

2. PROPOSED ELEVATIONS

PROPOSED FRONT ELEVATION
scale - 1:100

PROPOSED REAR ELEVATION
scale - 1:100

PROPOSED SIDE B ELEVATION
scale - 1:100

Lean mix cavity fill
65mm thick concrete sand
cement screed

ION

AREA ELEVATION

Timber wallplate on dpc on honeycombe sleeper wall

75 mm

30 mm

residual cavity

Internal finish to be 12.5mm

130mm Cx rafters

2m 0 2m 4m 6m 8m 10m PROJECT: 19 MALVERN ROAD
MIDDLETON
REAR EXTENSION

DORMER CHEEKS Stud work / ply dormer cheeks built up and supported off doubled up rafters fitted together HIP TO GABLE ROOF New cavity wall brickwork to match existing built up of existing walls to convert roof from hip to new gable end. Ridge height no higher than existing DORMER Dormer full width of existing house rear elevation roof and set in at party wall chimney and gable end wall Dormer cheeks within 1000mm of the boundary will have an external surface spread of flame rating of B-s,d2 or better. STEEL BEAMS Exact design and specification by Structural engineer as per supplied design calcs – Ref 9929 PSB Engineers DE 8 LEVATION 000x100x140mm conc padstone INSULATION Minimum 100mm mineral wool insulation between intermediate floors – minimum density equivalent to 10g/m3. Construct load bearing stud walls built up off supporting RSJ's below using 50 x 100mm SW at max 400mm c/c's, double head and soleplate horizontal noggins at 400c/c's. 17.5mm ply one side and 12.5mm plasterboard both sides and skim finish. FLOOR JOISTS 150x50mm C16's at 400mm ctrs  300/400 between 50mm SW (400/500 under rafter) C24 rafters at centres 100mm thick plasterboard and 10mm of finishing plaster strip of a material to overhang fascia by 50-60mm ROOF  Details at 400mm centres between ceiling joists and 250mm between insulation and plasterboard and min 3mm plaster finish FLOOR BEAM section 6 details  Details at 400mm centres between ceiling joists and 250mm between insulation and plasterboard and min 3mm plaster finish					
REV	DATE	DESCRIPTION	BY	VE	
A	FEB'26	CONSTRUCTION-ISSUE	J.A.L	O	
DRAWING: PROPOSED FLOOR LAYOUTS & ELEVATIONS					
SCALE: AS SHOWN @ A1					
DATE:	FEB' 2026	DRAWN BY:	JAL		
DWG No:	002	REVISION:	A		