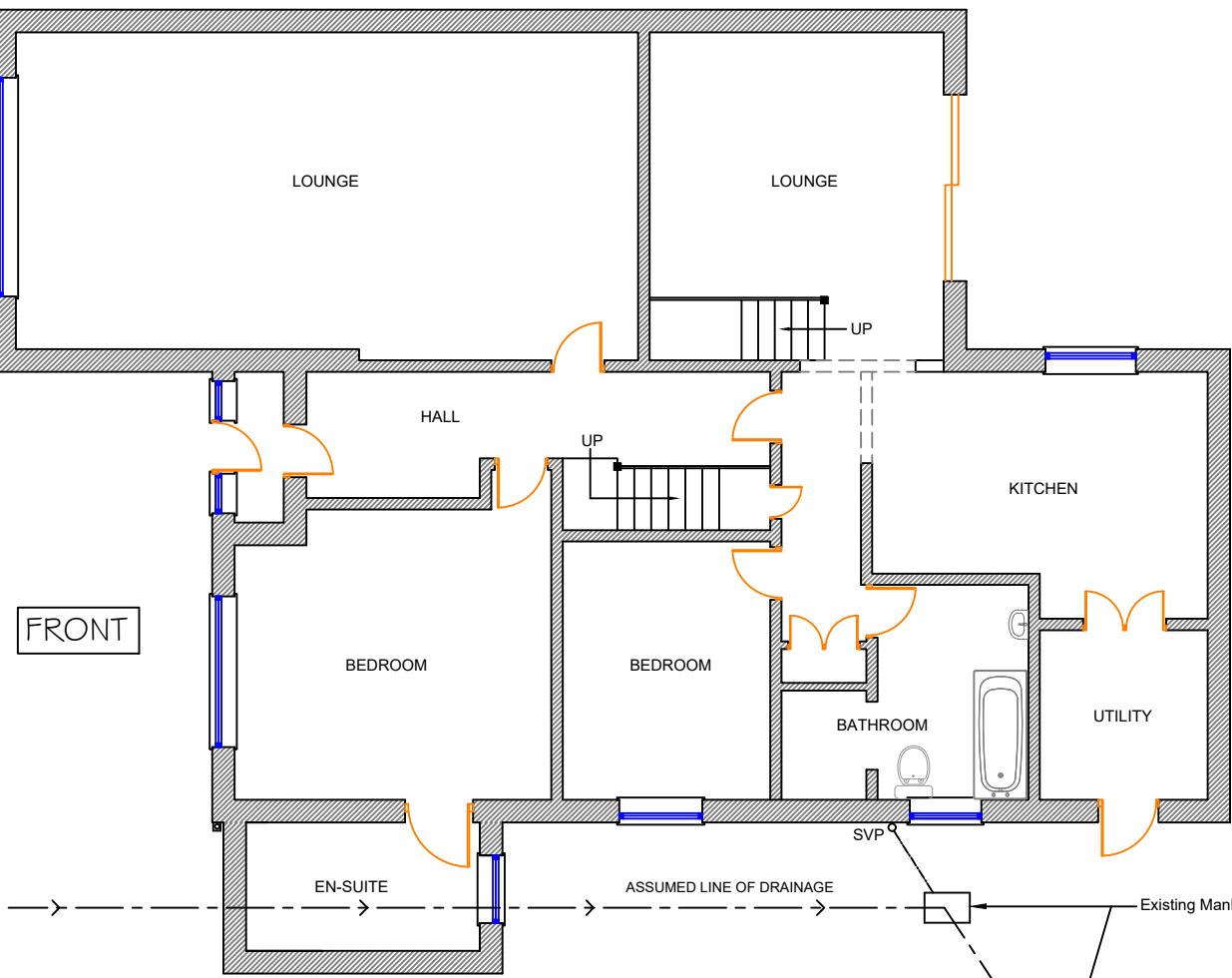




Proposed Ground Floor Plan (1:100)
(No change)

ALL STEELWORK FABRICATION
SUBJECT TO SITE MEASURE
AND CO-ORDINATION WITH
MAIN CONTRACTOR

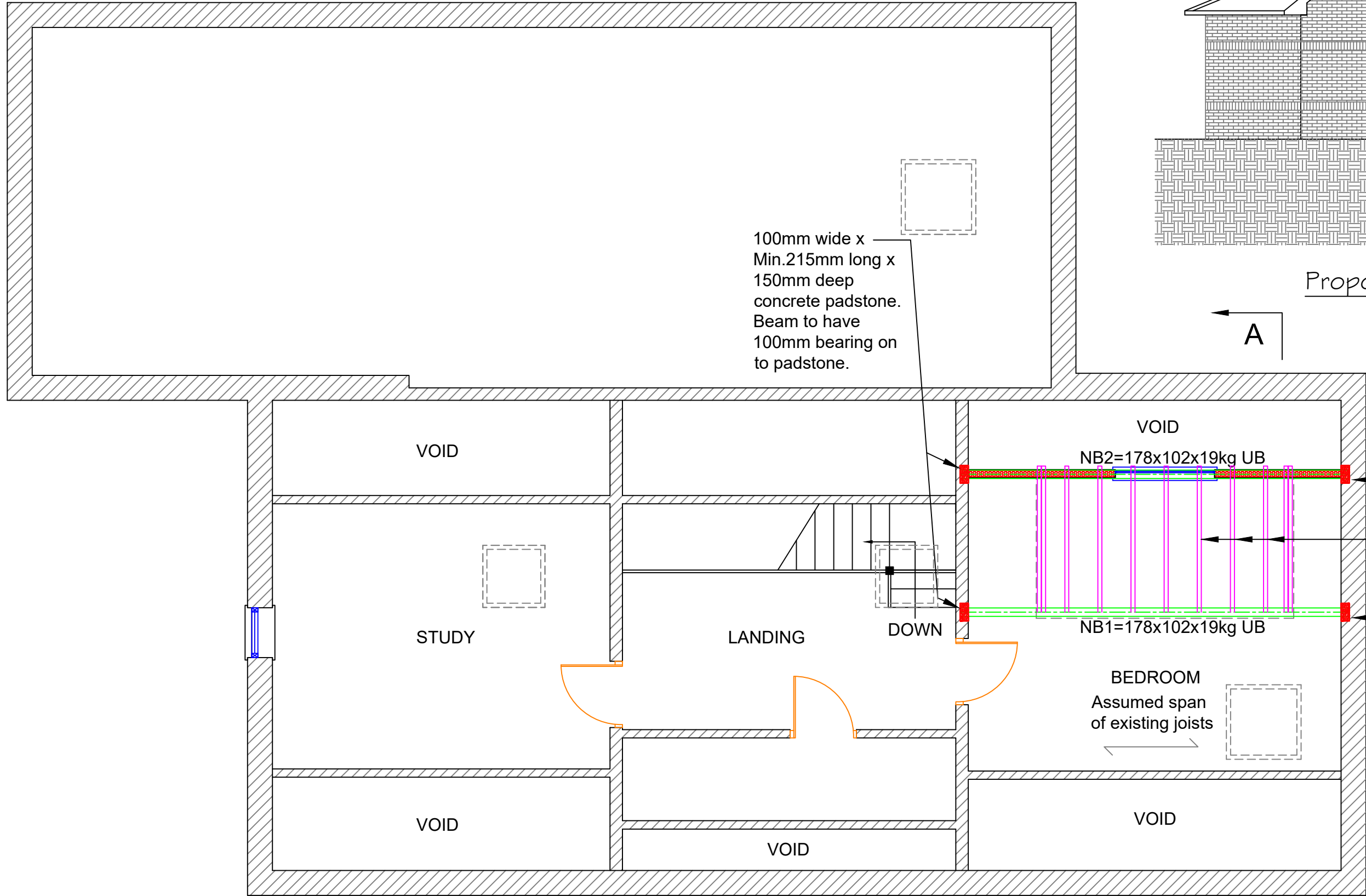
CONTRACTOR TO ENSURE
ADEQUATE TEMPORARY
PROPPING, NEEDLE
STITCHING ETC IS IN PLACE

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 the Building Control Officer.

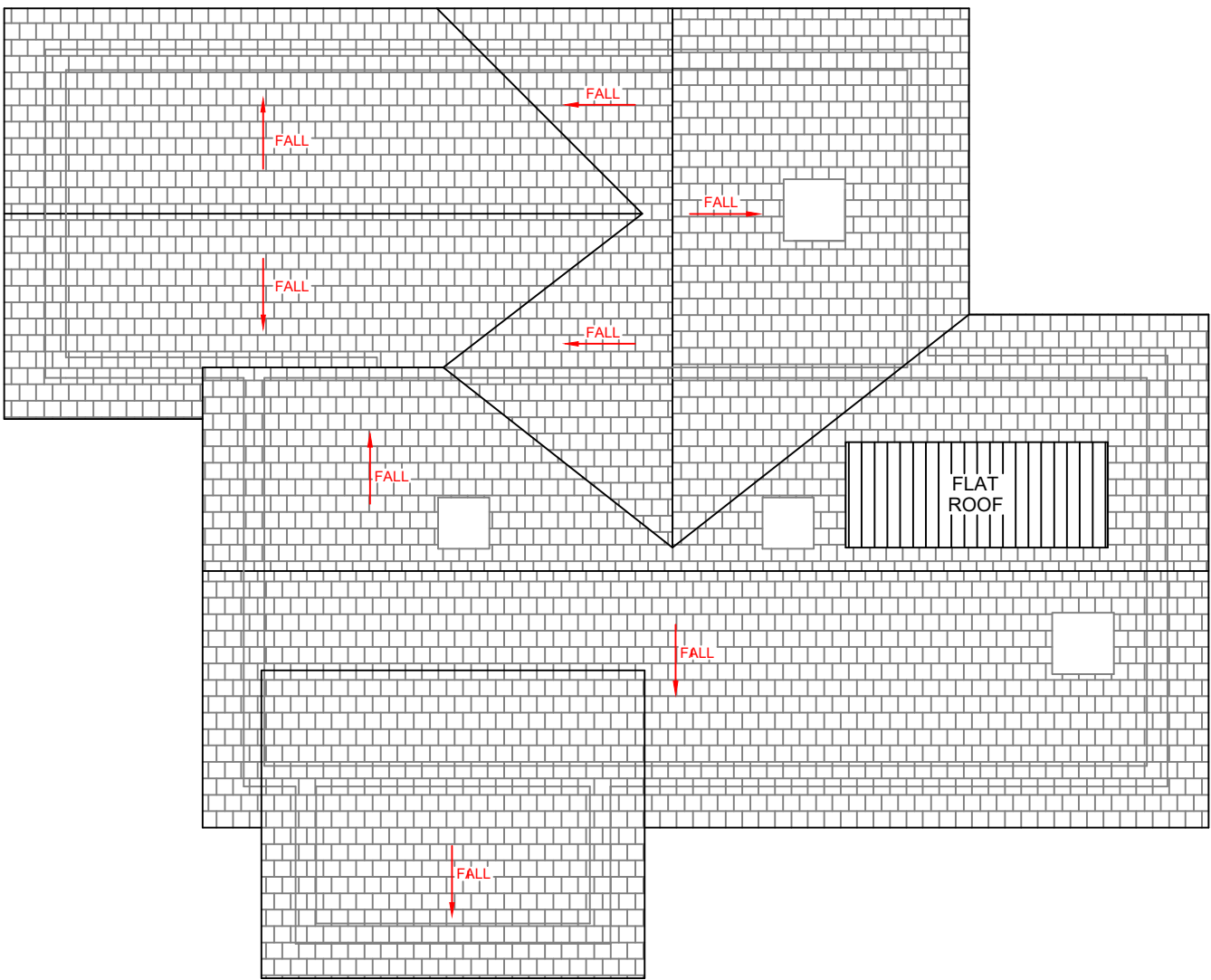
ALL NEW WINDOW FRAMES TO BE
GREY UPVC

ALL NEW FASCIA BOARDS, SOFFITS ETC TO
BE GREY UPVC.
ALL NEW RAINWATER GOODS, GUTTERS,
DOWNPIPES TO BE GREY UPVC

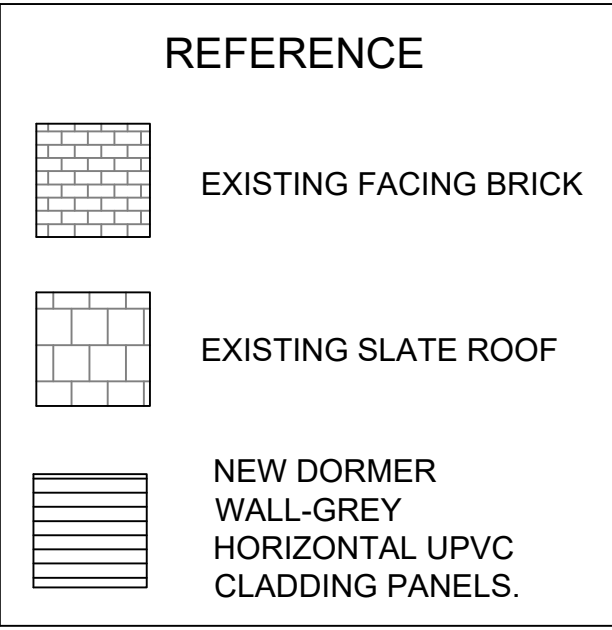
INTERNAL STUD PARTITIONS
75mm x 50mm softwood treated timbers studs at 400mm cts
with 50 x 75mm head and sole plates and solid intermediate
horizontal noggins at 1/3 height or 450mm. Provide min
10kg/m² density acoustic soundproof quilt tightly packed (eg.
Rockwool or Isowool mineral fibre sound insulation) in all
voids the full depth of the stud. Partitions built off doubled up
joists where partitions run parallel or provide noggins where
at right angles, or built off DPC on thickened concrete slab if
solid ground floor. Walls faced throughout with 12.5mm
plaster board with skim plaster finish. Taped and jointed
complete with beads and stops.



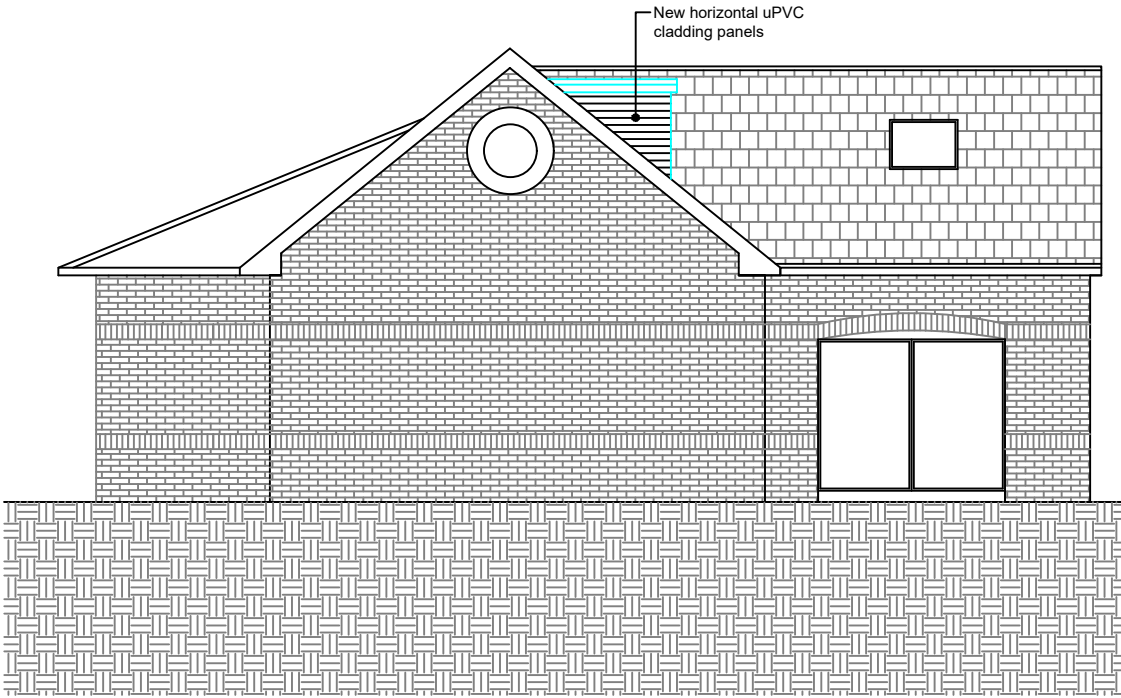
Proposed First Floor Plan (1:50)



Proposed Roof Plan (1:100)



Provide code 4 lead flashing and
cavity tray to all roof/wall abutments,
including dormer cheeks



Proposed West Elevation (1:100)

BUILDING REGULATION NOTES

All workmanship and materials to with the current editions of the Building Regulations, British Standards, Codes of Practice and Specifications.

All materials to be fixed, applied or mixed in accordance with the Manufacturers Instructions and Specifications.

All materials to be suitable for their purpose.
The Contractor to check all heights, levels & dimensions on site prior to works commencing.

DO NOT SCALE OFF THE DRAWINGS.

If there is any doubt regarding any aspects of the drawing contact the Agent immediately.

All statutory site inspections must be arranged by the Contractor, this is to include a completion inspection. A completion certificate is to be obtained at the end of the job.

It is the Building Contractors responsibility to submit all notices for Building Regulation Inspections before work is covered over and to comply with the inspectors requirements and receive his approval of the completed works.

EXISTING STRUCTURE

Any element of the existing structure that is to have any additional loading imposed, sue to the proposed works, is to be exposed to show the adequacy to support the extra loading, prior to work starting on site. This will include existing foundations and lintels over existing openings.

DEMOLITIONS

All demolition works (including forming openings in existing external walls) to be carried out in full accordance with BS 6817 and HSE Guidance notes GS29 1, 3 & 4. Operatives are to be suitably skilled to carry out such works. Any partly demolished sections of structure to be left in a stable condition with adequate temporary support at each stage of demolition All debris cleared away after demolition and site to be left in a clean and stable condition. Any drains which are still in use to be suitably protected at all times.

CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 1994

The Contractor to notify the Health and Safety Executive prior to start of work with a copy of notification to the Contract Administrator. The Contractor is to provide a copy of the Health and Safety Policy Statement to the Contract Administrator where appropriate.

STRUCTURAL TIMBER

All softwood structural timbers are to be C16 unless otherwise stated and pre-treated with preservative via double vacuum impregnation process
All certificates to be presented to the Contract Administration.
All cut ends to be treated by brush application on site.

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.

ELECTRICAL INSTALLATIONS

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent to do so. Prior to completion with council must be satisfied that either:

A: An electrical installation certificate issued under the competent person self certification scheme has been issued.

B: Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.

A competent person will have the sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained regulations and employ adequate testing equipment.

In the case of Option B only, the competent person must be a member of NICEIC OR ECA. In addition in the case of minor works (See Part P for definition) an electrician qualified to at least City and Guilds 2391 is considered a competent person. The person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installation being live.

HEATING

If possible the existing heating system to remain and extended and utilised if possible.

New gas boiler if required to be a condensing type boiler and classed as SEDBUK 90% Any work carried out on gas fired appliances, or central heating system can only be done so by a Gas Safe registered contractor.

Thermostats and/or thermostatic radiator valves are to be fitted inside the building in each room to the recommendations of the Heating Engineer and outside the building to prevent damage to the heating system by frost. Any alterations to heating/hot water system to be carried out by a Corgi registered engineer.
Client/Heating engineer confirm final location of boiler, boiler type etc.

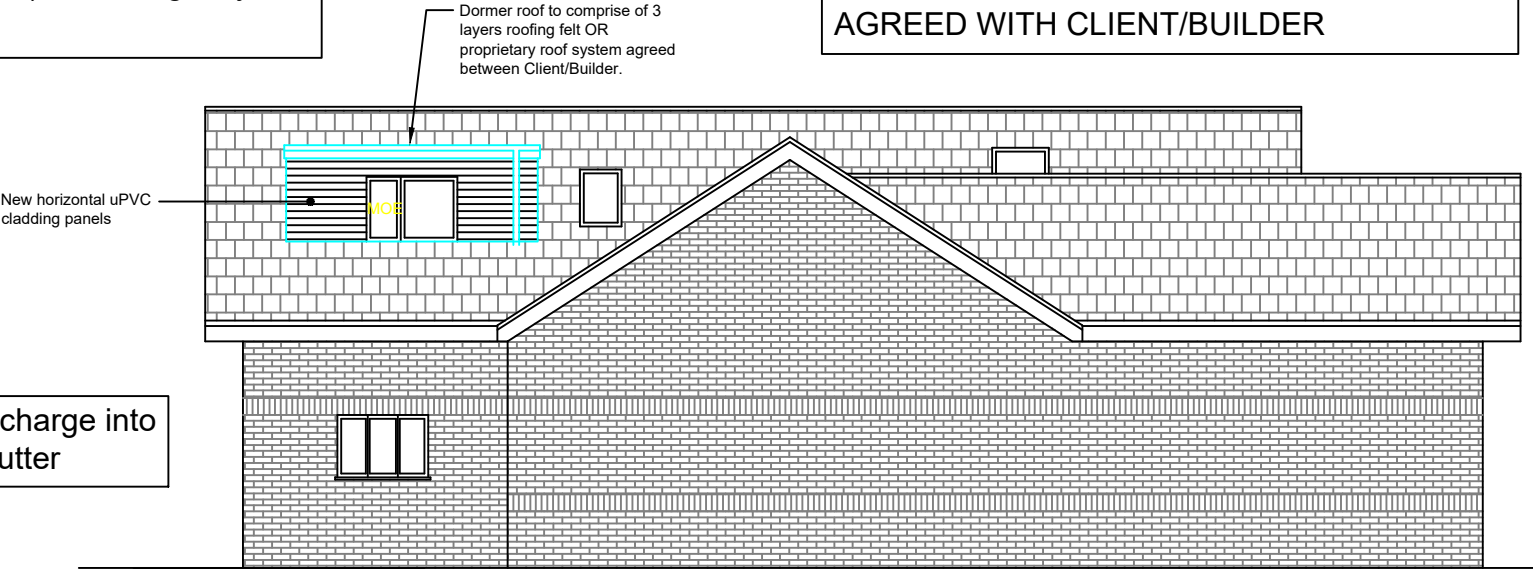
SERVICES

All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' to the satisfaction of the L.A. inspector.

MOE

All windows on first floor to habitable rooms to have standard ironmongery to allow min. clear opening of 0.33sq m (min 0.75m high & 0.45m wide) for emergency egress.

New RWP to discharge into existing eaves gutter



Proposed South Elevation (1:100)

CONFIGURATION OF NEW WINDOWS TO BE
AGREED WITH CLIENT/BUILDER

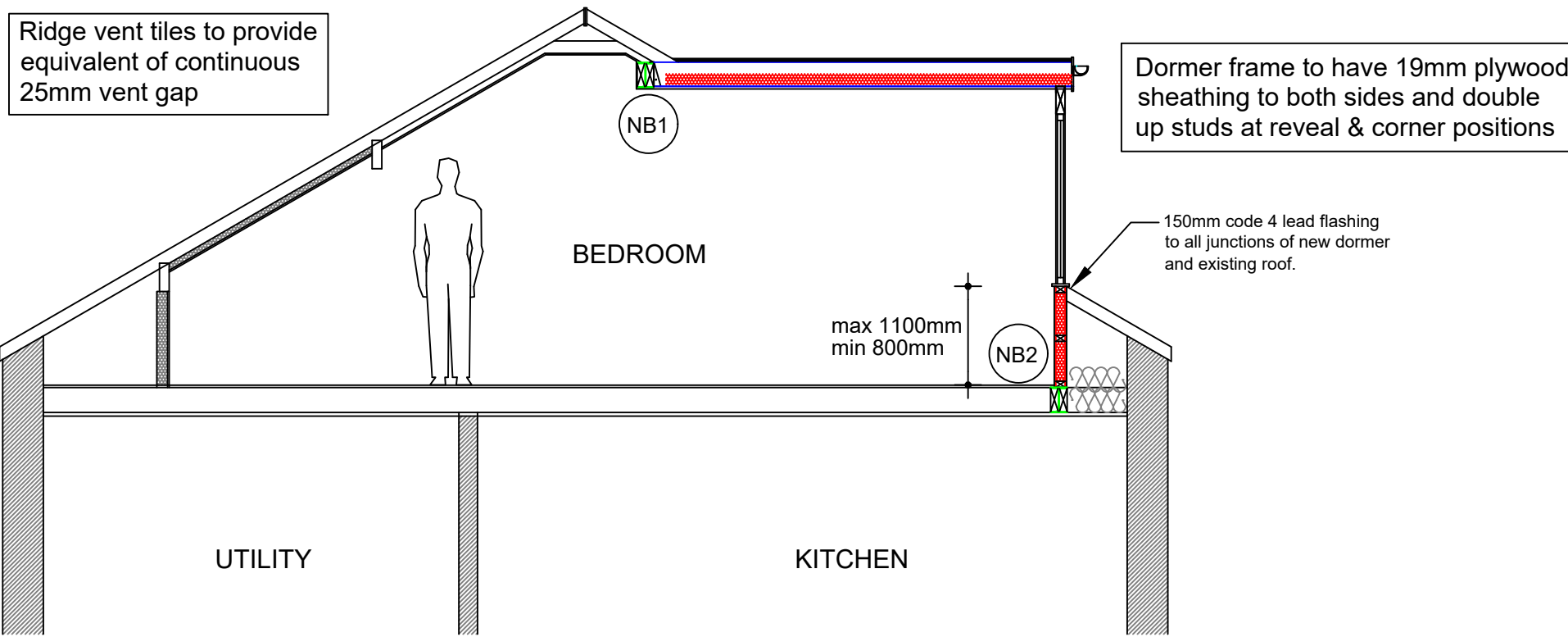
Dormer sole plates to be 100x50mm C16 continuous timber members strapped with 30x5mm wall straps x 1000mm long at 500mm c/c. Sole plate to be bolted to existing masonry with Min. M8 bolts at 500mm c/c.

Ridge beam to have 12.5mm Gyproc Fireline board encasement

fit vent tiles to roof e.g. Glidevale roof cowl, or ridge vent equal to 5mm continuous, and eaves ventilation equal to 25mm continuous where required.

Ridge vent tiles to provide equivalent of continuous 25mm vent gap

Dormer frame to have 19mm plywood sheathing to both sides and double up studs at reveal & corner positions



Proposed Section (A-A) (N.T.S)

SCALE AS SHOWN AT A1

GENERAL NOTES

- All dimensions are in millimetres unless otherwise noted.
- Contractor to be responsible for checking all dimensions on site prior to work commencing.
- All work to be carried out in accordance with British Standards and Codes of Practice.
- Contractor to be responsible for all necessary temporary support and bracing to ensure stability of the building during the works.

STEELWORK

- All steelwork to be new and grade S355 unless otherwise noted.
- All bolts to be grade 8.8.
- All welds to be 6mm fillet unless otherwise noted.
- All steelwork to be blast cleaned to Sa 2.5, steelwork to receive two coats of zinc phosphate primer except where encased in concrete. Any damage to be touched up on site.
- Steelwork to be provided with 2 layers of 12.5mm plasterboard & skim to give ½ hour fire protection.

PADSTONES

- Concrete padstones to be grade 35 with 20mm nominal maximum size of aggregate.
- Concrete to be fully compacted using suitable mechanical vibration.

DORMER CONSTRUCTION:

THREE LAYERS ANDERSON HT FELT WITH MINERAL FINISH, OR FIRESTONE EPDM RUBBERCOVER ON 19mm DECKING BOARD, ON SW FIRRINGS TO 1:80 FALL, ON 147x47mm FLAT ROOF JOISTS @ 450C/C. FELT/ RUBBERCOVER TO BE TAKEN UP UNDER ROOF TILES. 100mm KINGSPAN KOOLTHERM K7 RIGID INSULATION BOARD BETWEENJOISTS LEAVING A MINIMUM OF 50mm AIR GAP ABOVE. 62.5mm KINGSPAN K118 COMPOSITE BOARD BELOW RAFTERS. GUTTER SCREWED TO FASCIA BOARD @ 1000mm C/C. VENTILATION STRIP/VENTS EQUAL TO 25mm CONTINUOUS GAP FITTED TO SOFFITS. DORMER WALLS/CHEEKS OF 100x50mm SW STUDDING FRAMEWORK FACED EXTERNALLY WITH VERTICAL HUNG TILES ON SW BATTENS, ON BREATHER VAPOUR CONTROL MEMBRANE, ON 19mm EXTERNAL GRADE PLYWOOD FIXED TO STUDDING. INSULATION TO BE 100mm KINGSPAN KOOLTHERM K7 RIGID INSULATION BOARD BETWEEN STUDDING AND 32.5mm KINGSPAN KOOLTHERM K118 COMPOSITE BOARD FIXED TO INNER FACE. 100x100mm POSTS TO CORNERS AND EACH SIDE OF WINDOWS. 200x50mm HEADERS TO WINDOWS. DORMER CHEEKS WITHIN 1 METRE OF THE BOUNDARY TO ADJACENT PROPERTIES TO HAVE 6mm FIREBOARD EG. MASTERBOARD FIXED TO EXTERNAL FACE OF PLY. WALLS TO BE BUILT UP OFF RSJ AND EXISTING INNER LEAF OF BRICKWORK, CHEEKS OFF NEW DOUBLED UP, BOLTED TOGETHER 200x50mm RAFTERS. ALL LINTELS SUBJECT TO ADDITIONAL LOADS TO BE EXPOSED AND ASSESSED FOR SUITABILITY TO SUPPORT EXTRA LOADING. 150mm LEAD FLASHING TO ALL JUNCTIONS OF DORMER WALL, CHEEKS AND EXISTING ROOF.

REV.	DESCRIPTION	BY	DATE
A	Velux rooflight's shown on first floor plan as requested.	S. King	Feb. 2025

Client
Mr. M. Dupelycz

Job
4 Oulder Mount, Rochdale. OL11 5LL.

Drg
Construction of Dormer Roof to South Elevation (Proposed plans, elevations & location plan)

Drawn	Date	Scale
S.King	March 2022	As Shown
Job No.	Drg No.	
D22.03.33	BREG02A	

Gamble King and Noone Ltd
Consulting Structural Engineers & Building Surveyors.

5 Queen Street
Oldham
OL1 1RD
Tel: 0161 652 1183
Mobile: 07756 902 604
07725 145 369