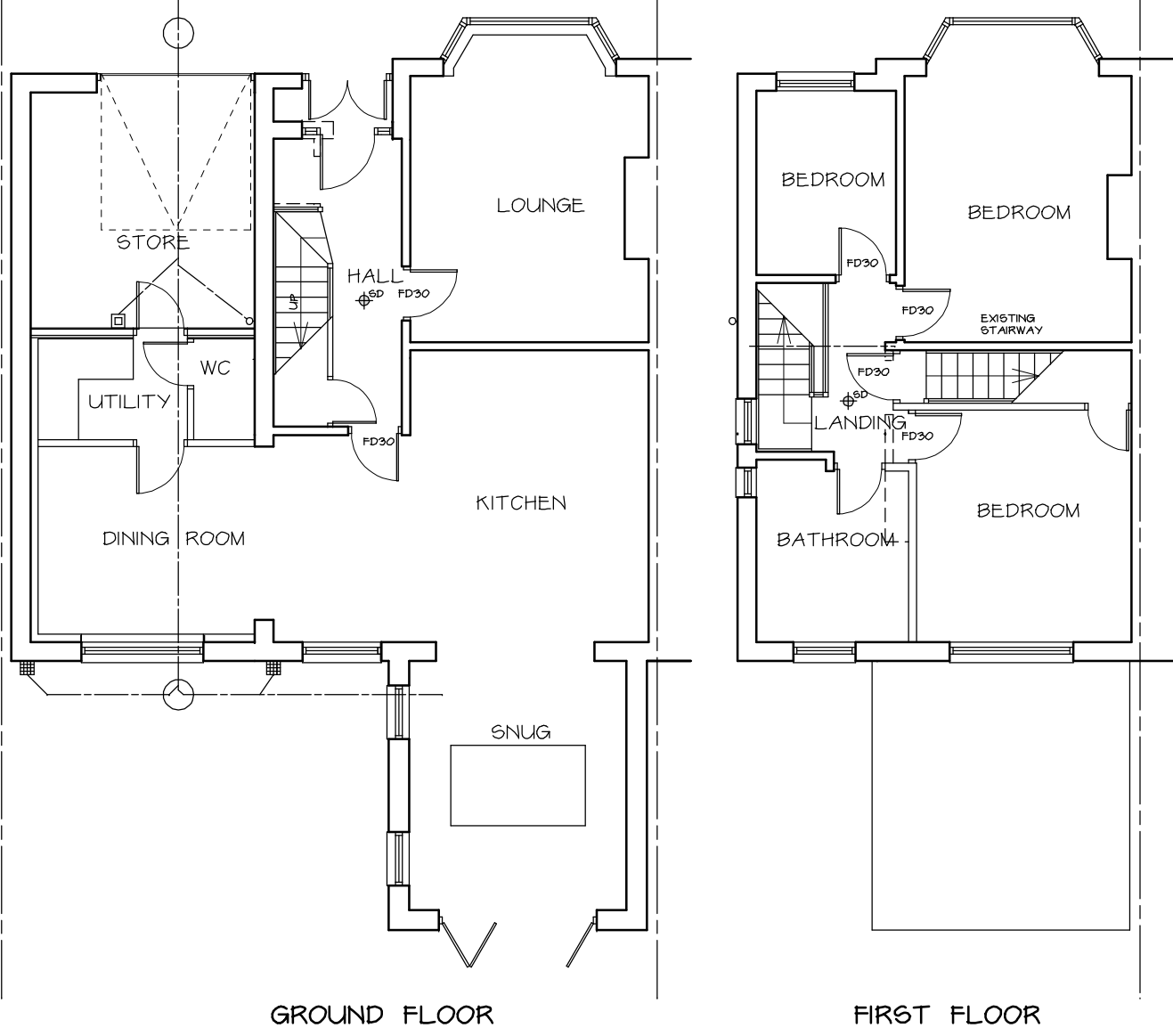
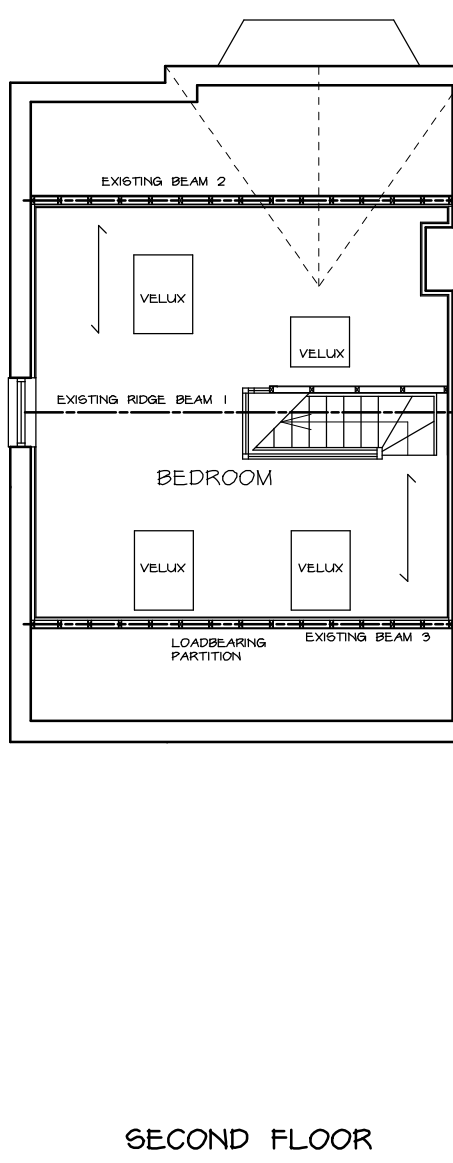
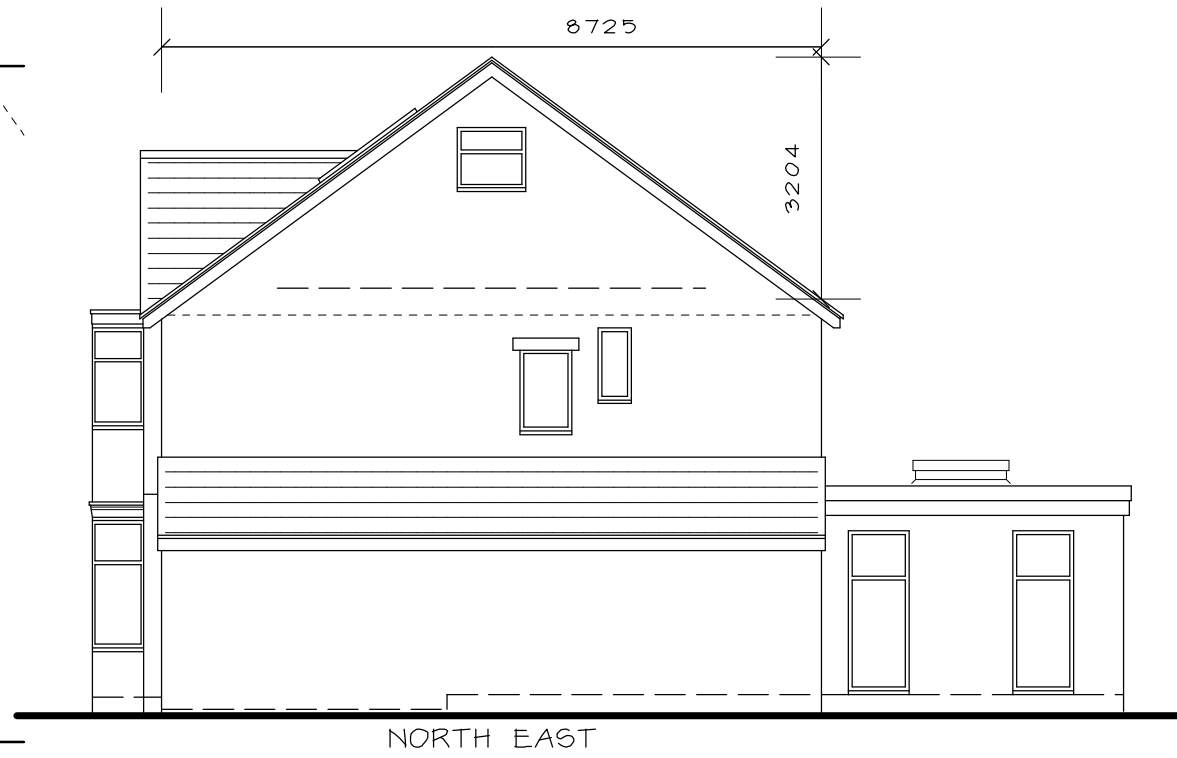




EXISTING FLOOR PLANS 1 : 100



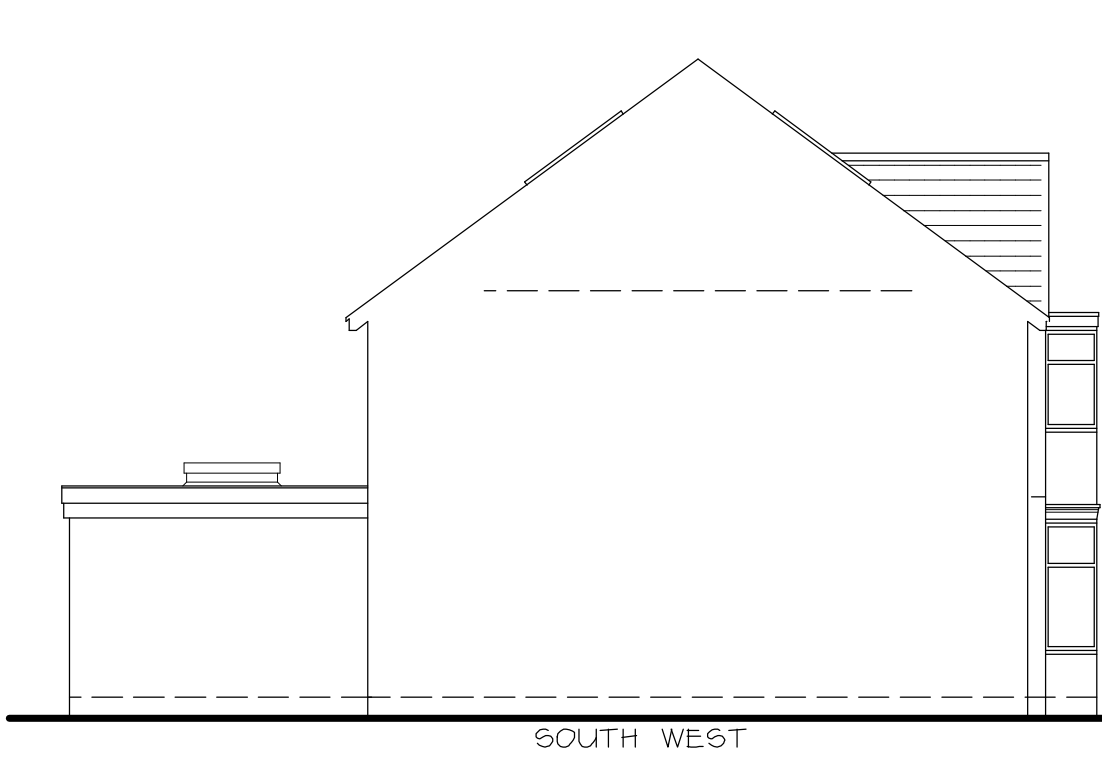
SECOND FLOOR



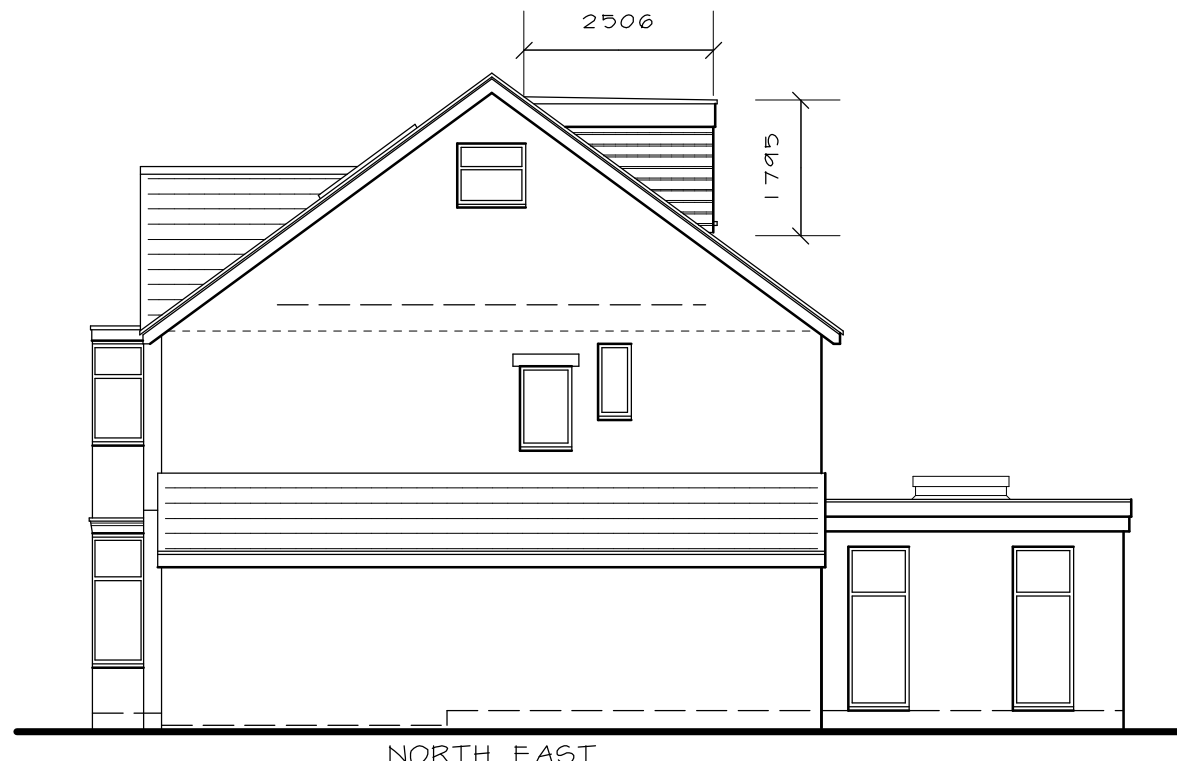
NORTH EAST



NORTH WEST
EXISTING ELEVATIONS 1 : 100



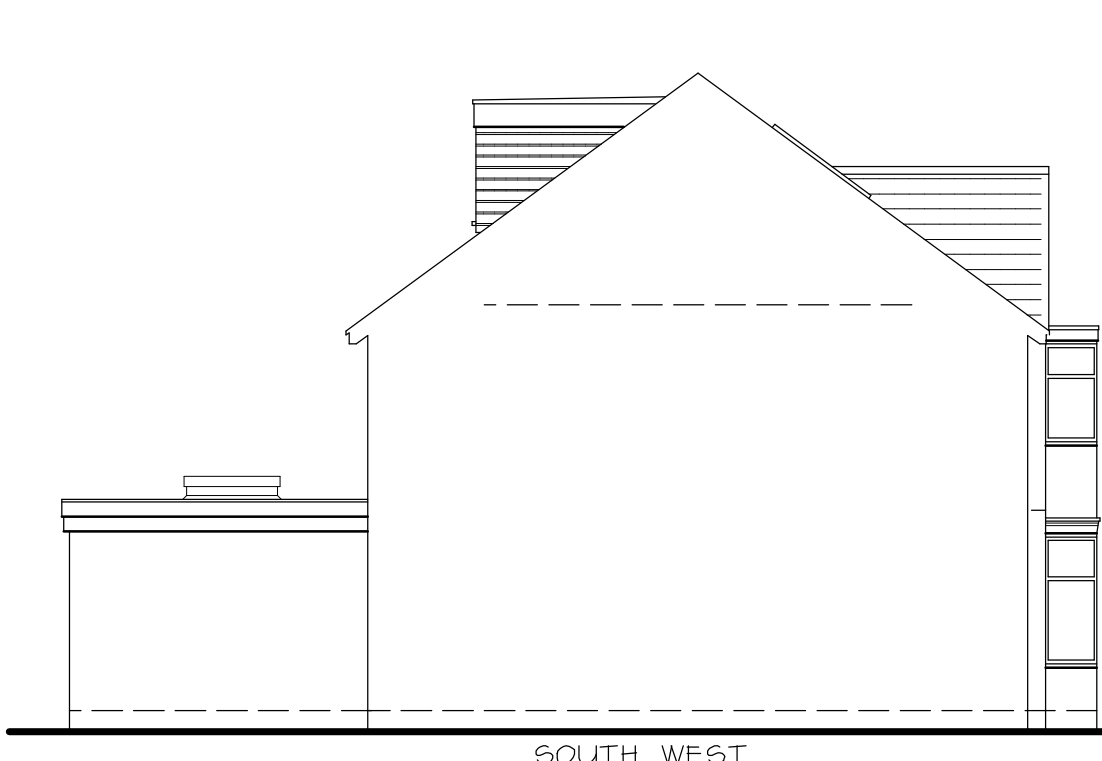
SOUTH WEST



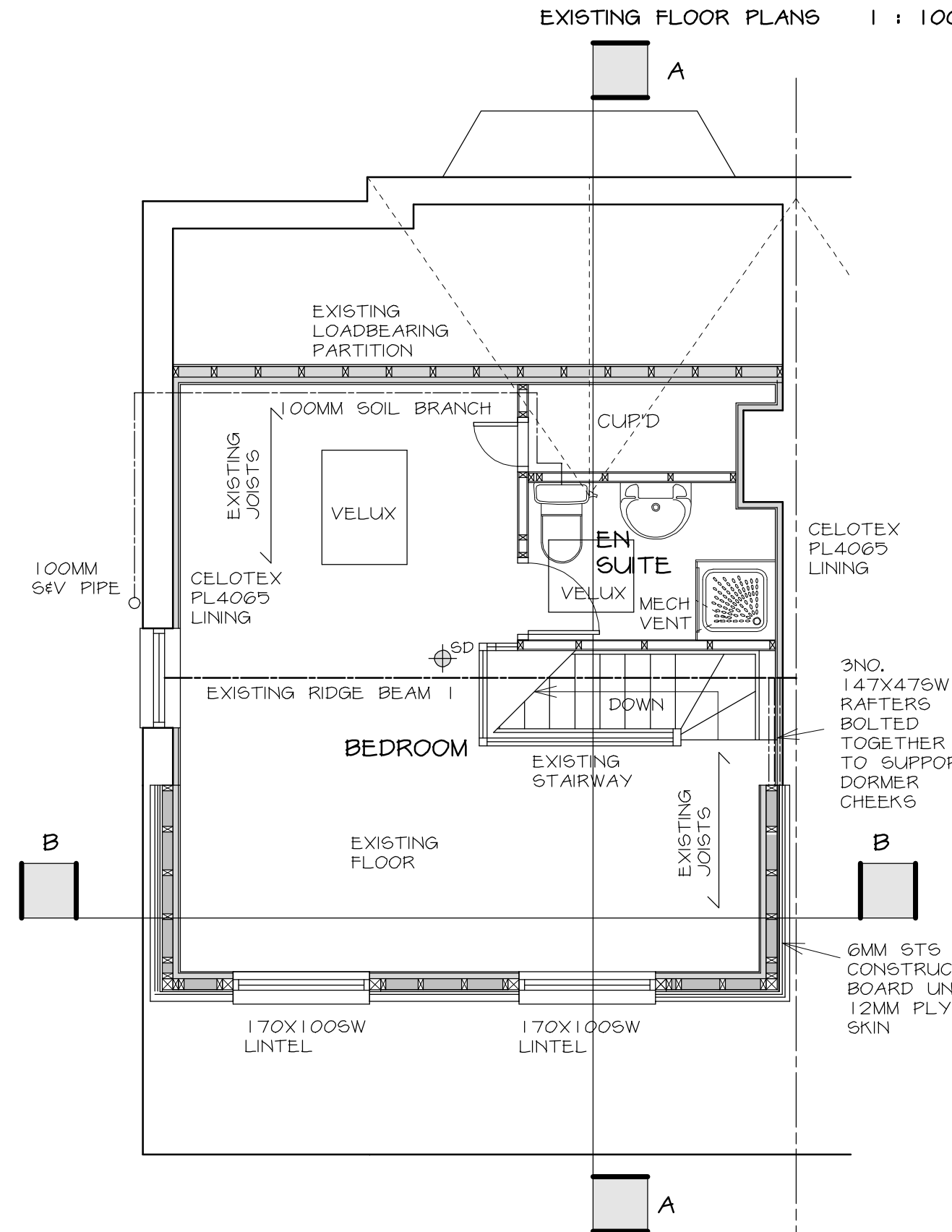
NORTH EAST



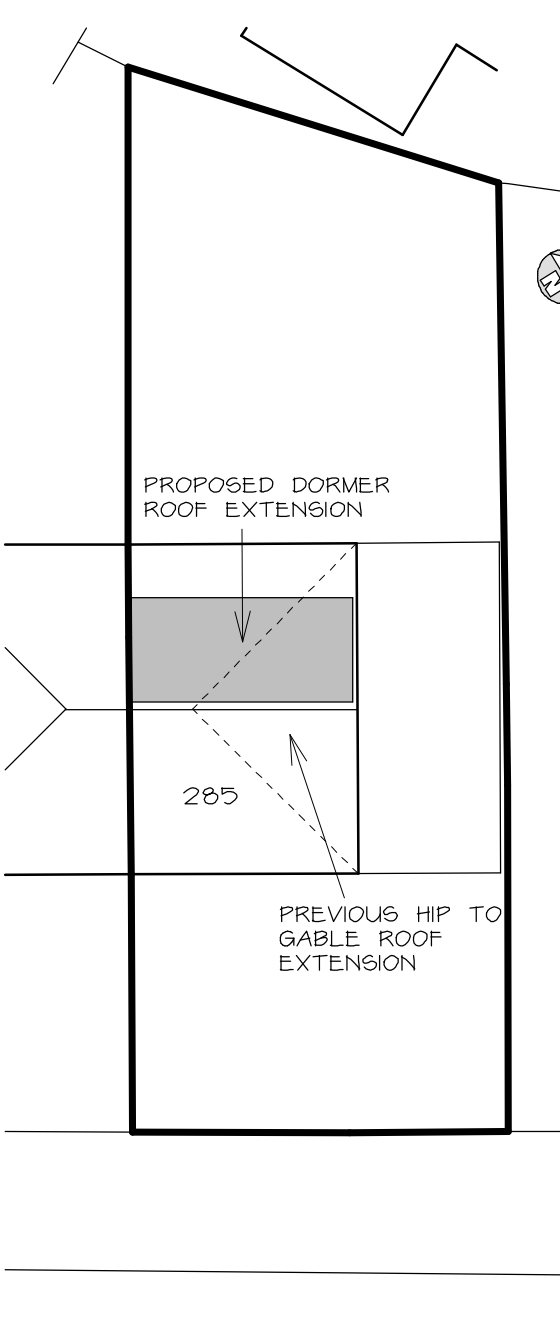
NORTH WEST
PROPOSED ELEVATIONS 1 : 100



SOUTH WEST



PROPOSED SECOND FLOOR PLAN 1 : 50



HEYWOOD ROAD

SITE PLAN 1 : 200



LOCATION PLAN 1 : 1250

ELECTRICAL - ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY ACOMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE. THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF CERTIFICATION CERTIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT TO BE PROVIDED WITH A COPY OF THE 'SELF CERTIFICATION CERTIFICATE' AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE. 3 IN 4 LIGHT FITTINGS IN DIFFERENT LOCATIONS TO ONLY ACCEPT LAMPS WITH LUMINOUS EFFICIACY GREATER THAN 45 LUMENS/CIRCUIT WATT.

HEATING AND HOT WATER INSTALLATION - ANY NEW/REPLACEMENT NATURAL GAS AND LPG BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. OIL FIRED BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. EXCEPTIONAL CIRCUMSTANCES PERMITTING THE INSTALLATION OF A NON-CONDENSING BOILER - THE INSTALLER TO COMPLETE AN 'ASSESSMENT FORM' USING THE PROCEDURE DESCRIBED IN THE DOCUMENT 'GUIDE TO THE CONDENSING BOILER INSTALLATION PROCEDURE FOR DWELLINGS' (ODPM 2005). THE DECLARATION TO BE RETAINED BY THE OWNER AS IT MAY BE NEEDED WHEN THE PROPERTY IS OFFERED FOR SALE. CONDENSING TYPE BOILERS TO HAVE ALL SAFETY PIPES AND CONDENSATE DRAINS DRAINING TO GULLEYS. BOILER FLUE OUTLETS TO EXTEND MINIMUM 200MM BEYOND THE EAVES. THERMOSTATIC AND ZONE CONTROLS TO EXTENDED HEATING INSTALLATION. OPERATING AND MAINTENANCE MANUALS FOR SERVICES TO BE PROVIDED TO THE HOME OWNER.

DORMER ROOF - EPDM OR GRP MEMBRANE AS AGREEMENT CERTIFICATE ON 18MM EXTERIOR QUALITY PLY DECKING ON CELOTEX XR4140 INSULATION BOARD ON VAPOUR CONTROL LAYER ON 18MM EXTERIOR QUALITY PLY DECKING ALL AS AGREEMENT CERTIFICATE AND MANUFACTURERS' SPECIFICATIONS. LAD TO FALLS ON SW FIRRINGS - MINIMUM 1 IN 60 FALL - ON 145X725W JOISTS AT 450MM CENTRES. JOISTS SUSPENDED FROM RIDGE BEAM ON JOIST HANGERS AND STRAPPED TO STRUCTURAL FRAMING WITH 30X5MM MSTEEL STRAPS. MINIMUM 30X5X1200MM LATERAL RESTRAINT STRAPS TO JOISTS PARALLEL TO EXTERNAL WALLS INCLUDING SW NOGGINGS BETWEEN JOISTS. 12.5MM FOIL BACKED PLASTERBOARD AND 6MM CEILING.

DORMER WALLS AND CHEEKS - ROSEMARY ROOF TILES - ON 50X255W BATTENS AND COUNTER BATTENS ON SARKING FELT. ON 12MM EXTERIOR QUALITY PLY SKIN NAILED TO FRAMING AT MAXIMUM 150MM CENTRES ON 100X506W STRUCTURAL FRAMING WITH VERTICAL STUDS AT MAXIMUM 450MM CENTRES. CELOTEX GA4100 INSULATION TO FRAMING AND CELOTEX PL4050 INTERNAL LINING WITH PLASTER SKIM FINISH. NOTE - DORMER WALLS AND CHEEKS WITHIN 1M OF PARTY WALL BOUNDARY 6MM STS CONSTRUCTION BOARD TO FRAMING UNDER EXTERNAL PLY SKIN AND 12MM GYPROC FIRELINE AND SKIM ON CELOTEX GA4050 TO REPLACE CELOTEX PL4050 INTERNAL LINING. LEAD SOAKERS AND FLASHINGS AT ABUTMENTS WITH MAIN ROOF SLOPE.

LOADBEARING PARTITION - 100X506W STUDS AT 450MM CENTRES WITH 12MM EXTERIOR QUALITY PLY NAILED AT 150MM CENTRES. CELOTEX GA4100 INSULATION TO FRAMING AND CELOTEX PL4050 INTERNAL LINING WITH PLASTER SKIM FINISH PLASTERBOARD AND 6MM FINISH.

NON-LOADBEARING PARTITIONS - 15MM PLASTERBOARD (10KG/M²) AND 6MM TO BOTH SIDES ON EX75X506W STUDDING WITH 50MM MINERAL WOOL (10KG/CUB.M)

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 185W FASCIAS DISCHARGING ONTO MAIN ROOF SLOPE. 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES. 100MM UPVC SOIL AND VENT PIPE WITH METAL CAGE TO UPPER TERMINAL MINIMUM 900MM ABOVE HIGHEST OPENING WINDOW WITHIN 3M HORIZONTALLY AND CONNECTED TO SLOW RADIUS REGT BEND BELOW GROUND LEVEL. RODDING ACCESS AT BASE OF 56V PIPE. 100MM HEPSLEVE DRAINS - MINIMUM 1 IN 40 FALL. NEW HEPSAL MANHOLES. NOTE - DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED. FOUNDATIONS TO BE BELOW INVERT AND 150X100MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED. IT IS RECOMMENDED THAT A DRAINAGE SURVEY IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK SITE.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. 6000MM² TRICKLE VENTS TO OTHER HABITABLE ROOMS. NOTE - NIGHT LATCHES NOT TO BE USED IN PLACE OF TRICKLE VENT

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. DOUBLE GLAZED WINDOWS (MAXIMUM 1.4W/M²C 'U' VALUE) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. EXISTING FD30 DOORSETS IN POSITIONS INDICATED. EXISTING INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDINGS AS BS5839-6:2004 TO BE EXTENDED TO NEW BEDROOM. EXISTING STRUCTURE EXPOSED FOR INSPECTION AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM ADEQUACY FOR NEW LOADINGS PRIOR TO COMMENCEMENT OF WORK ON SITE. EXISTING BEAMS 1, 2, AND 3 TO BE CHECKED BY STRUCTURAL ENGINEER TO CONFIRM ADEQUACY FOR CHANGED LOADINGS AND CALCULATIONS SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR.

VOLUME CALCULATION (SEE ELEVATION DIMENSIONS)

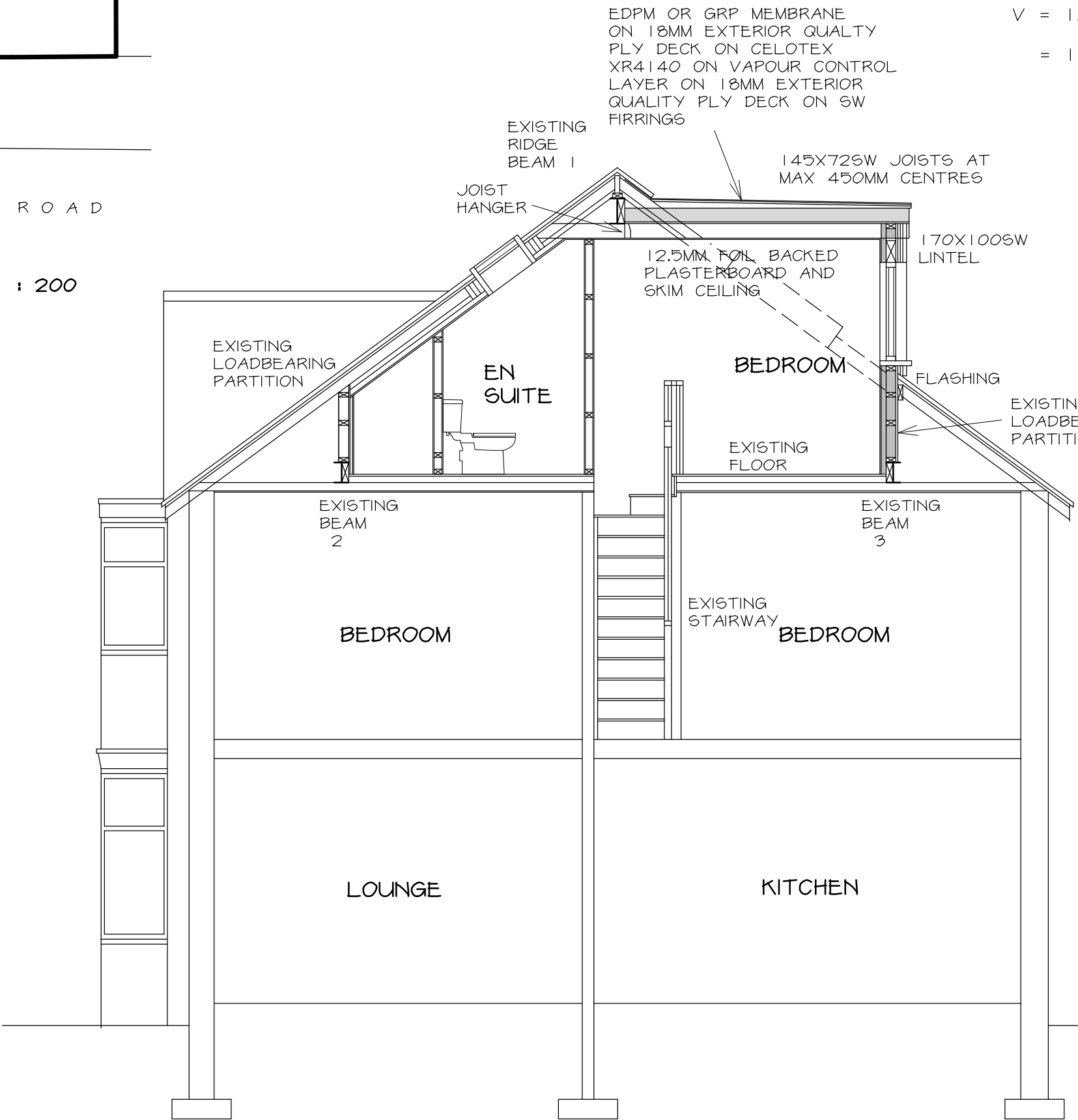
PREVIOUS HIP TO GABLE EXTENSION

$$V = 1/3 \times \text{AREA} \times \text{HEIGHT}$$
$$= 1/3 \times 1/2 \times 8.725 \times 4.362 \times 3.204 = 20.323 \text{ CUB.M}$$

PROPOSED DORMER EXTENSION

$$V = 1/2 \times \text{AREA} \times \text{HEIGHT}$$
$$= 1/2 \times 2.506 \times 5.849 \times 1.795 = 12.56 \text{ CUB.M}$$

TOTAL 32.883 CUB.M

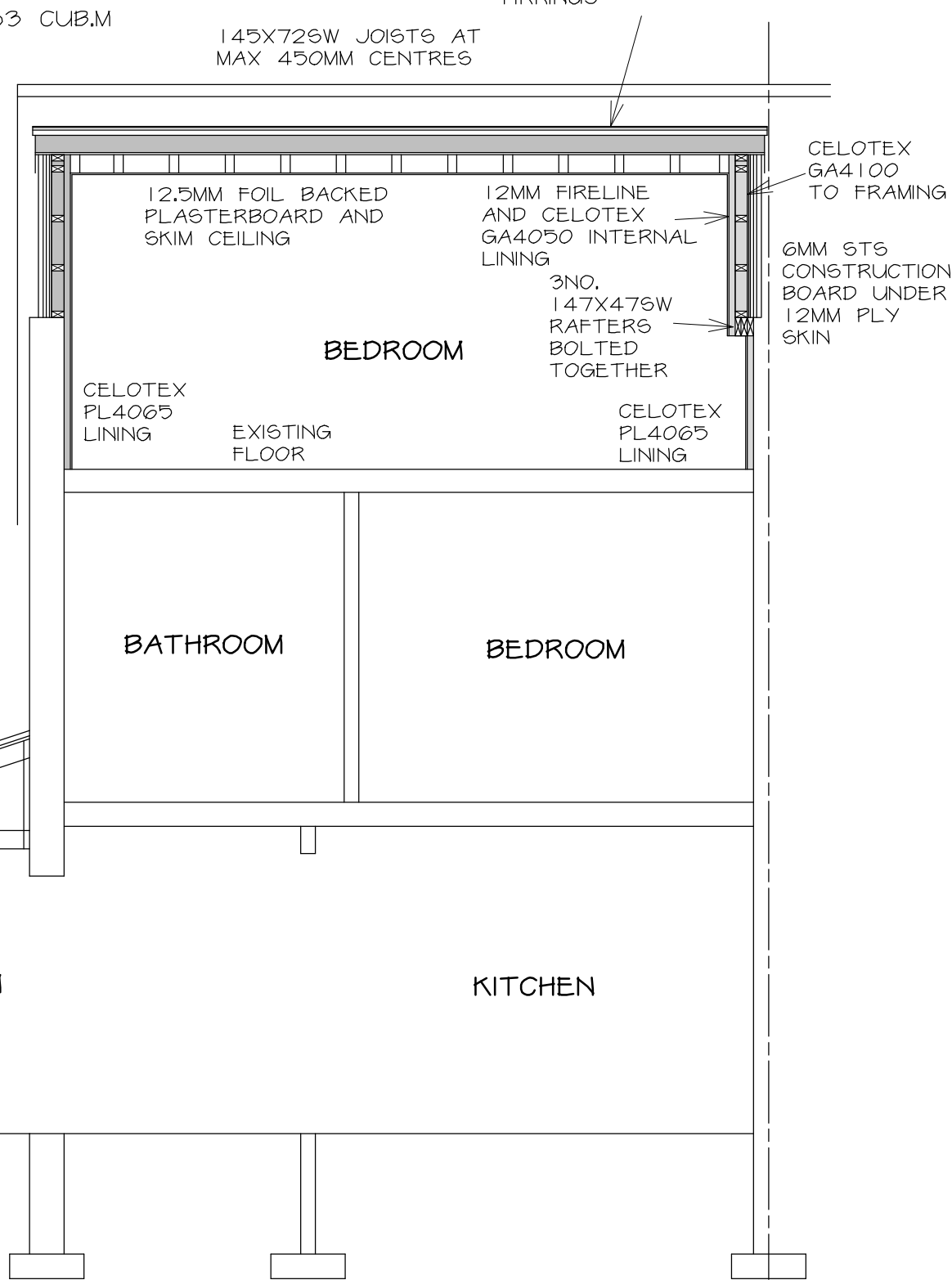


SECTION A - A 1 : 50

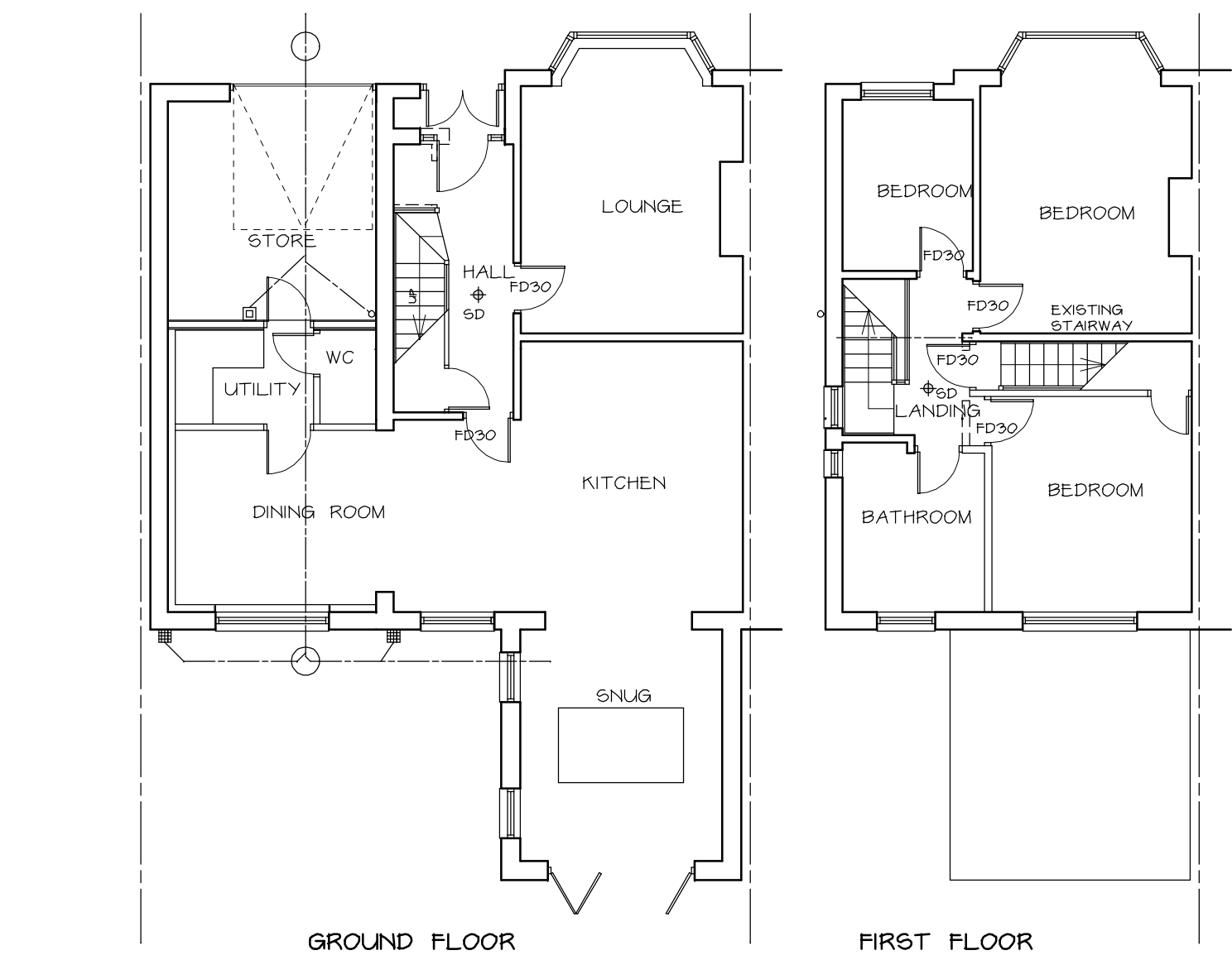
MATERIALS

ROOF - FLAT ROOF WITH BLACK EPDM OR GRP ROOF MEMBRANE

DORMER WALLS AND CHEEKS - VERTICAL ROSEMARY TILE HANGING



SECTION B - B 1 : 50



PROPOSED FLOOR PLANS 1 : 100

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Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project DORMER ROOF EXTENSION TO EXISTING ROOM IN ROOF SPACE

285 HEYWOOD ROAD PRESTWICH

Title PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 09/2023

Drawn by NIGEL TAME Dwg.no. 285HR/20