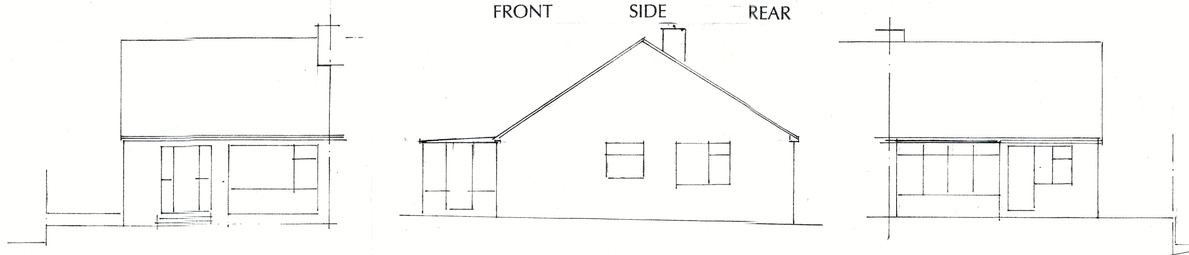
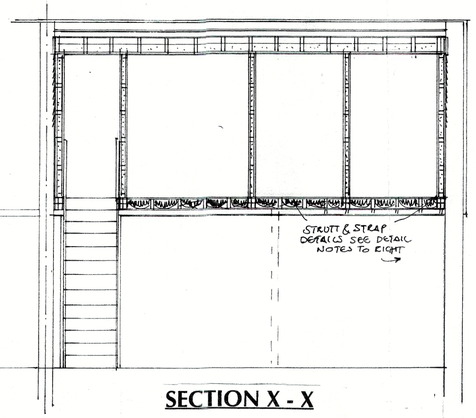
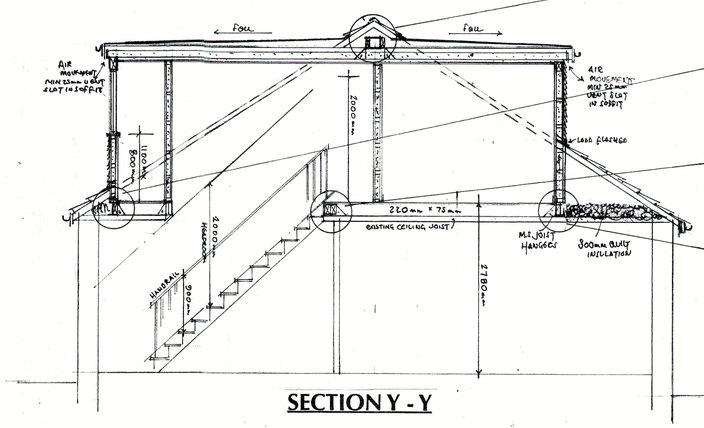
EXISTING ELEVATIONS

FRONT SIDE REAR





SECTION X - X



SECTION Y - Y

Ridge Beams
2 x 203 x 133 x 30 UB's Grade 43 Bolted together at 600mm Ctrs using 12mm M.S bolts and tube spacers to form one complete beam. Beam bearings of 100mm at either end sat on "Supreme" High Strength dense concrete padstones 600mm x 140mm 102mm (Strength in excess of 50N/mm2 @ 28 Days.

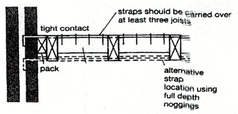
Rear floor trimmer beam
203 x 133x 30UB, Grade 43
Beam bearings of 100mm at either end and on small pier left intact of existing load bearing wall "Supreme "High Strength dense concrete padstones to be used 440mm x 140mm 102mm (Strength in excess of 50N/mm2 @ 28 Days.

Central floor trimmer beam
178 x 102 x 19UB UB, Grade 43
Beam bearings of 100mm at either end and mid span load bearing wall "Supreme "High Strength dense concrete padstones to be used 440mm x 140mm 102mm (Strength in excess of 50N/mm2 @ 28 Days

Front floor trimmer beam
203 x 133 x 25 UB. Grade 43
Beam bearings of 100mm at either end and mid span load bearing wall on "Supreme "High Strength dense concrete padstones 440mm x 140mm x102mm (Strength in excess of 50N/mm2 @ 28 Days.

Dormer cheek trimmer beams
2 x 220mm x 75mm C16 timber joists Bolted together to form one 220mm x150mm complete beam

Floors are used to give lateral restraint to walls, and where the joists run parallel to the wall, straps need to be installed as shown in the detail below. Normally these straps have to be positioned every 2m along the wall, but up to 3m is acceptable where this is to allow the formation of a stairwell or similar floor opening - provided additional straps are fixed each side of the opening. The galvanised mild steel straps must have a minimum cross sectional area of 30 x 5mm

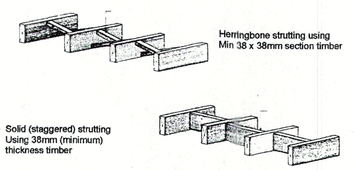


Around floor openings such as stairs, it will be necessary to install larger or double/ triple timber trimmers bolted together to carry the floor joists (see guide leaflet 6 for information). With all joined timbers supported by fully nailed proprietary joist hangers.

Floor joists must also be doubled up and bolted together under timber partition walls, and in bathrooms due to the weight of a filled bath additional joists must be provided under the bath.

Where the joists span over 2.5m, strutting is required to prevent joists twisting when loaded. For spans of between 2.5 and 4.5 m one row of strutting is needed, at the mid span position. For spans in excess of 4.5 m two rows of strutting will be required, positioned at the one third and two third span positions.

Solid strutting should be at least 38 mm thick timber extending to at least three quarters the joist depth e.g. 200 x 50mm joists would need at least 150 x 38mm timber used as strutting.
Herringbone strutting if you are not using the proprietary galvanised steel systems, should be at least 38 x 38mm timber but can only be used where the spacing between the joists is less than three times the depth of the joist e.g. for a 150 x 50 joist, herringbone strutting can only be used up to a spacing of 450mm.



NOTES (WHERE APPLICABLE)
MUST BE READ BY CLIENT AND BUILDER.
DO NOT SCALE DRAWING
ALL DIMENSIONS TO BE SITE CHECKED BY BUILDER

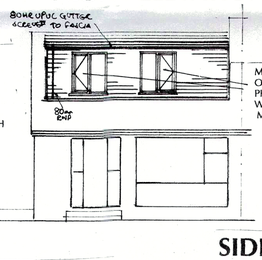
1. ANY NEW BRICKWORK TO MATCH AND KEY INTO EXISTING
2. GLAZED AREAS OF WINDOWS TO BE A MIN OF 1/10 ROOM FLOOR AREA. WINDOWS TO OPEN A MIN OF 1/20 ROOM FLOOR AREA. GLAZING TO BE IN PILKINGTON "K" GLASS LOW "E" WITH 16MM MIN CAVITY ARGON GAS FILLED U=1.6 NEW DOORS UPVC DRAUGHT PROOF "K" GLASS 16MM AIR FILLED CAVITY U= 1.8 OPTITHERM COATED; TRICKLE VENTS @2000MM2 AREA
3. BEAMS AND LINTOLS TO HAVE MIN BEARING OF 150MM. TIMBER MEMBERS MUST HAVE MIN BEARING OF 100MM.
4. ROOF AND FIRST FLOOR TIED DOWN TO WALLS WITH M.S. GALVANISED STRAPS OF 32MM X 5MM AT 1500MM CTRS.
5. ROOF SPACE VENTILATED TO BS. 5250.
6. FOUNDATIONS TO CONFORM TO BR 1, AND 2.
7. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT KNOWLEDGE OF SOIL CONDITIONS IF EXISTING FOUNDATIONS HAVE TO TAKE ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE LOCAL AUTHORITY.
8. ANY UNDERSITE DRAINS MUST BE EXPOSED AND ENCASED IN 150MM OF CONCRETE
9. NEW WALL CAVITIES TO BE INSULATED.
10. NEW STEEL WORK MUST HAVE MIN FIRE RESISTANCE OF HALF HOUR.
11. ALL WALL CAVITIES TO BE CONTINUOUS.
12. CAVITY BARRIERS TO E2/3/4 APPENDIX G
13. R.C UNTILS BUILT INTO WALLS OVER DRAINS
14. FOUNDATIONS WITHIN 1000MM OF DRAINS TAKEN DOWN TO DRAIN INVERT LEVEL
15. CAVITY CLOSURES TO HAVE VERTICAL AND HORIZONTAL D.P.C (INSULATED TYPE)
16. ANY NEW PLUMBING TO COMPLY WITH B.S.5572
17. ALL MATERIALS USED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
18. NEW DRAINAGE LAID TO SELF CLEANSING FALLS WITH RODDING ACESS
19. INSULATION TO BE INSTALLED AS PER " ROBUST DETAILS" ISSUED BY DEFRA.
20. LIGHT FITTINGS AND BULBS TO BE HIGH EFFICIENCY TYPE.02
21. MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446 PART 1 2000 OR BS 5446-1:2000 OR BS5446-2 2003 COMMERCIAL DETECTORS INTERLINKED WITH BATTERY BACK UP SHOWN THUS (S)
24. **THE CLIENT MUST INFORM THE NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR SOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORK STARTS CLIENT IS NOT RESPONSIBLE FOR CORRECT LOCATION OF BOUNDARY**
24a. **THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM TELEOCAL AUTHORITY BEFORE COMMENCING WORK.**
25. **ELECTRICAL WORKS BY COMPETANT PERSON SCHEME MEMBER.** THE CLIENT MUST SATISFY HIMSELF THAT THE ELECTRITIAN WITHER EMPLOYED BY HIM OR THE MAIN CONTACTOR IS QUALIFIED TO CARRY OUT ALL PARTS OF THE ELECTRICAL WORK THE TESTING OF ALL PARTS OF THE ELECTRICAL WORK IN ACCORDANCE WITH B.S. 7671 THE IEE 17TH EDITION WIRING GUIDANCE. AND IS AUTHORISED TO ISSUE CERTIFICATES AS REQUIRED BY PART P OF THE BUILDING REGULATIONS EFFECTIVE 1.1.05. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) and WILL BE DESIGNED INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO AND A SELF CERTIFICATION CERTIFICATE MUST BE ISSUED TO THE LOCAL AUTHORITY BY THE COMPETANT PERSON WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION.THE CLIENT MUST ALSO RECEIVE A COPY OF THE SELF CERTIFICATION CERTIFICATE AND A B.S. 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.
ELECTRICAL WORKS NON COMPETANT PERSON SCHEME MEMBER
ALL WIRING AND ELECTRICAL WORK MUST BE DESIGNED INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF B.S. 7671, IEE 17TH EDITION WIRING REGULATIONS AND PART P ELECTRICAL SAFETY, ON COMPLETION OF THE WORK A COPY OF THE INSTALLERS TEST CERTIFICATE COMPLYANT WITH B.S.-7671 IS TO BE PROVIDED TO THE CLIENT AND THE LOCAL AUTHORITY,AND PRIOR TO THE GOVERING OF ALL WIRING AND CABLES THE INSTALLATION IS TO BE INSPECTED BY AN INDEPENDENT "COMPETANT PERSON" AND ON COMPLETION OF THE WORK IN ADDITION TO THE ABOVE CERTIFICATE AN ADDITIONAL" COMPETANT PERSONS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLYANT WITH BS 7671 TO BE PROVIDED TO CLIENT AND LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF CLEVA NI, ELECTRICAL COMPETANT PERSONS SCHEME
26. MECHANICAL VENTILATION AS FOLLOWS;-TOILETS 15 l/S/SEC AIR CHANGE, KITCHEN, AND OTHER AREAS TO HAVE A MIN OF 60L/S, /SEC AIR CHANGE DUCTED TO OUTSIDE AIR . FANS TO HAVE 15MIN OVER RUN TIMERS. IN ADDITION WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS. OF MIN AREA 2500MM 2
27. ANY WORK TO BE CARRIED OUT ON GAS FIRED APPLIANCES, OR CENTRAL HEATING SYSTEM CAN ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR . .NEW BOILERS TO BE OF CONDENSING TYPE SEDBUK 90 PERCENT. OIL FIRED SYSTEMS INSTALLED BY AN OFTEC REGISTERED INSTALLER. EITHER INSTALLER MUST BE CAPABLE OF INSTALLING CONDENSING BOILERS, AND MUST HOLD A CURRENT CERTIFICATE IN ENERGY EFFICIENCY FOR DOMESTIC HEATING OR AN EQUIVALENT QUALIFICATION.AND ON COMPLETION OF THE WORK INCLUDING TESTING MUST SUPPLY TO THE OWNER A COMPLETION CERTIFICATE.**IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT 11.**
28. THERE MAY BE FEES TO PAY THE LOCAL AUTHORITY BEFORE THE BUILDING INSPECTOR PASSES THE BUILDERS WORK. THE CLIENT SHOULD CHECK THIS WITH THE BUILDER.
29. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY. IE AIRGAPS ROUND DOOR AND WINDOW FRAMES TO BE SEALED.FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE OUTER WALLS FOR DRAINAGE ECT TO BE SEALED. ALL INSULATION MUST BE CONTINUOUS WITHOUT AIRGAPS,
30. PLYWOODS MUST MEET A MINIMUM CLASS AND OR EN 12986 UNTIL THE TRADA TEST STANDARD HAS BEEN ESTABLISHED.
31. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VOIDS DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS UNDER OR NEAR THE SITE.
32. A PROPER SUPPLY OF AIR MUST BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIANTLY WITHOUT CAUSING DISCOMFORT TO THE STAFF.
33. A CONTINOUS SUPPLY OF HOT WATER MUST BE AVAILABLE TO THE KITCHEN AT A TEMPERATURE(THAT DOES NOT EXCEED THAT LAID DOWN.
34. ALL NEW STEELWORK TO BE HALF HOUR FIRE PROOF IE TWO LAYERS OF 10MM PLASTERBOARD AND SKIM ON 50MM X50MM TIMBER NOGGING AT 400mm CTRS.
35. **ONLY THE DRAWING APPROVED AND STAMPED BY THE BUILDING CONTROL DEPT TO BE USED FOR CONSTRUCTION**
36. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE BOUNDARY POSITIONS SHOWN.
37. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY.
38. IF THE ROOF HAS GANG NAILED TRUSSES THE BUILDER MUST OBTAIN APPROVAL FOR THE TRUSS CALCULATIONS AND DESIGN.BEFORE WORK COMMENCES.
39. THIS DRAWING IS PRODUCED FOR BUILDING REGULATIONS AND IF REQUIRED FOR PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OR UNDERGROUND OBSTRUCTIONS.
40. AMMENDMENTS TO THE DRAWING AFTER PLANNING PERMISSION HAS BEEN GRANTED MAY REQUIRE A NEW PLANNING APPLICATION.
41. EXACT WINDOW SIZES AND POSITIONS TO BE DECIDED BETWEEN THE CLIENT AND BUILDER.
42. IT IS THE RESPONSIBILITYOF THE BUILDER TO OBTAIN A COMPLETION CERTIFICATE FROM THE LOCAL AUTHORITY BUILDING CONTROL DEPT AFTER THE BUILDER HAS MADE SURE THAT HIS WORK HAS BEEN CHECKED TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.
43. IF REQUIRED BY THE LEESEHOLDER, THE CLIENT MUST INFORM THE LEESEHOLDER OF WORK TO BE CARRIED OUT ON THE PROPERTY.
44. AS AGREED D OR JR HESLOP WILL VISIT AND MEASURE THE PROPERTY. DESIGN THE PROPOSED EXTENSION. COMPLETE APPROPIATE COUNCIL FORMS, ADVISE ON LOCAL AUTHORITY FEES, PRINT DRAWING(S) AND PREPARE FOR SUBMISSION TO LOCAL AUTHORITY. BUT WILL NOT TAKE PART IN ANY OF THE BUILDING WORK.

GROUND FLOOR PLAN

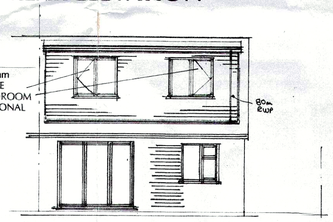
PROPOSED FRONT & REAR DORMER PLAN

PROPOSED

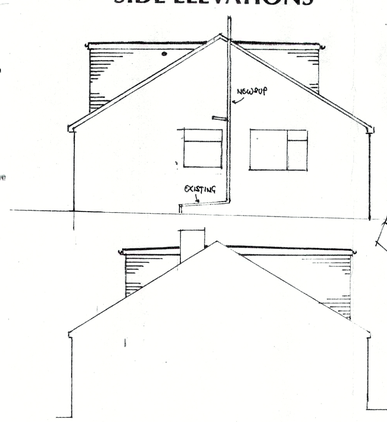
FRONT ELEVATION



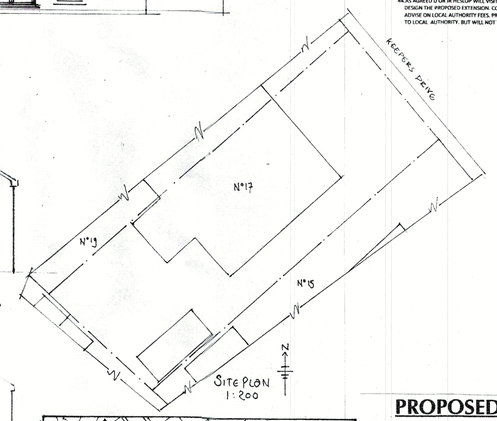
REAR ELEVATION

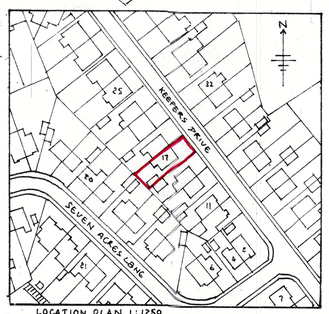


SIDE ELEVATIONS



SPECIFICATION
DORMER ROOF - MARLEY FLAT ROOF SYSTEM
Marley cap sheet type 350E on marley elastomeric underlay 180Eon Marley elastomeric 5U preparation layer up on 18mm waterproof plywood on firring on C16 195mm x 50mm roof joists at 400mm ctrs , with one layer K7 125mm Kingspan Kootherm insulation between roof joists and a layer of 37.5mm K18 Kingspan insulation under roof joists with a 12.5mm plasterboard and skim finish (unless there is plasterboard bonded to the K18 . There must be a min 50mm Airspace between insulation and underside of roof.
DORMER WALLS
Hung tile finish on treated timber battons on sarking felt on 12mm waterproof plywood on 110mm x 50mm timber crossed brace studding at 400mm ctrs with layer of supalux fire protection board fitted with 100mm Kingspan K12 Insulation between to give a min of U 0.28, The inside of cheeks to have additional 20mm Kingspan insulation board. Dormer cheeks to have additional layer of 10mm superlux beneath the sarking felt.
DORMER FLOOR
22mm T & G Flooring grade chipboard on 220mm x 75mm Joists at 400mm ctrs with 150mm rock wool insulation laid between secured with metal chicken wire
NEW STAIRCASE - Builder must check floor to floor dimension before ordering / purchasing staircase to ensure correct fit
13 Equal risers of 214mm with a going of 238mm.A continuous handrail to be fitted at the side of the flight at a height of 900mm measured vertically above the pitch line . Min headroom over the staircase to be 2000mm measured vertically above the pitch line No gaps allowed that would allow passage of a 100mm dia ball landings to have a min going of 750mm.
INTERNAL PARTITION WALLS
80mm x 50mm C16 timber studding at 400mm ctrs with 80mm quilt insulation between, Both sides to have 12.5mm plasterboard & skim
NEW BATHROOM
New drainage for bathroom to connect to existing main drains for property, ie 40mm Dia pvc waste water pipes to be connected to existing 100mm SVP via 80mm D.S Anti-vac traps etc , Builder to decide upon best course of action regarding new drainage on site after carrying out appropriate investigatory work. (All new above ground drainage and plumbing to comply with BS 5572 1978(Sanitary pipework) All new drainage to be in accordance with Part H of the building regulations.
Wastes to have 75mm deep anti-vac bottle traps &/rodding eyes to be provided at changes to direction.Sizes of waste pipes and max length of branch connections.
(If max length is exceeded then anti- vacuum traps to be used)
Wash Basin- 1.7m for 32mm pipe, 4m for 40mm pipe
Bath/Shower- 3m for 40mm pipe , 4m for 50mm pipe
W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil & vent pipe terminating min 900mm above any openings within 3m Or to a 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the W/C Connection.)
Supply hot and cold water to all fittings as appropriate.
Max temp allowed for bath water 48 degrees.





PROPOSED FRONT & REAR DORMERS (creating a Master bedroom, 2 Single Bedrooms & a new family Bathroom)

For

Mr & Mrs Burgoyne
No 17, Keepers Drive
Norden
Rochdale
OL12 7RH

Drawn by
JRHeslop
johnheslop@live.co.uk
07593863058

Scale 1:50 / 1:100 / 1:200 @ A1
Date 29/10/2018