAIL	BY
1	PITCH OF ROOF IS TO INCORPORATE THE CHIMNEY - IF USED	
0	USED & PRICE PLANS TAKE IN & DATE	
	900MM DEEP & 1000MM WIDE	
b	USE CHIMNEY AS IS TO BE PROVIDED WITH MINIMUM CEILING	
c	NAIL SPACING IN 12.5 MM PLYWOOD IS NOT TO EXCEED 100MM	
d	TOP CHORD OF ROOF TO BE FIXED TO RAFTERS WITH NON-PRETARY CLIP.	MH

SEE CALCULATIONS

8/12/99
MC HARRIS RANG TO CONFIRM ALL WINDOWS TO BE UPVC.



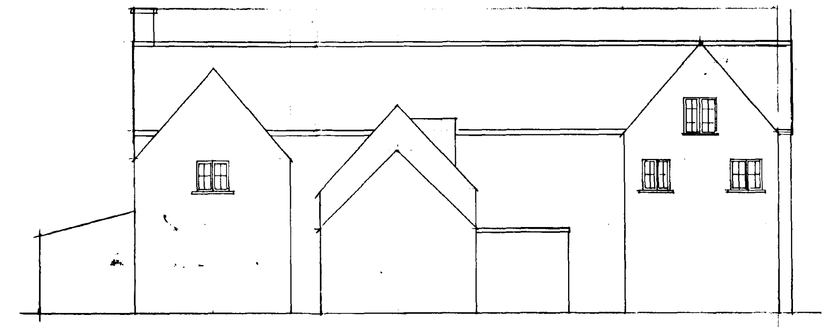
Existing Front Elevation



Existing Side Elevation



Existing Side Elevation

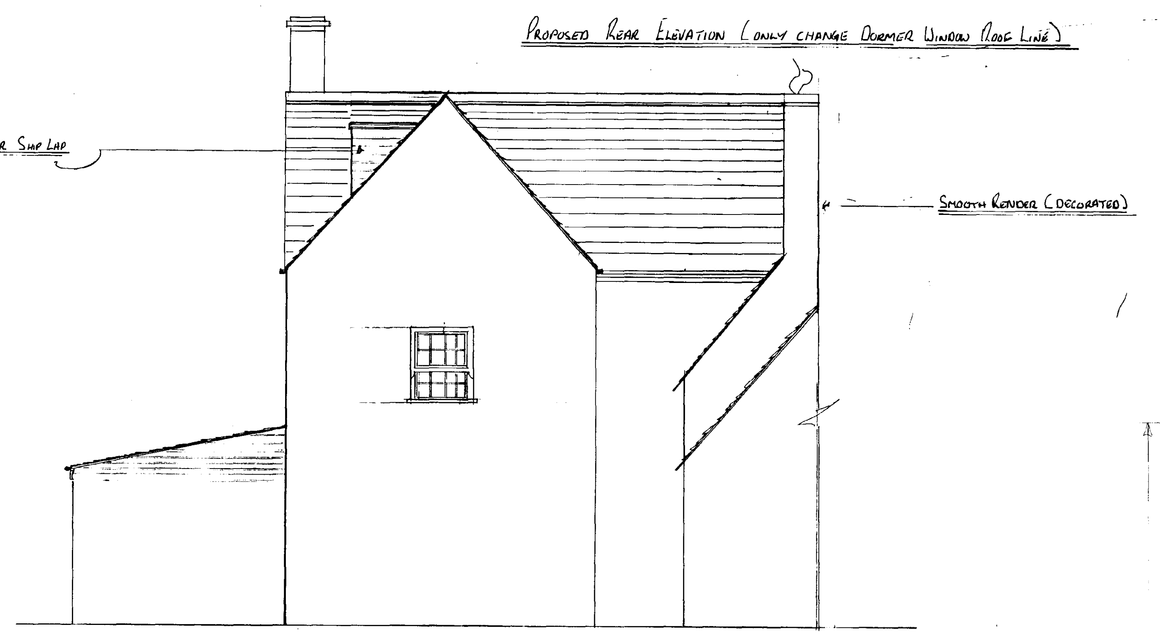


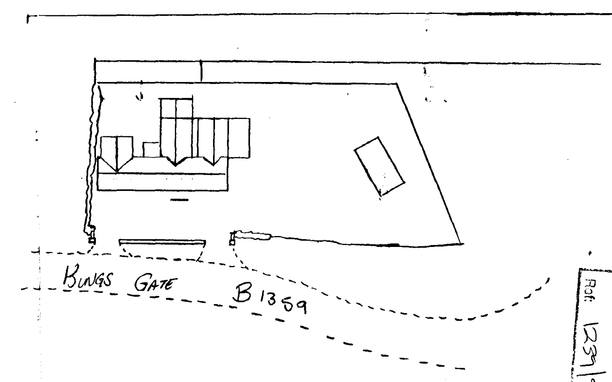
Existing Rear Elevation

Proposed End Elevation

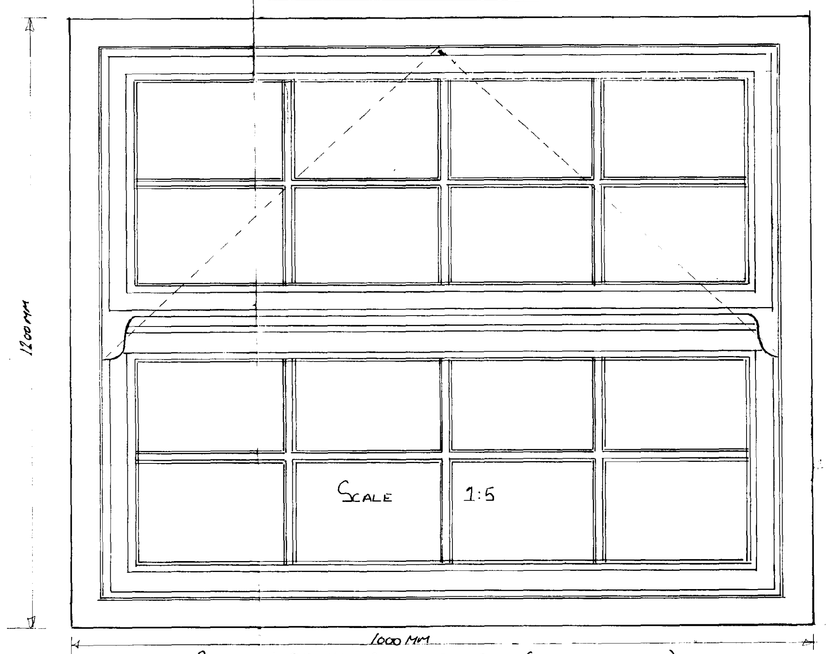


Proposed Rear Elevation (Only change Dormer Window Roof Line)

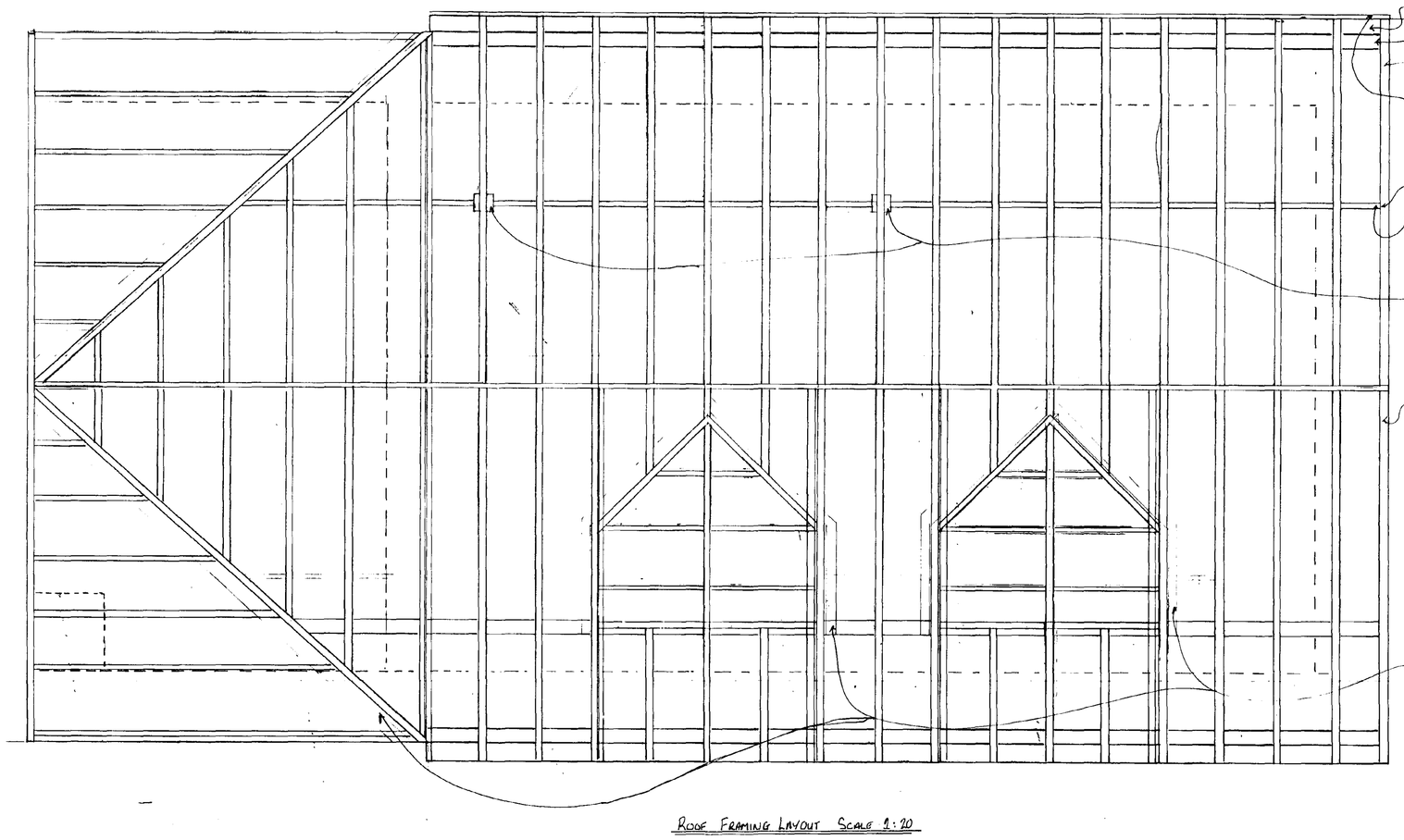




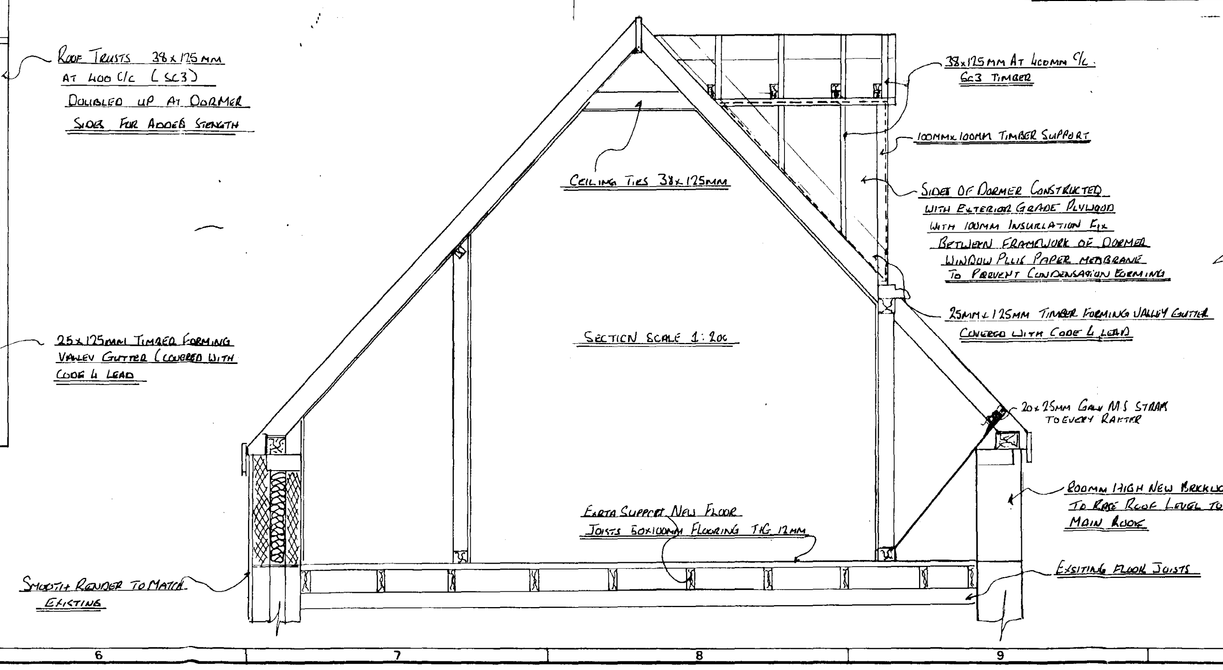
BLOCK PLAN 1:500

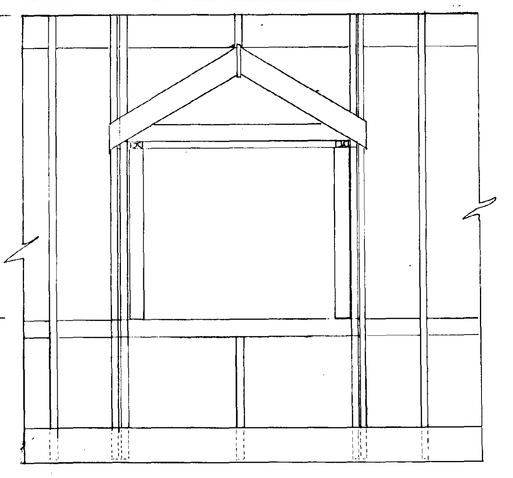


Proposed UPVC Mock Georgian Sash Style (Top Hinged Casement) Window



Roof Framing Layout Scale 1:20
Proposed





Dormer Cheeks Elevation Scale 1:20

DRG No: LIHTE

TITLE: Hallgate House

PROJECT: Hall Gate Timber
Loft Room on Second
Rear Facing Dormer
(with 2 New Velux)

CLIENT: Mr E Harris

DRN:

DATE:

ORDER NO:

CHKD: SCALE:

DIMENSIONS IN MM

DO NOT SCALE OFF DRG

NOTES

Dormer Construction

38x125 Rafters & Ceiling Joists At 400 c/c
100x50 Head & Sole Plates And Studs @ 400 c/c
125x38 Ridge
9.5mm Plasted Board Lining To Ceiling And Cheeks (Painted)
100mm Fibreglass Insulation (Between Joists)
150mm Lead Flashing Rolled
19x38mm Treated Battens
Existing Garage Shiplap To Cheeks of Dormer Treated
Cong & Lead Flashing & Valleys
Double Up Rafters Under Dormer Cheeks As Plan
175x25 Lay Boards
2no 100x4 Cas Double Trimmer To Dormer Ceiling
New Dormer Ridge To Have Marley Tiles (Smooth Red) To Match Existing
19x38 Sid Battens To Garage Colour.
Garage Felt To Be BS 747.
All Work To Conform To Current Building Regs
Existing Roof Space Is Within Current Use As Regards Dwelling Accommodation.
Mock Georgian Sash Style Windows (Casement Top Hinged) To Be Fixed In To Opening In Accordance With Manufacturers Specifications
This Will Be Carried Out By An Elevation At Date Time See Drawing No 9

Boundary Wall

Approx 2100mm Brickwork Wall To Be Constructed With Fair Facework To Both Sides In Flemish Bond. With End Piers For Support For Two Sets of Double Metal Gates At Front Of Hallgate House. As Shown On Block Plan (In Green)

REVISIONS

NO	DETAIL	BY
A	Rev Side Plans is to Incorporate the Following - If Used	
a	Use Spruce Plates That Is Least 80mm Depth x 100mm Wide.	
b	Use Stiffeners as Per To Be Provided at an Maximum Centres	
c	Nail Spacing in 2.5 mm Rivlock is Not To Exceed 100mm	
d	Top Chord of Plan To Be Fixed To Rafters With Proprietary Clip.	MD
	See Calculations	
1	Limited	

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