

Building Regulation Notes – Dormer Roof and First Floor Conversion

General Works

- Install a new first-floor timber dormer to form a master bedroom with ensuite and storage areas.
- Provide a new purpose-designed timber staircase within the existing living room, as shown on the approved floor plans. The staircase is to be designed and supplied by a specialist designer in full compliance with Building Regulations (Part K).
- Works to include all necessary making good to walls, ceilings, and finishes affected by the installation of the staircase, dormer, and associated construction.

Dormer Roof Construction and Existing Roof Space

- Dormer roof to be constructed using a warm roof build-up with falls to the rear to ensure adequate drainage.
- Ventilated eaves soffits to provide continuous through ventilation in accordance with Part C (Condensation) and Part F (Ventilation).
- Dormer ridge height must not exceed the existing main roof ridge level.
- Roof covering to match or complement existing dwelling materials (to be agreed with client and approved by Building Control).

Dormer Roof Construction:

Roof felt
12mm OSB Deck
Firings laid at 1:40 fall (to rear)
125mm sw treat joists filled with 75mm GA4000
37.5mm insulated plasterboard

Existing Attic / Loft Areas

400mm Loft roll laid between and over existing ceiling joists
Ensure adequate roof ventilation is provided from eaves to ridge vent (via rafts)

- Roof to achieve minimum U-value of 0.15 W/m²K as required by current Building Regulations.

Roof Construction to Underside of Rafters:

Existing 100mm Trussed rafters partially filled with 50mm Ecotherm Eco-Versal Insulation wedge fitted between rafters
50mm ventilation zone over rafters to be retained from eaves to ridge
82.5mm Ecotherm Eco-liner insulated plasterboard to underside of rafters

- Pitched roof construction build up to be agreed with Buildign Control as target u-value of 0.15 W/m²K not currently achieved.

Dormer Cheeks / External Cladding

- Dormer cheeks to be clad with Marley Eternit Cedral Weatherboarding (colour to match existing ground-floor external finishes).
- 38mm minimum ventilated cavity to be provided behind cladding in accordance with manufacturer's guidance and Approved Document guidance.

Dormer Cheeks Construction:

62.5mm Ecotherm Eco Liner insulated plasterboard
50x100mm Timber studs fully filled with 100mm Ecotherm Eco-Versal
9mm OSB

Breather Membrane

38x50mm softwood treated battens (Vertical)

Marley Eternit Cedral Cladding

Dormer Walls below Tile Line:

62.5mm Ecotherm Eco Liner insulated plasterboard
50x100mm Timber studs fully filled with 100mm Ecotherm Eco-Versal

- External walls to achieve minimum U-value of 0.18 W/m²K as required by current Building Regulations.

Chimney Abutments & Flashings

- All chimney abutments to be properly weathered using Code 4 lead flashings, chased, and sealed into masonry joints in accordance with Lead Sheet Association details.

Juliet Balcony & Full-Height Windows

- Install near full-height glazed windows to dormer front elevation, incorporating a stepped cill detail.
- Provide Juliet balcony with balustrading positioned at 1.1m above internal finished floor level (measured from top of cill), unless alternative arrangement is agreed with Building Control.
- Glazing to comply with Part K (Protection from Falling, Collision & Impact), including toughened/safety glass where required.
- Balustrade design to resist horizontal loading in accordance with Approved Document K and BS 6180.
- Guarding/balustrades to be of durable, corrosion-resistant materials, securely fixed, and designed to prevent climbing.
- Windows to achieve minimum U-value of 1.4 W/m²K as required by current Building Regulations.

Drainage & Plumbing

- New drainage connections, soil vent pipes, and waste outlets for ensuite facilities to be installed by the contractor and agreed with the client prior to commencement.
- All drainage to comply with Part H of the Building Regulations.
- Sanitaryware and white goods positions to be confirmed by client before installation.
- PC sum to be provided for white goods and final goods agreed with client.

Internal Works & Finishes

- Internal joinery to include skirtings, architraves, door linings, and general trim.
- Floor finishes: PC sum to be provided for carpet to master bedroom, stairs, and storage; vinyl flooring to ensuite.
- All plaster finishes to be made good where disturbed by new works (living room, hall, and ceiling beneath new joists).

Structure

- All structural elements (steel beams, lintels, trimmers, and new floor joists) shown on drawings are indicative and must be confirmed by a qualified structural engineer prior to works.
- Suitable allowance to be made for structural elements
- All structural works to comply with Part A of the Building Regulations.

Fire Safety & Means of Escape

- Interlinked mains-wired smoke detectors with battery backup to be provided at ground floor hallway, first-floor landing, and within the new bedroom, all in compliance with Part B (Fire Safety)..

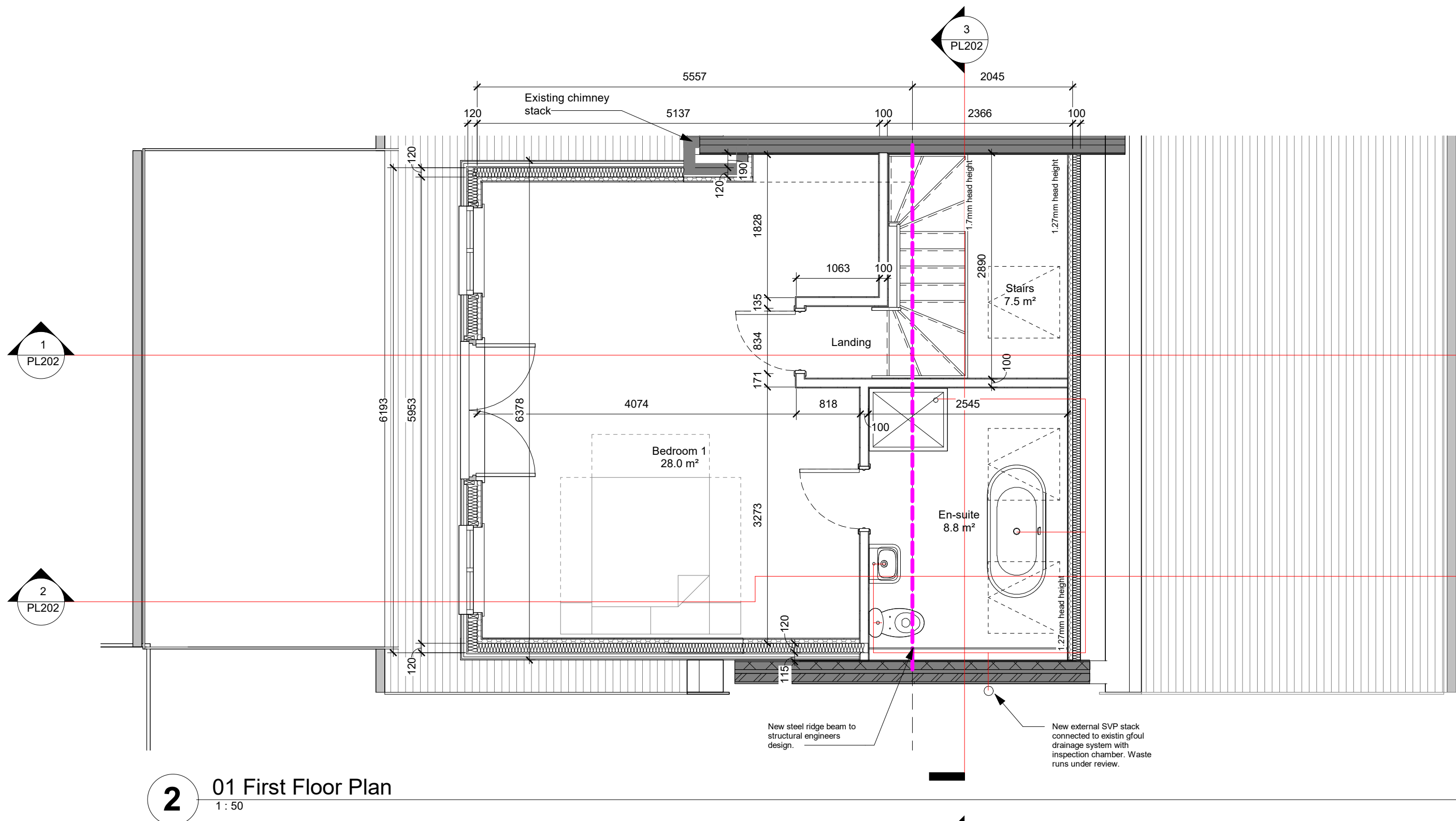
Thermal & Acoustic Performance

- Thermal insulation to be provided to walls, roof, and floor to meet current Part L standards.
- Acoustic insulation between new floor and ground floor to comply with Part E (Resistance to Sound).

Compliance & Certification

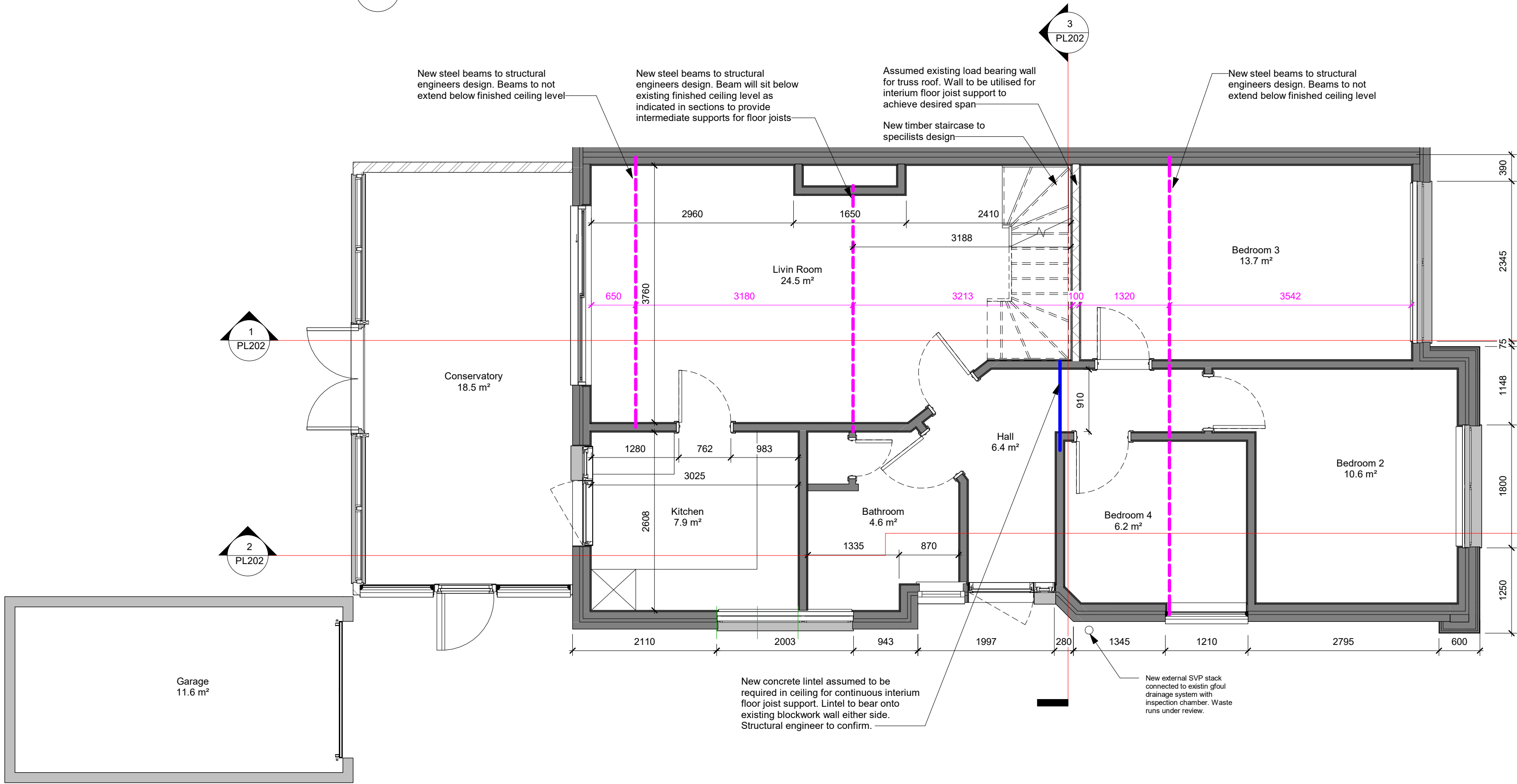
- All works to be carried out by suitably qualified and certified subcontractors in compliance with Building Regulations and relevant British Standards.
- Contractor to assume role of Principal Designer under CDM Regulations and ensure all Health & Safety duties are discharged.
- All works subject to inspection and approval by Building Control.

FULL BUILDING REGS PACKAGE TO BE PROVIDED. INFO FOR INITIAL PRICING ONLY.



01 First Floor Plan

1:50



00 Ground Floor Plan

1:50

Job Title
35 Highcroft Crescent, Bognor Regis

Drawing Title
Floor Plans

Scale

1:50 @ A1 / 1:100 @ A3

metres 1 2 3 4 5

Drawn
SW

Checked
SW

Date
08/10/23

Project
4725 -

Rev
PL200

Status
P2

APPROVAL

P2 08.03.26 Issued for Planning Approval
P1 25.09.25 Tender Issue

Rev Date Revision Details Dr Ch