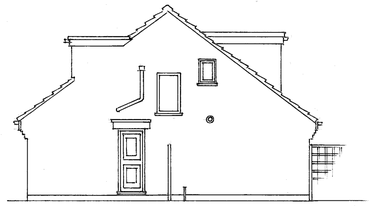
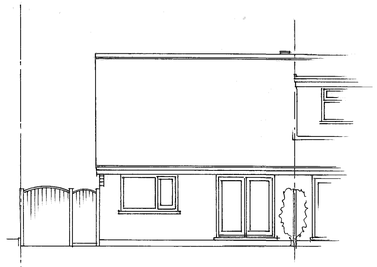


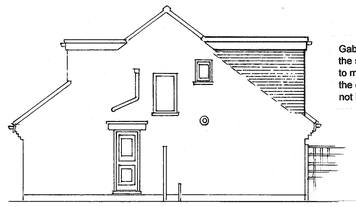
FRONT ELEVATION AS EXISTING
(TO REMAIN UNCHANGED)



SIDE ELEVATION AS EXISTING
(FACING No 5)



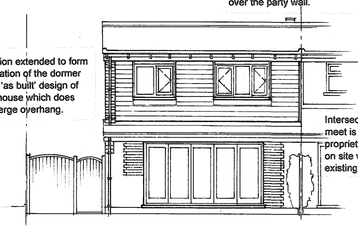
REAR ELEVATION AS EXISTING



SIDE ELEVATION AS PROPOSED
(FACING No 5)

Gable elevation extended to form the side elevation of the dormer to match the 'as built' design of the existing house which does not have a verge overhang.

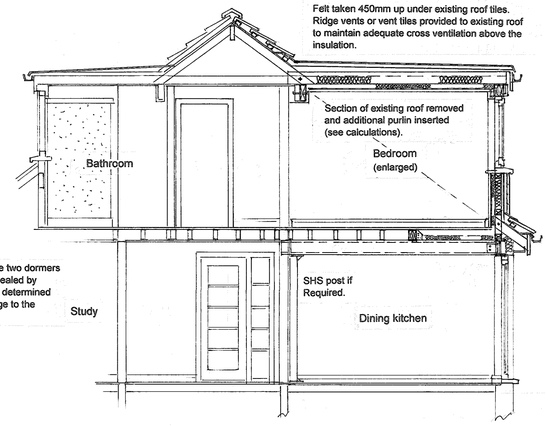
Roof covering to be continuous over the party wall.



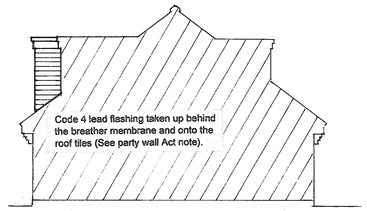
Intersection where the two dormers meet is to be neatly sealed by proprietary means as determined on site with no damage to the existing dormer.

REAR ELEVATION AS PROPOSED

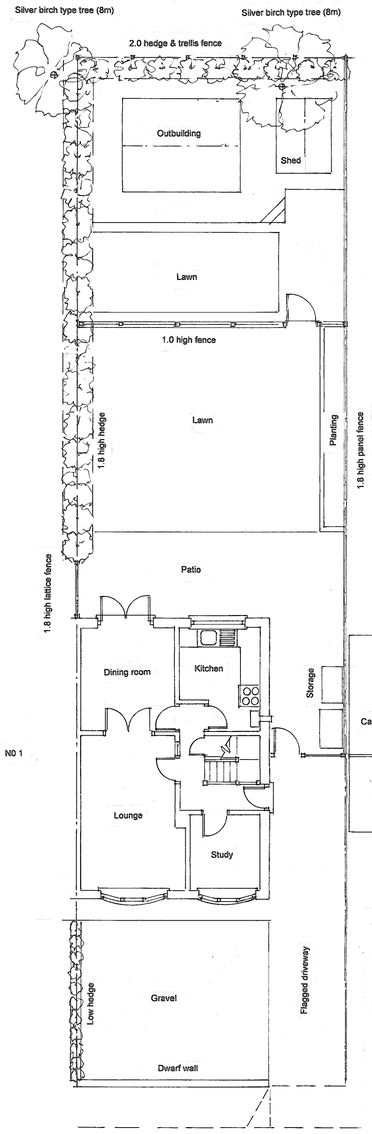
Rear elevation altered and bifolding doors incorporated as shown. Steel beam inserted over to structural engineer's design.



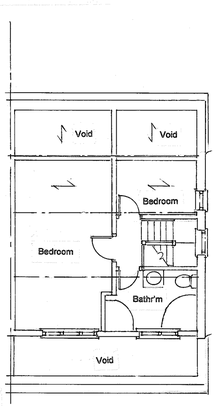
SECTIONAL VIEW AS PROPOSED



SIDE ELEVATION AS PROPOSED
(FACING No 1)



GROUND FLOOR PLAN &
SITE LAYOUT AS EXISTING



FIRST FLOOR PLAN AS EXISTING

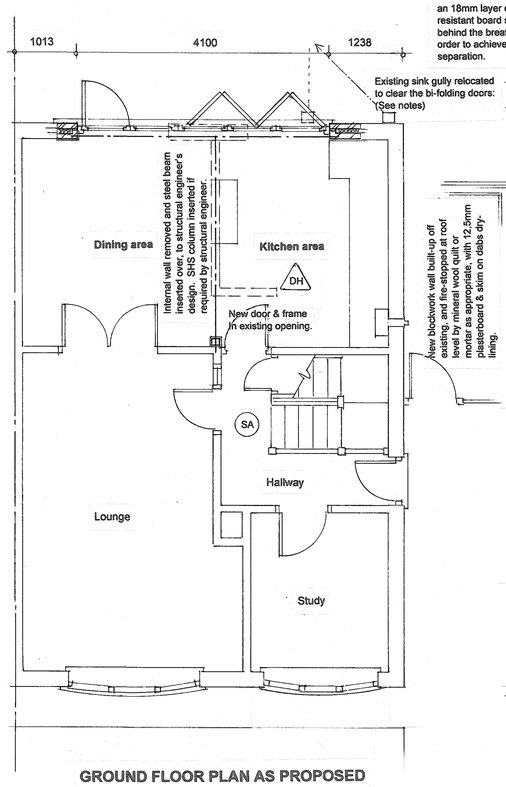
Below ground drainage
110mm diameter undergrround grade upvc by Polypipe, Hepworth or similar, or clayware by Hepworth, laid to self-cleansing falls of 1:80 or steeper, surrounded in minimum of 10-15mm granular pipe bedding. All junctions to be swept in direction of flow. Pre-formed polypropylene inspection chambers of the correct diameter relative to the depth of the pip, to be provide at intersections and changes in direction.

Gullies to be the roddable type. Soil and vent pipes to be connected to the below-ground drainage system via rest bends. Trapped, roddable gullies to be used for waste pipes, with trapped roddable gullies for waste pipes.

Drains under the proposed works, or at shallow depth, to be surrounded in 150mm of concrete or otherwise protected to the satisfaction of the local authority/approved inspector.

On this development the foul and surface water drainage systems are likely to be separate. This should de established by the builder at the outset who must ensure that the two systems are kept entirely separate.

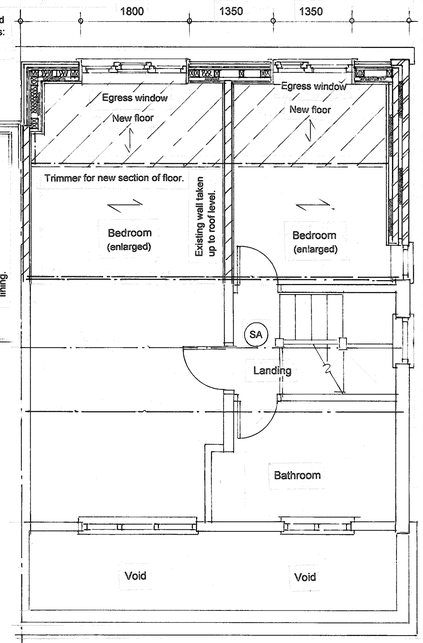
All below ground drainage shown on the plan is provisional only and subject to confirmation on site.



GROUND FLOOR PLAN AS PROPOSED

Dormer cheek on party wall to have an 18mm layer of moisture and fire resistant board such as Supalux behind the breather membrane in order to achieve adequate fire separation.

New blockwork wall built-up off existing, and fire-stopped at roof level by mineral wool quilt or mortar as appropriate, with 12.5mm plasterboard & skim on dabs dry-lining.



FIRST FLOOR PLAN AS PROPOSED

Facias, soffits, and rainwater goods
Good quality white upvc incorporating a 20mm continuous gap and fly screen, on a suitable treated timber framework supporting 100mm diameter eaves-gutters supported at 750 max centres, connected to 75mm diameter rainwater pipes discharging over trapped and roddable surface water gullies. All guttering and pipework to be properly clipped for support.

100mm blockwork separating wall taken up to roof level to maintain adequate fire and sound insulation between the two properties.

Roof (flat)
3 layer hot bedded elastomeric felt with solar reflective coating on 18mm sheathing ply decking with all joints supported on 75-0mm firrings on 175x50 C16 roof joists at 400mm maximum centres, spanning between the dormer face and strengthened purlin as shown on sectional view. Lateral restraint to be provided at each side by 30x5x1200mm galvanised steel restraint straps.

Roof insulation: 125mm Kingspan/Celotex or equivalent PIR insulation board carefully fitted between the spars leaving a minimum 50mm ventilation gap below the decking, underdrawn with 25mm Kingspan/Celotex type PIR insulation board. 500 gauge vapour control layer across the whole roof, underdrawn wi ith 12.5mm Duplex plasterboard and skim finish. Penetrations of the ceiling, vapour control layer and insulation are to be avoided.

First floor construction
20mm T&G floorboards on 75x50 C16 joists at 400 centres spanning from the rear elevation wall/beam onto a multiple trimmer joist at the edge of the existing floor. 100mm acoustic insulation quilt between the joists, underdrawn by 12.5mm plasterboard and skim finish. All joist hangers to be heavy duty, fully nailed in accordance with manufacturer's instructions.

The Party Wall Act 1996
This proposal will fall under the Act if it involves work on or near to the party wall/boundary.

In any event the affected neighbours should be fully informed of the proposal which may involve the service and advised as to any reinstatement that may be required resulting from the work.

Advice on the Party Wall Act can be found from a number of sources, including the government's website.

Heating
The existing heating system is to be extended and modified as necessary to suit the new arrangement. Any new radiators are to be correctly sized for the area served and fitted with thermostatic radiator valves (TRVs). The boiler should be of the correct output for the demand and if replaced should be Sedbuk Band A rated. All gas installations should only be carried-out by a Capita Gas Safe registered engineer.

Partitions
75x50mm C16 studs at 600 maximum horizontal and 900 maximum vertical centres, or proprietary metal stud system, with sole and head plates, and Knauf or equivalent acoustic mineral fibre infill, with minimum 12.5mm plasterboard and skim finish to both sides, Skirting boards etc as required to match existing.

Windows
Good quality upvc, double glazed with a 20mm gap between the panes with Argon fill and soft low emissivity coating to achieve a U value of 1.6w/m^{2}K, WER 3 or better.

Opening casements to be equivalent to 1/20th of the floor area of the room served. All habitable rooms to be provided with 5,000 mm^2 controllable background ventilation.

External doors
Secured by Design, with a maximum U value of 1.8w/m2K

Safe breakage
All glazing within 800mm (or 1500mm for doors and side panels within 300mm) to be in safety glass to BS EN 12600 (Class 2), BS 6206 Class B and requirement K4 to building regulations.

Means of escape in case of fire
Habitable rooms that are above ground storey level, or inner rooms accessed off another room without direct access to a storey exit, must have an egress casement with an unobstructed area of 0.33 square metres and a minimum unobstructed width of 450mm with the bottom of the aperture set at between 800 and 1100m above internal floor level.

External walls (Cavity brickwork/blockwork)
Outer leaf: 110mm FL quality facing brickwork to match the existing house: 50mm structural cavity with Knauf Earthwool full fill cavity batts: 110mm lightweight concrete blockwork inner leaf with 12.5+25mm pre-insulated plasterboard to correspond with the existing gable wall without oversailing.

Stainless steel cavity ties compatible with the type of insulation at 450mm max vertical and 750mm max horizontal spacing and every block course to reveals and structural openings where proprietary cavity closers such as Thermabate should be used.

Lintels to be the 'combined' type by IG or equivalent, to suit the cavity width, with 150mm end bearing. Wleap holes with fly screens to be inserted over at 450mm max centres.

Damp proof course to be minimum 150mm above external ground level and continuous with the floor dpm. Wall cavities to extend to minimum 225mm below dpc level. Cavity insulation should where possible extend past internal floor level to minimise thermal bridging.

Any infill sections of existing walls are to be as above but with reduced cavity width.

Dormer walls
Dark brown hardwood effect upvc cladding or dark brown plain concrete/clay tile hanging on treated battens on Breather membrane such as Proctor Group Frameshield on 18mm sheathing ply/OSB board bracing on 100x50 C16 framework at 600 max centres securely anchored to the supporting walls/wall-plates, with noggings at 600 max centres. Double 'cripple' studs at each side of window openings, with 2x175x50 C16 window heads. 100mm Kingspan/Celotex type PIR insulation board carefully fitted within the framework leaving no gaps, lined internally with 500 gauge vapour control membrane, 12.5+25mm PIR pre insulated plasterboard and skim finish.

Additional lateral restraint straps to be provided at intersection between the gable/side wall and dormer face at every block course.

General notes
These plans have been prepared for the sole purpose of obtaining local authority planning permission and building regulations approval and do not constitute a full building specification.

Anyone carrying out the work shown must be sufficiently qualified and experienced to do so.

The builder must familiarise himself with the proposal and discuss all relevant issues with the client at the outset.

All work must be carried-out in a safe and workmanlike manner in full accordance with relevant legislation including CDM regulations. The builder must provide his own welfare facilities while on site. This also applies to any subcontractors.

All materials and equipment must be installed in strict compliance with manufacturers' instructions.

The builder must ensure that the work area is screened from the living accommodation and that the building's occupants are segregated from any work areas and hazards as far as practicable.

The site must be left safe and secure whenever the work is interrupted.

Any asbestos discovered during the course of the work must be encapsulated or removed by suitably qualified persons.

The client should make the builder aware of any conditions of the planning and building regulations approvals before commencement of work, which when complete, must fully comply withal such conditions.

Notification to building control
It is the responsibility of the person/s carrying out the work to notify the local authority/approved inspector at all relevant stages or as otherwise required:

- Commencement
- Pre plastering/plaster-boarding
- Structural steelwork
- Electrical 1st fix (see note)
- Completion before decoration (within 5 days).

Measurements
All measurements are approximate and subject to confirmation on site. For planning reasons, the stated overall dimensions must not be exceeded.

Continuity of insulation
The local authority/approved inspector may request confirmation by an appropriately qualified person that the continuity of insulation has been achieved and that all thermal bridging has been eliminated as far as practicable.

Means of early warning in case of fire
Mains wired interlinked smoke alarms (SA) and heat detectors (DH) with battery back-up to BS 5446 are to be provided where shown.

Electrical safety etc
All electrical work associated with this proposal is to be designed, installed and tested by a qualified electrician who is registered with an organisation approved by the secretary of state such as NIC/EIC Domestic Installer or equivalent in accordance with IEE regulations (18th Edition) and Approved Document P to the building regulations.

All proposed light fittings are to be be the low energy type, with an efficacy of 45 lumens per circuit watt or better.

All sockets, light switches etc are to be positioned between 450 & 1100mm above floor level.

The location and quantity of switches, socket outlets etc is to be determined on site at the discretion of the client.

Appropriate certification is to be supplied to the local authority on completion of the work.

Mechanical ventilation
Any sanitary accommodation containing a shower or bath is to have mechanical extract ventilation rated at 15 litres per second, ducted to external air with 15 minutes' overrun facility.

Kitchens are to be provided with mechanical extract ventilation rated at 60 litres per second (or 30 l/sec if incorporated within a cooker hood) ducted to externa air.

Utility rooms are to have mechanical extract ventilation rated at 30 litres per second, ducted to external air.

Beam and column encasement
To achieve half hour fire resistance: 1 layer of 12.5mm Gyproc Fireline board or 2 layers of 12.5 Gyproc wallboard with 5mm plaster skim coat, securely attached by Gyproc Metal Stud framework or as otherwise directed by the manufacturer. Proprietary Gypsum free fire resisting boards are also suitable, in which case each manufacturer's instructions must be followed.

3 GREENBANK DRIVE LITTLEBOROUGH OL15 0ER

PROPOSED DORMER TO REAR

PLANS, ELEVATIONS & DETAILS AS EXISTING & PROPOSED

Scales 1:100 & 1:50 **Plan 1 of 1** **17 September 2020**

Drawn by Stephen Partington MCABE **Tel 07711 409 571**