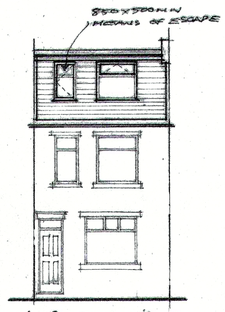
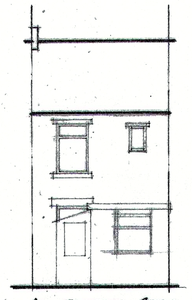


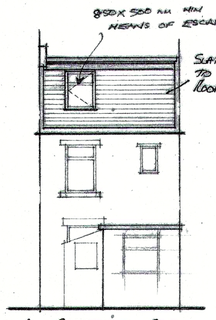
AS EXISTING FRONT ELEVATION



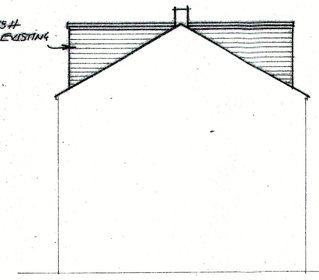
AS PROPOSED FRONT ELEVATION



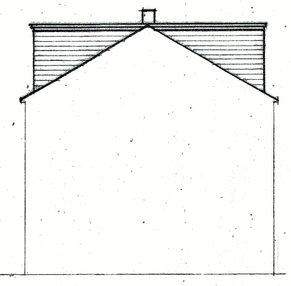
AS EXISTING REAR ELEVATION



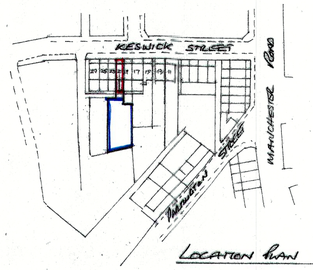
AS PROPOSED REAR ELEVATION



AS PROPOSED RIGHT HAND ELEVATION



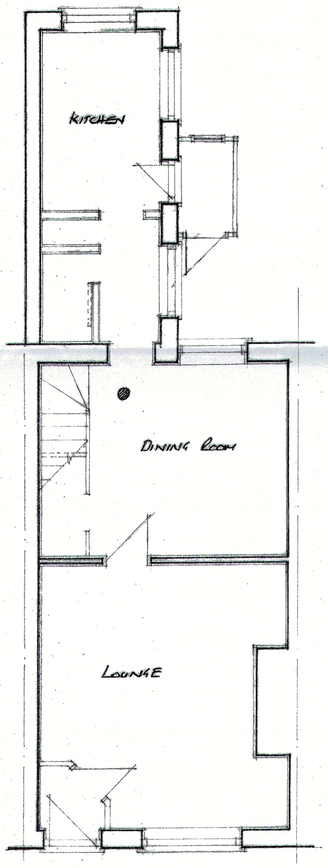
AS PROPOSED LEFT HAND ELEVATION



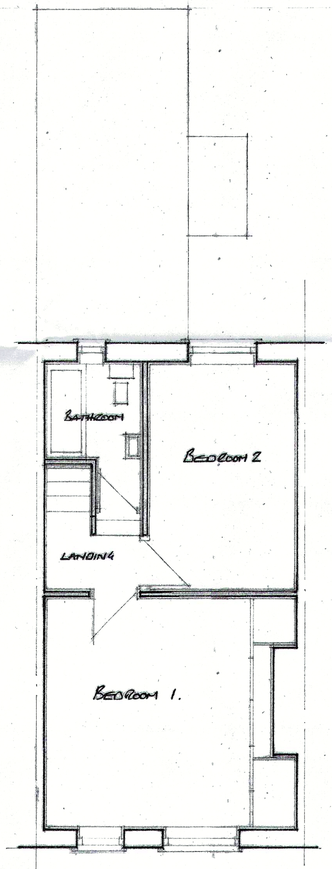
LOCATION PLAN SCALE 1:1250

ROCHDALE MBC
25 APR 2019
PLANNING AND REGULATION SERVICE

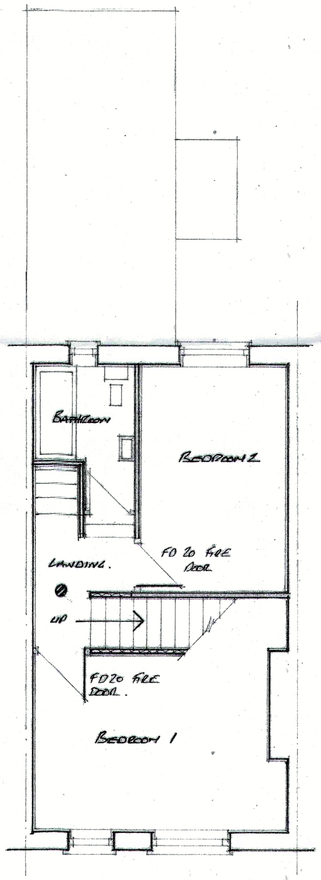
NORTH



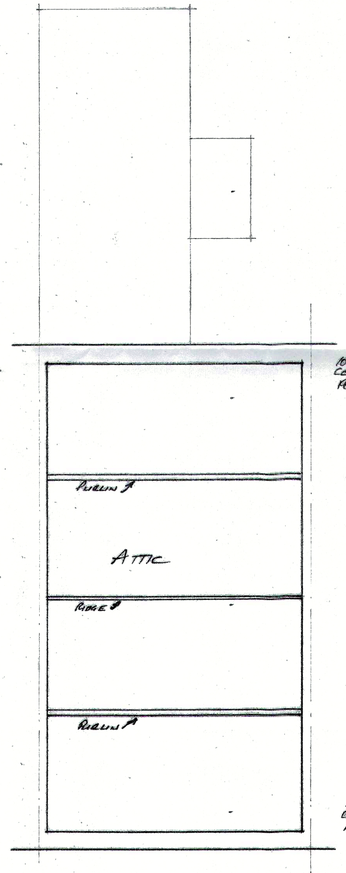
AS EXISTING GROUND FLOOR LAYOUT



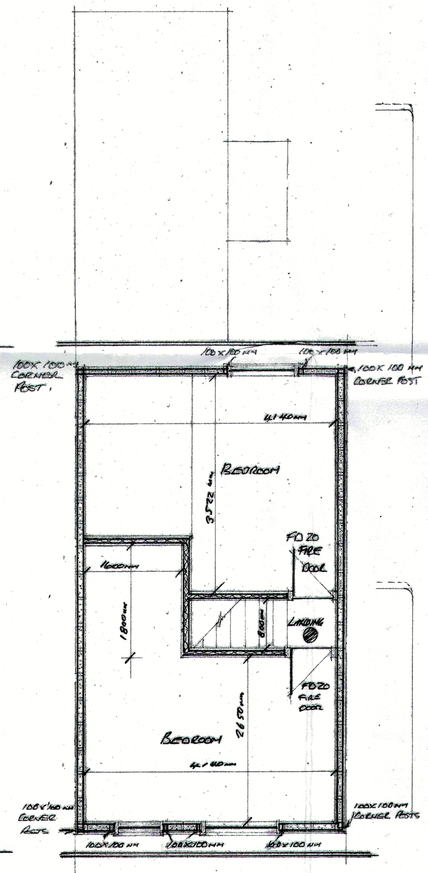
AS EXISTING FIRST FLOOR LAYOUT



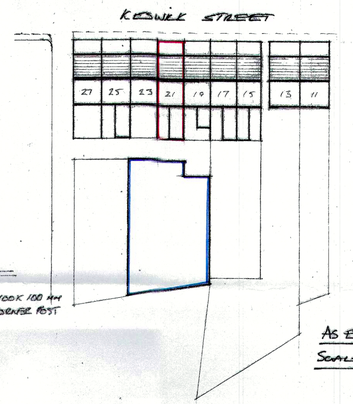
AS PROPOSED FIRST FLOOR LAYOUT



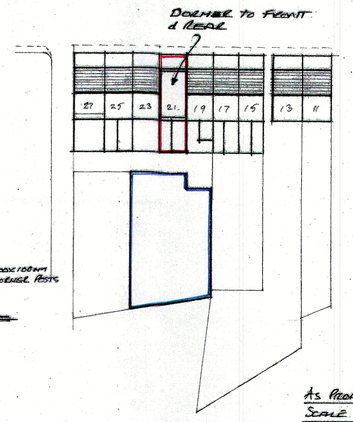
AS EXISTING ATTIC LAYOUT PLAN



AS PROPOSED DORMER BEDROOMS.



AS EXISTING BLOCK PLAN
SCALE 1:500



AS PROPOSED BLOCK PLAN
SCALE 1:500

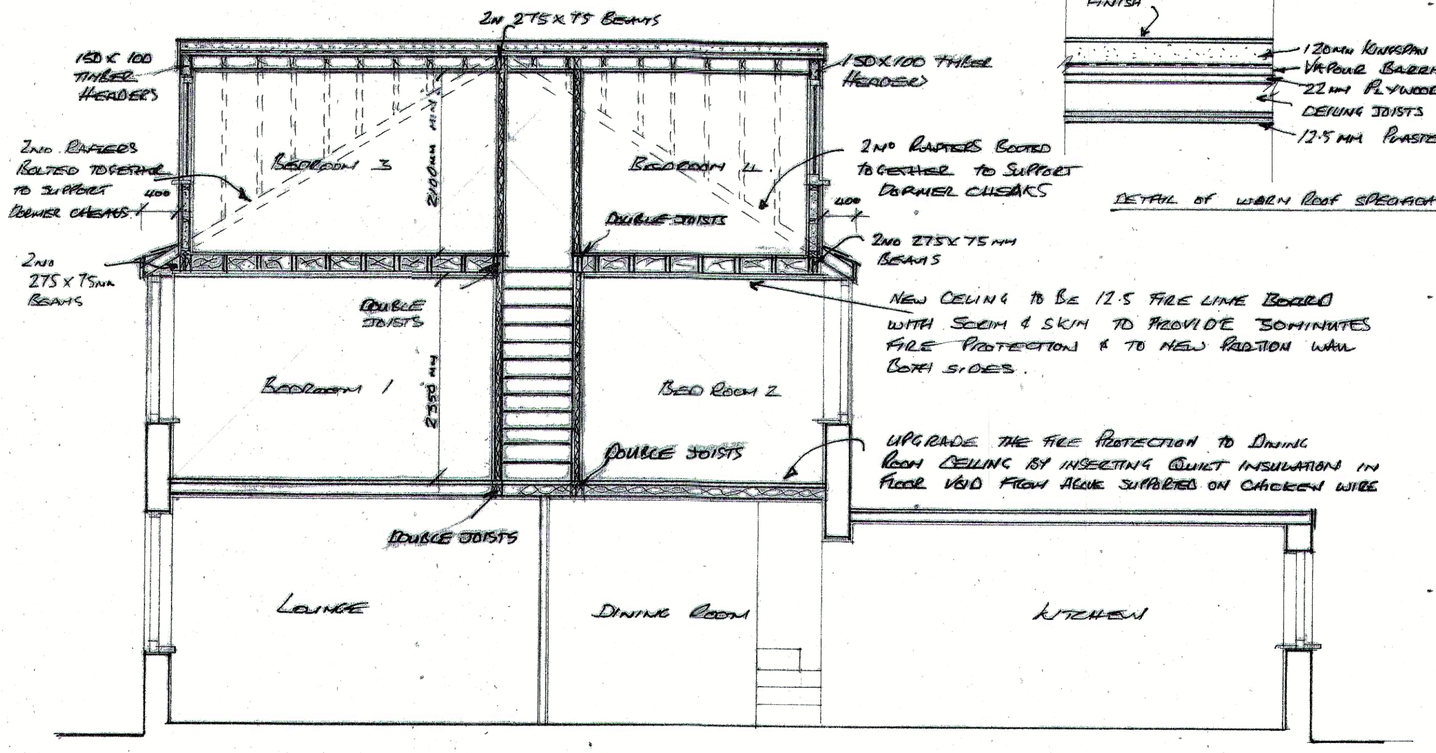
DRAWING No K.S. 1.

PROPOSED DORMER EXTENSION TO FRONT & REAR ELEVATIONS TO PROVIDE 2 EXTRA BEDROOMS AT 21 KESWICK STREET CASTLETON ROCHDALE OL11 3AG. FOR MR & MRS C. HICKMAN.

SCALES
1:100 1:50 1:1250 1:500

DATE: MARCH 2019

NEW FLOOR JOISTS & FLAT ROOF JOISTS TO BE CALCULATED BY STRUCTURAL ENGINEER. CALCULATIONS TO BE PROVIDED TO L.A. BEFORE WORK COMMENCES



DETAIL OF WARM ROOF SPECIFICATION

AS PROPOSED SECTION THROUGH NEW BEDROOMS.

NOTES

1. ALLOW FOR DERMISSION FROM ADJOINING OWNER. PARTY WALL ACT 1996 BUILDING TO BOUNDARY.
2. ALLOW FOR CHECKING SERVICES EXISTING WALLS.
3. ALLOW CONSTRUCTIONAL & MATERIAL QUERIES TO BE MADE BEFORE CONSTRUCTION.
4. ALL BUILDING WORKS TO COMPLY WITH DOMESTIC BUILDING SERVICE COMPLIANCE GUIDE.
5. ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.
6. ALL STRUCTURAL TIMBERS STRESS GRADED & TREATED ENDS.
7. NEW WINDOWS VENTILATION 1/20TH FLOOR AREA. TRICKLE VENTS CHECKED.
8. BACKGROUND (TRICKLE) VENTILATION OF 5000MM² EQUIVALENT VENTILATION AREA IS REQUIRED TO EACH NEW HABITABLE ROOM.
9. ONE WINDOW IN EACH NEW BEDROOM TO PROVIDE MEANS OF ESCAPE NEW WINDOWS TO BE FULLY OPENING TILT & TURN. 850 X 500MM MIN ESCAPE AREA
10. NEW WINDOWS TO BE WHITE UPVC. DOUBLE GLAZED SAFETY GLASS PILKINGTON 'K' GLASS. ARGON FILLED CAVITIES TO PROVIDE 0.16 W/M 2K U VALUE

DRAINAGE

11. 100MM PVC GUTTERING TO MATCH EXISTING INTO 68MM DIA RAINWATER PIPE TO RUN INTO EXISTING HOUSE GUTTER TO FRONT & REAR.

INTERNAL WALLS

12. NEW INTERNAL PARTITION WALLS COMPRISING 12.5 MM PLASTERBOARD SCRIM & SKIM. BOTH SIDES OF 75X50MM SW STUDDING @ 400MM C/S. VOIDS BETWEEN STUDS FILLED WITH ROCKWOOL INSULATION.

ROOF

13. FIBRE GLASS ROOF FINISH
14. 120MM KINGSPAN INSULATION
15. VAPOUR BARRIER.
16. 22MM PLYWOOD DECKING
17. 150MM CEILING JOISTS @ 400MM CTS.
18. 12.5 MM PLASTERBOARD SCRIM & SKIM.

STAIRCASE

19. 42° PITCH MAX RISE 220MM MIN GOING 220MM. HANDRAIL ON ONE SIDE 900MM MIN & LANDING HANDRAIL 1100MM MIN. STAIRS TO BUILDING REGS PART K TO BS 585 MIN WIDTH 800MM MIN HEADHEIGHT 2000MM FROM PITCH LINE

ROCHDALE MBC
25 APR 2019
BUILDING CONTROL SERVICE

NOTES:

20. DORMER CHEEK SHOULD BE FIRE PROTECTED FROM OUTSIDE TO PROVIDE 30MINUTES FIRE RESISTING STANDARD. BLUE SLATE TO MATCH EXISTING ROOFS. ON 50 X 25MM TREATED BATTENS ON REINFORCED ROOFING FELT ON 12.5MM SUPERLUX FIRE BOARD ON 100 X 50 TIMBER FRAMING WITH 100MM KINGSPAN BETWEEN FRAMING. WITH 32.5 MM KINGSPAN K118 INSULATED PLASTERBOARD SCRIM & SKIM. EXTERNAL CLADDING TO ACHIEVE CLASS 0 SURFACE SPREAD OF FLAME.

FULLY PROTECTED ROUTE OF TRAVEL REQUIRED TO OUTSIDE & WITHIN THE NEW & EXISTING STAIRCASE ENCASE ALL AREAS WITH 12.5MM SUPERLUX FIRE BOARD SCRIM & SKIM. FD 20 FIRE DOORS TO BE PROVIDED TO EXISTING HABITABLE ROOMS AT FIRST FLOOR LEVEL AND FD 20 FIRE DOORS TO NEW BEDROOMS 2ND FLOOR LEVEL.

GENERAL NOTES

21. DORMER ROOF TO BE WARM ROOF SPECIFICATION SEE DETAIL.
22. MAINS WIRED INTERLINKED SMOKE DETECTORS ARE TO BE PROVIDED IN CIRCULATION AREAS TO CONFORM TO B.S. EN 14604: 2005 OR 5446-2: 2005
23. ALL ELECTRICAL WORKS TO MEET REQUIRENTS OF PART P (ELECTRIC SAFETY) WILL BE DESIGNED, INSTALLED & INSPECTED & TESTED BY A PERSON REGISTERED WITH A COMPETENT PERSON SCHEME & IN ACCORDANCE WITH B.S. 7671 OF THE CURRENT 17TH EDITION OF WIRING REGULATIONS.
24. 75% OF NEW LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS. EFFICIENT WITH LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT.
25. INSULATION TO WALLS & FLOORS & ROOF TO BE CONTINUOUS TO LIMIT THERMAL BRIDGING & AIR LEAKAGE.
26. FIT INTERLINKED FUSED SMOKE ALARMS TO EACH FLOOR TO BS. 5839.
27. 5/6 LEAD FLASHING AROUND PERIMETER OF DORMER.
28.
29. 25MM FLOOR ING ON NEW FLOOR JOISTS TO MATCH EXISTING @ 400MM C/S. WITH INSULATION LAYED BETWEEN JOIST.
30. REMOVE EXISTING FIRST FLOOR CEILING TO LOW THE CEILING HEIGHT. & MAKE 4000 AS NOTE 29.

DRAWING NO K.S. 2.

PROPOSED DORMER EXTENSION TO FRONT & REAR ELEVATIONS TO PROVIDE 2 EXTRA BEDROOMS AT 21, KESWICK STREET CASTLETON ROCHDALE OL11 3AL. FOR MR & MRS C. HICKMAN.

SCALES: 1:50 1:20

DATE: MARCH 2019