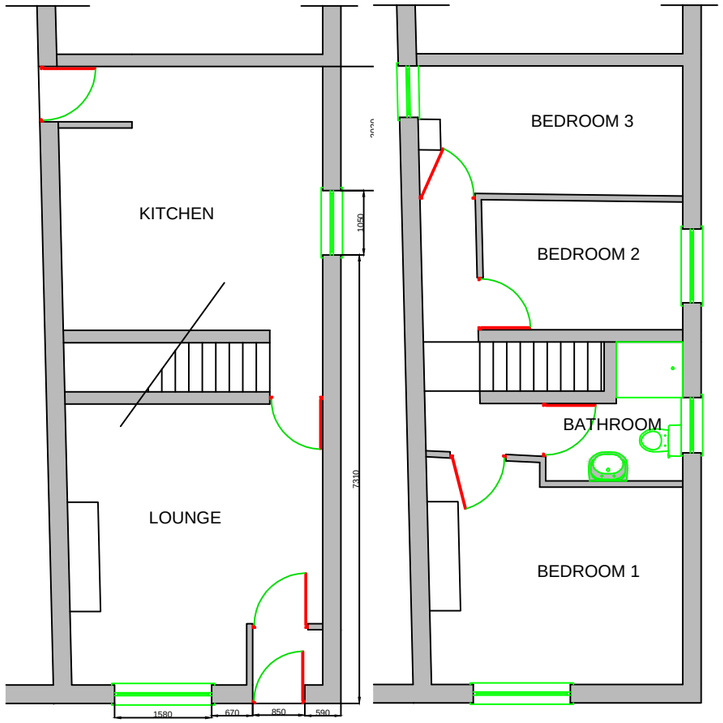
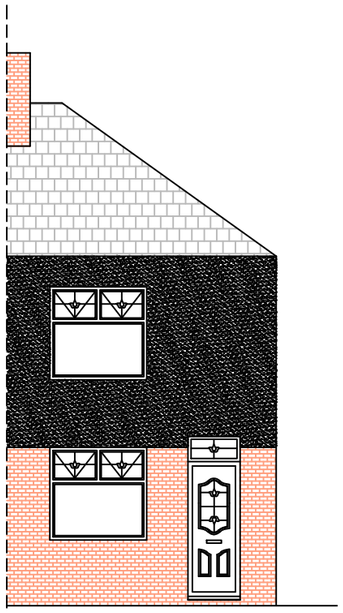
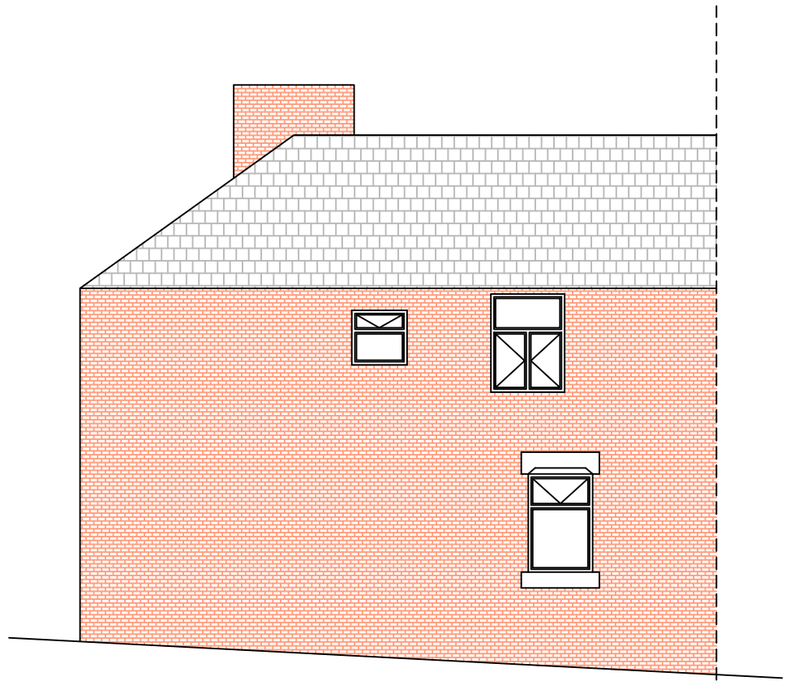


EXISTING GROUND FLOOR

EXISTING FIRST FLOOR



EXISTING FRONT VIEW



EXISTING SIDE VIEW

Flashing

Code 4 lead flashing min. 150mm dressed up over s/w treated tilt fillet at junction of dormer and main roof.

Steelwork

Steelwork to structural engineers design and detail. Calculations to be prepared and submitted to Building Control for approval prior to commencement of work on site. Steelwork to be encased in 150mm thick fireline board to provide one hour Fire Protection.

Windows (1.6 'U' value)

New windows to be white uPVC double glazed windows, glazed with outer pane of Optiwhite, 16mm argon filled air space with aluminium spacer bars and 'K' glass inner pane. Windows to be fitted with trickle vents to provide min. 5000mm² ventilation. Windows to open 1/20th floor area and be maximum of 25% of new floor area.

space with aluminium spacer bars and 'K' glass inner pane. Windows to be fitted with trickle vents to provide min. 5000mm² ventilation. Windows to open 1/20th floor area and be maximum of 25% of new floor area.

Protected Escape Route

Existing walls to be checked to ensure min. half hour fire resistance. If not masonry or substandard walls to be lined with additional 9.05mm plasterboard and skim finish. New stud partition to be constructed with 75 x 50mm s/w studs infilled with 75mm 10kg/m² mineral quilt and lined both sides with 12.5mm thick TEN board and skim finish. Walls to be taken up to underside of roof and firestopped with rockwool.

Client:	Mr. Mohammad Afzal, 118 Grimshaw Lane, Middleton, M24 2AF	
Company:	Plans4u 35 Manchester Road, Audenshaw, M/c M34 5PZ	
Site:	118 Grimshaw Lane Middleton, M24 2AF	
Title:	Proposed change of use from dwelling to retail shop & flat	
Scale: 1:100	Date: 5th Nov '18	Drawn by: M. Rasul
Project No:	Drawing No: 118/511/A	Amended: 13/01/2019