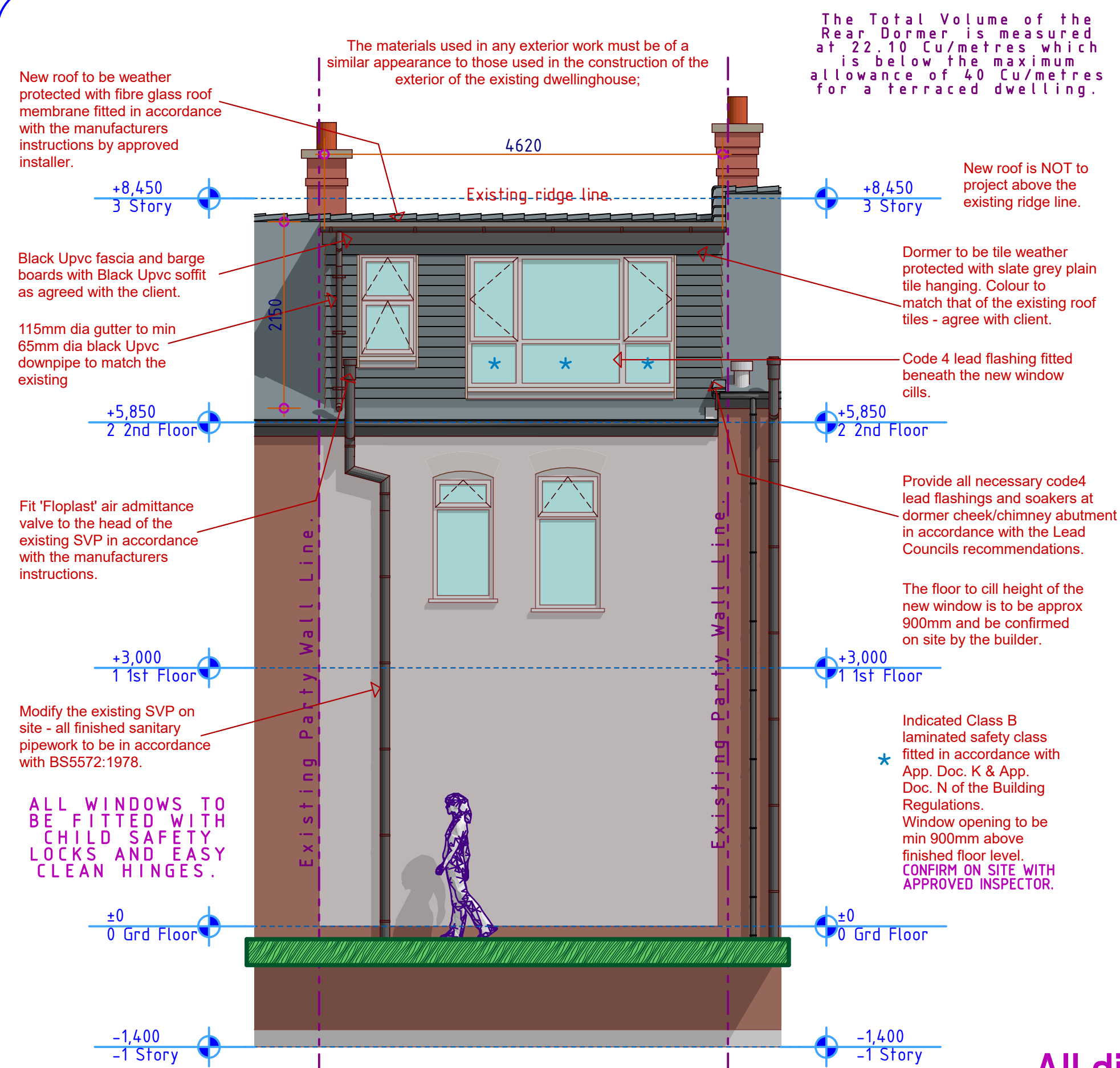




TOTAL ADDITIONAL VOLUME
ADDED TO THE DWELLING
IS MEASURED AT;
22.10 CUBIC METRES
WHICH IS LESS THAN THE
PERMITTED DEVELOPMENT
ALLOWANCE ON 40 CUBIC/METRES
FOR A TERRACED DWELLING.
THEREFORE WORK CLASSIFIED AS
PERMITTED DEVELOPMENT IN THIS
REGARD.

EXISTING STRUCTURE:

The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Building Control Officer.

THERMAL BRIDGING

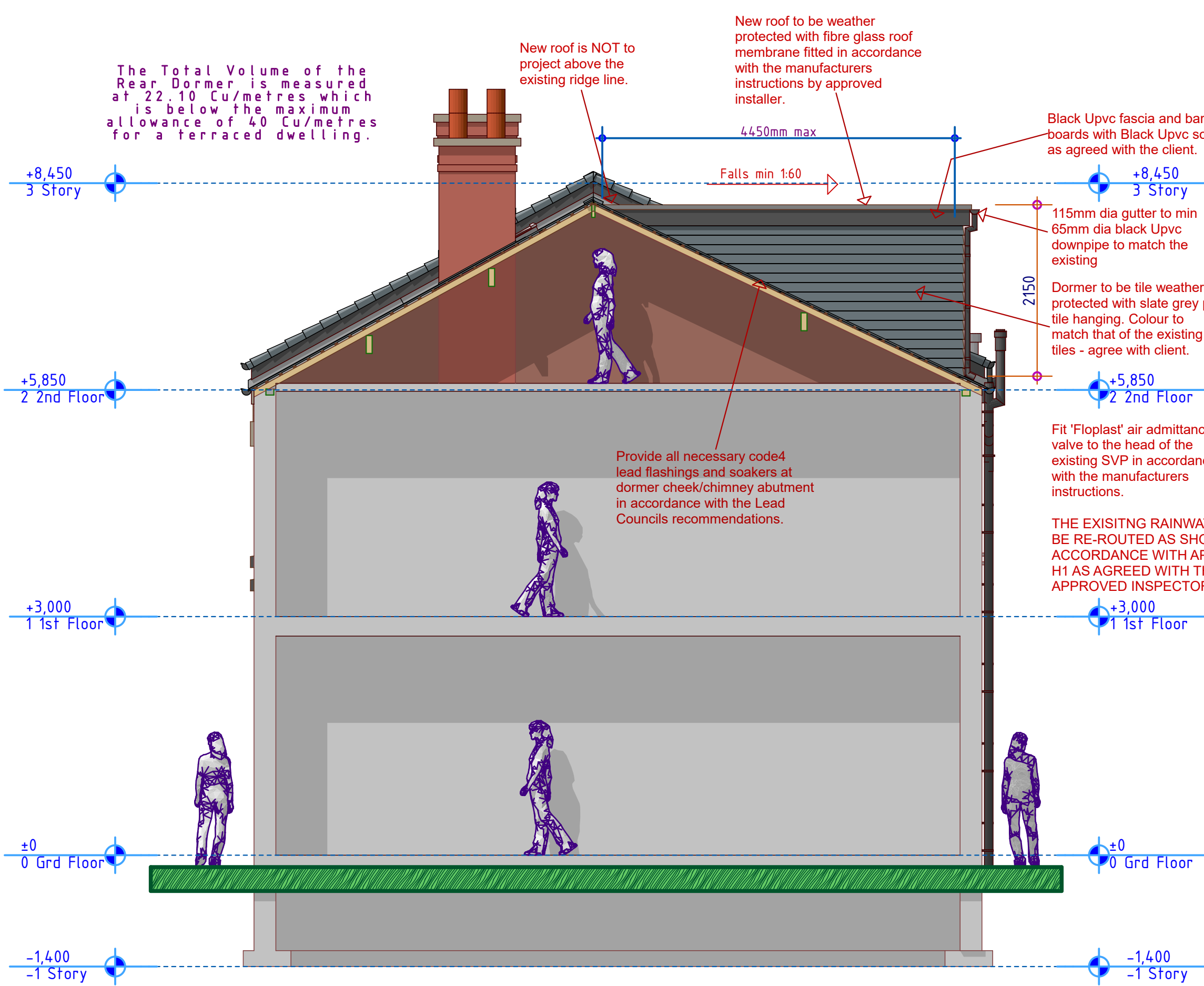
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

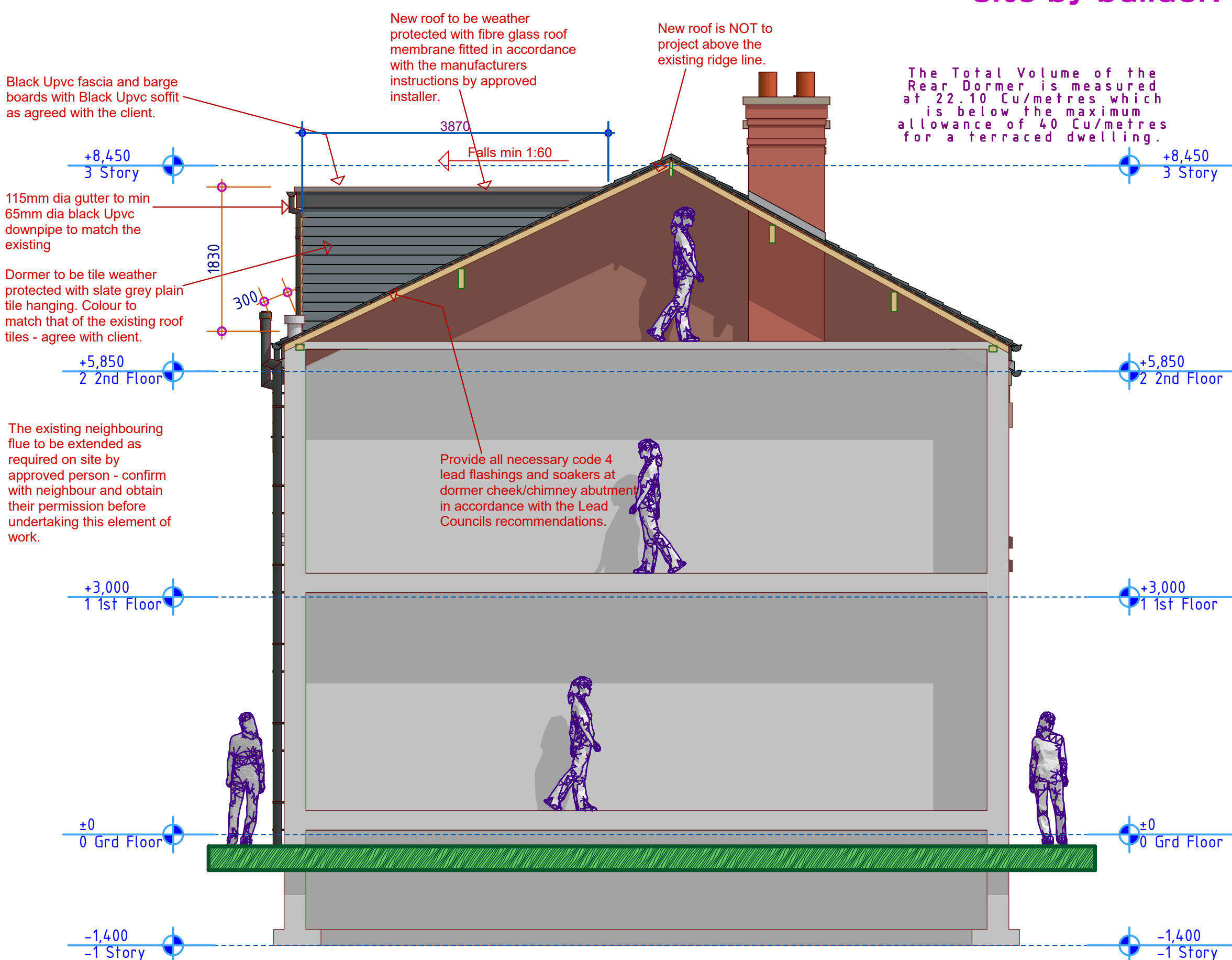
FLAT ROOF VENTILATION

Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.



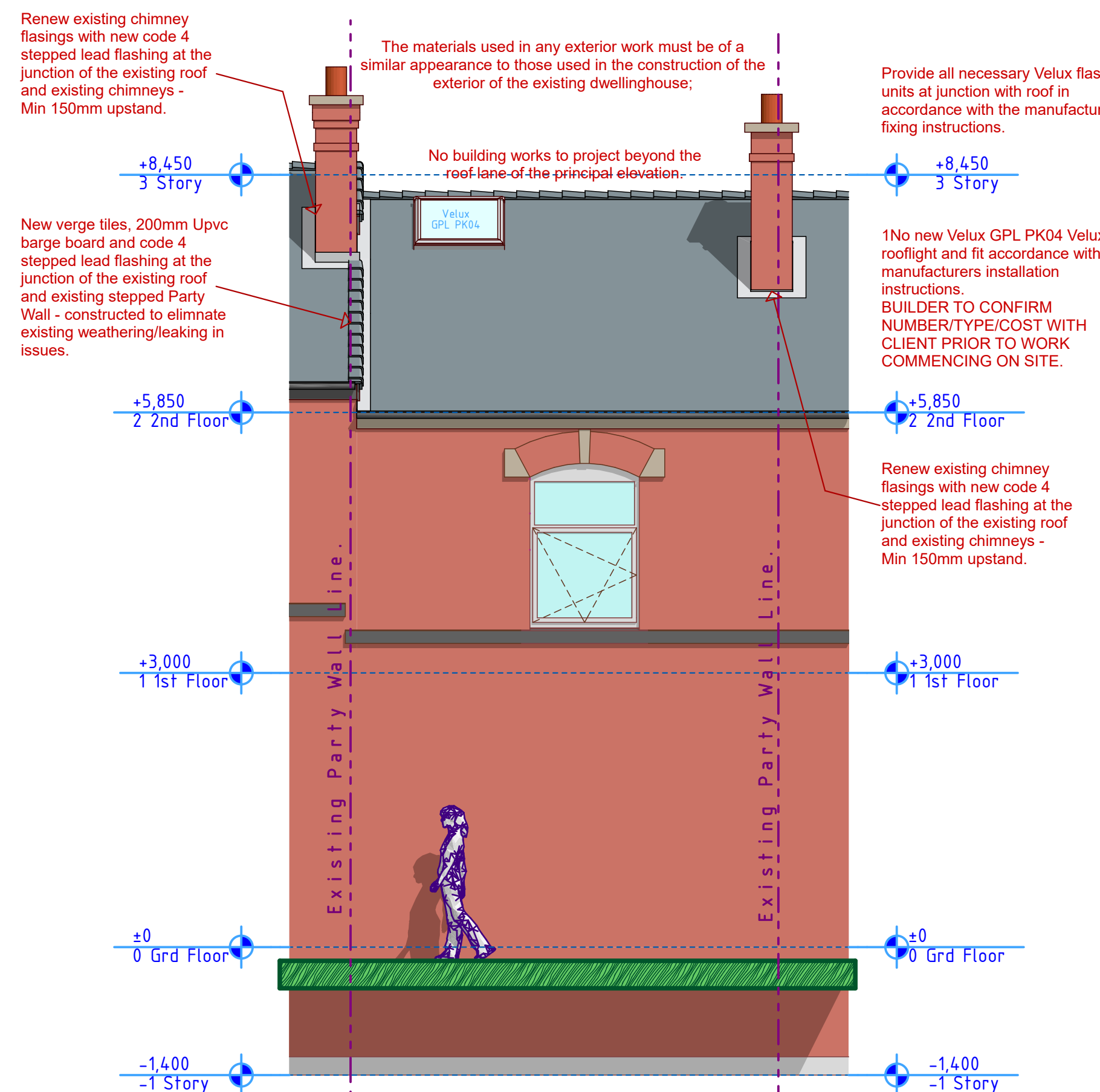
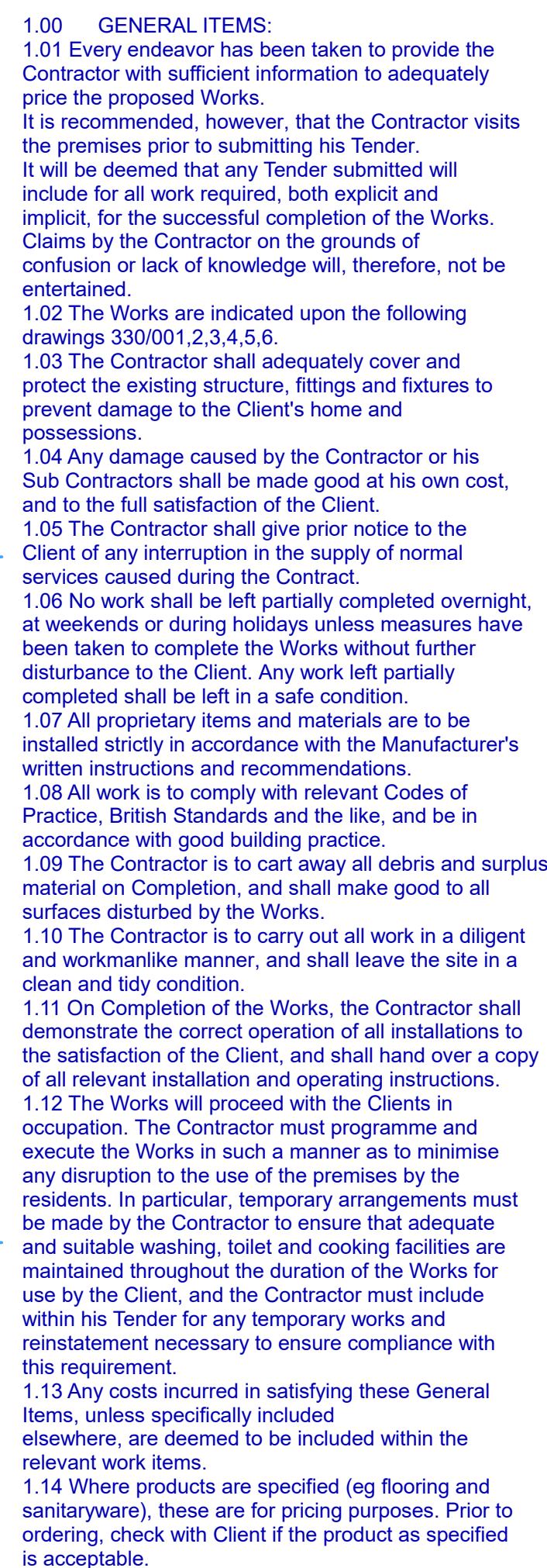
Proposed Side Elevation

When looking from the neighbouring property. 1:50



Proposed Side Elevation

When looking from the neighbouring property. 1:50



Proposed Front Elevation

1:50

CLIENT:
MR ANTHONY MAHON
305 HOLLINS LANE,
BURY, LANCASHIRE,
BL9 8BD.

TEL : +7701 7400 100
THE CONSTRUCTION OF A
FLAT ROOFED DORMER LOFT
CONVERSION AT THE REAR
OF THE EXISTING DWELLING
HOUSE + 2No VELUX
ROOFLIGHTS. HEIGHT TO BE
KEPT BELOW THE EXISTING
RIDGELINE + INTERNAL
ALTERATIONS.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)

a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.

b) Provide an egress window at first floor level with an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

c) Provide a protected escape route requiring doors to be min 30 minutes fire resisting type at least. Doors must be fitted with steel hinges, not warped and fitted well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the door forming the escape route enclosure must be min 30 minutes fire resisting and be at least 1m above the floor level or stair landing line.

ROOF LIGHTS

Min U-value of 1.30 W/m²K.
Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

BUILDING PRECAUTIONS:

The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and adequately supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.

The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations.

The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

Please be advised that health and safety laws (CDM) changed in the year 2015. Prior to this change, homeowners (Domestic clients) requiring refurbishment/extension works were exempt from the majority of health and safety requirements. Following the implementation of CDM regulations 2015, this exemption was lifted meaning the domestic client is now responsible.

Now you the homeowner (Domestic client) have a number of duties and responsibilities to enforce health, safety and welfare throughout your project.

As the majority of domestic clients are not familiar or understand these laws, the client has the option to transfer this role to the builder.

It is strongly recommended that the duties be transferred to an independent source to represent the domestic client. The main reason for this being the complexity and formality of construction administration, this will also minimise or prevent any bias decisions/actions being made in the interest of health and safety and in turn maintain a safe working environment. Phone Lee Pattison 07939127834 for further advice.

AUTOMATIC AIR VALVE

Bathroom fittings from wc, whb, shower, bath etc., to be connected to new 110mm UPVC soil pipe with accessible 'FloPlast' internal/external air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

