

All dims are to be checked and confirmed on site by builder.



1

Existing Front Elevation of Both Dwellings

1:50

CLIENT :
Mr R Rutenberg &
Mr J Prijs
17 & 19 Wilton Ave,
Prestwich, Manchester,
M25 0HD.
THE CONSTRUCTION OF A
FLAT ROOFED DORMER LOFT
CONVERSION AT THE REAR
OF BOTH THE EXISTING
DWELLING HOUSES + GABLE
END BUILD-UP + INCREASE
RIDGE HEIGHT BY 850mm +
1No PITCHED ROOF DORMER
TO FRONT ELEVATION OF
EACH DWELLING HOUSE.



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.

FOR FURTHER INFORMATION CONTACT: Lee Pattison - 07939127834



3

Existing Side Elevation 1

1:50

New cill height to be 800mm high in accordance with Approved Document K - Protection against falling - as agreed on site and approved by the Approved Inspector.

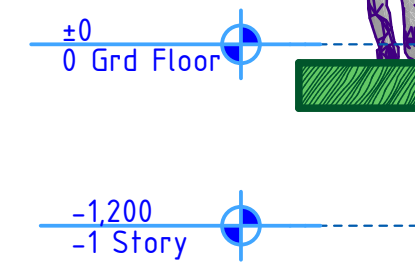
Black Upvc fascia and barge boards with black Upvc soffit as agreed with the client.

New upvc verge tile barge detail to match that of the existing dwelling - min 200mm projection from wall.

Provide all necessary code4 lead flashings and soakers at dormer cheek/chimney abutment in accordance with the Lead Councils recommendations.

Code 4 lead flashing fitted beneath the new dormer window cills.

All new fire escape windows are to be fitted with suitable child safety locks as specified and agreed by the client.



Hawthorn Blacks - BUFF MORTAR - AB Bricks
Confirm brick choice with client prior to order.



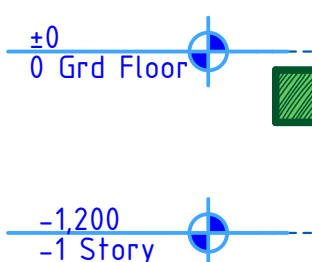
New roof to be weather protected with concrete interlocking roof tiles chosen to match the existing roof tiles as agreed with the client. Colour to match that of the existing roof tiles.

New gable end face brickwork to match the existing face brickwork of the dwelling - mortar colour to match the existing also/

New Black upvc barge board and verge tile - barge detail to match that of the existing dwelling - min 100mm projection from wall.

New gullies connected to the existing drainage as BS8301.

Terminate downspout in existing or new gully - builder to confirm run on site.



4

Proposed Side Elevation 1

1:50

Dormer to be tile weather protected with plain tile hanging. Colour to match that of the existing roof tiles.

Code 4 lead valley gutter as lead councils design guidelines.

In the front roof slope over the bedroom storage fit 1No 'Velux' rooflight, Ref No GPU MK08 and fitted in accordance with the manufacturers details. Double 150x50 c24 rafters are to be fitted either side.

Over the new staircase fit the 'Velux' rooflight Ref 1 No GPU MK06 in accordance with the manufacturers details. Double 150x50 c24 rafters are to be fitted either side.

New roof to be weather protected with concrete interlocking roof tiles chosen to match the existing roof tiles as agreed with the client. Colour to match that of the existing roof tiles.

115mm dia gutter to min 65mm dia black Upvc downpipe to match the existing

Black Upvc fascia and barge boards with white upvc soffit as agreed with the client.

Proposed Front Elevation of Both Dwellings

1:50

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.

THE BUILDER IS TO PROVIDE 5 SAMPLES OF FACE BRICKWORK CHOSEN TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE. OWNER TO CONFIRM THE FINAL BRICK TYPE WITH THE BUILDER PRIOR TO ORDERING. MORTAR COLOUR AND TEXTURE TO MATCH THAT USED IN THE FACEWORK OF THE EXISTING DWELLING HOUSE. BUILD SAMPLE PANELS AS REQUIRED FOR THE OWNER TO ACCURATELY MAKE THEIR CHOICE.

1No layer fibre glass roofing membrane applied strictly in accordance with the manufacturers fixing instructions by approved installer - min 25 year guarantee.

ALL NEW WINDOWS TO BE FITTED WITH CHILD SAFETY LOCKS AND EASY CLEAN HINGES.

Black Upvc fascia and barge boards with white upvc soffit as agreed with the client.

115mm dia gutter to min 65mm dia white Upvc downpipe to match the existing

Dormer to be tile weather protected with plain tile hanging. Colour to match that of the existing roof tiles.

Code 4 lead lead flashing at the junction of the dormer wall and the existing roof constructed as specification.

Provide all necessary code4 lead flashings and soakers at dormer cheek/chimney abutment in accordance with the Lead Councils recommendations.

Existing svp serving the existing 1st floor bathroom room to be extended and fitted with 'Floplast' external air admittance valve.

