

PLANNING NOTE It is recommended that the Agent contact the local Planning authority for advice on all matters concerning permitted development. A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions: ▮ Materials must be similar in appearance to the existing house. ▮ Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than: – 40 cubic metres for terraced houses; or – 50 cubic metres otherwise. – Must not exceed the height of the existing roof. – On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope. ▮ Must not include: – Verandas, balconies* or raised platforms; or – Installation, alteration or replacement of any chimney, flue, or soil and vent pipeli. ▮ Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed. ▮ Construction must ensure that: 1. The eaves of the original roof are maintained (or reinstated). 2. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves. 3. The roof enlargement does not overhang the outer face of the wall of the original house. With the exceptions that: – Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement. – None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension. (Ref – https://www.planningportal.co.uk) NOTICE OF COMMENCEMENT A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010. Work will be deemed to have commenced when the build has progressed to at least one of the following: For complex buildings - Foundations are constructed, and the structure of the lowest floor level is complete. For new buildings and horizontal extensions – Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed. For all other works – constructed 15% of the overall work. NOTICE OF COMPLETION A Notice of Completion is to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information: ▮ The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer. ▮ A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge. ▮ A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence). PARTY WALL ACT Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall: – Support of beam – Insertion of DPC through wall – Raising a wall or cutting off projections – Demolition and rebuilding – Underpinning – Insertion of lead flashings A Party Wall Notice is also required for: – Any excavations within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or – Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations, see diagram 7 in the following Government guidance, https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet#para_2b A Party Wall Agreement is to be in place prior to start of works on site. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications. EXISTING STRUCTURE Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control. BEAMS AND STRUCTURE Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer. STRAPPING FOR PITCHED ROOF Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845–1, straps to be screw fixed, built into walls at max 2000mm centres, and taken across a minimum of 3 rafters. Provide solid noggings between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1200mm galvanized metal straps or other approved to BS EN 845–1 (+A1:2016) at maximum 2m centres. STRAPPING OF FLOORS Lateral restraint to be provided where joists run parallel to walls. Floors to be strapped to walls at max 2.0m centres with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved, in compliance with BS EN 845–1 (+A1:2016). Straps to be taken across minimum of 3 joists and built into walls. Provide 38mm wide x ¾ depth solid nogging between joists at strap positions. FLAT ROOF RESTRAINT 100m x 50mm C16 grade timber wall plates to be strapped to walls using 1200mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres, straps to be fixed to internal wall faces. DORMER CONSTRUCTION To achieve minimum U value of 0.18 W/m²K Structure to Engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (minimum 1500 x 50mm) fixed to 400mm centres to Structural Engineer's details and calculations. Insulation between and over studs: 120mm Kingspan Koalltherm insulated plasterboard over. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides. DORMER FLAT ROOF (Imposed load max 1.0 kN/m² – dead load max 0.75 kN/m²) To achieve U value of 0.15 W/m²K Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 150mm Kingspan K107 between joists and 150mm Kingspan K107 over the roof. Provide restraint to flat roof by fixing using of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE. UPGRADING SOLID PARTY WALL To achieve min U-value 0.18 W/m²K The existing walls must be checked for stability and be free from defects, as required by Building Control. Provide a scratch coat render to existing wall surface. Insulate wall on the warm side using 100mm PIR insulation, e.g. Celotex G4000 insulation board, fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation. Fix a vapour control layer to the warm side of the insulation. Finish with 12.5mm plasterboard and a plaster skim. At the junction where the roof structure meets the party wall, install 60 minute fire-resisting cavity barriers or use a fire-stopping product such as fire-rated mineral wool batts or intumescent products. Eaves cavities and spaces behind fascias/soffits adjacent to party walls to be closed off with cavity barriers or fire-resisting material. Cavity barriers to be tested to BS 476 e.g. Rockwool Cavity Barriers or Knauf Firestop Slab.	NOTES	Copyright: ALL RIGHTS RESERVED THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM NORDEN QUANTITY SURVEYING AND CONSTRUCTION SERVICES LIMITED. DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR / SUB-CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO NORDEN QUANTITY SURVEYING AND CONSTRUCTION SERVICES LIMITED. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td>-</td><td>-</td><td>-</td></tr><tr><td>Rev.</td><td>Description</td><td>Dr'n</td><td>Chk</td><td>Date</td><td></td></tr><tr><td colspan="6">Norden Quantity Surveying and ConstructionServices LTD</td></tr><tr><td colspan="6">732 Edenfield Road, Norden, Rochdale, OL12 7YP</td></tr><tr><td>Contract</td><td colspan="5">NO.15 BRIAR STREET, ROCHDALE, OL11 4HD</td></tr><tr><td>Title</td><td colspan="5">PROPOSED FRONT AND REAR DORMERS</td></tr><tr><td>Scales</td><td colspan="2">N/A</td><td colspan="2">Sheet Size</td><td>A3</td></tr><tr><td>Drawn</td><td>-</td><td>Checked</td><td colspan="2">Date</td><td>01.07.2025</td></tr><tr><td>Org. No.</td><td colspan="2">DWG 6 OF 7</td><td colspan="2">Revision</td><td>0</td></tr></table>										-	-	-	Rev.	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