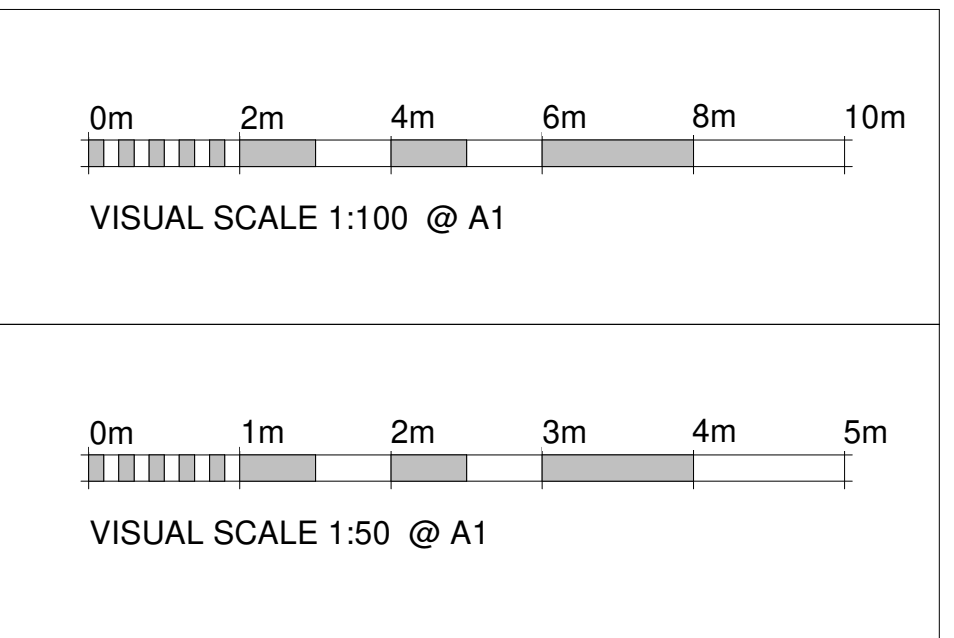
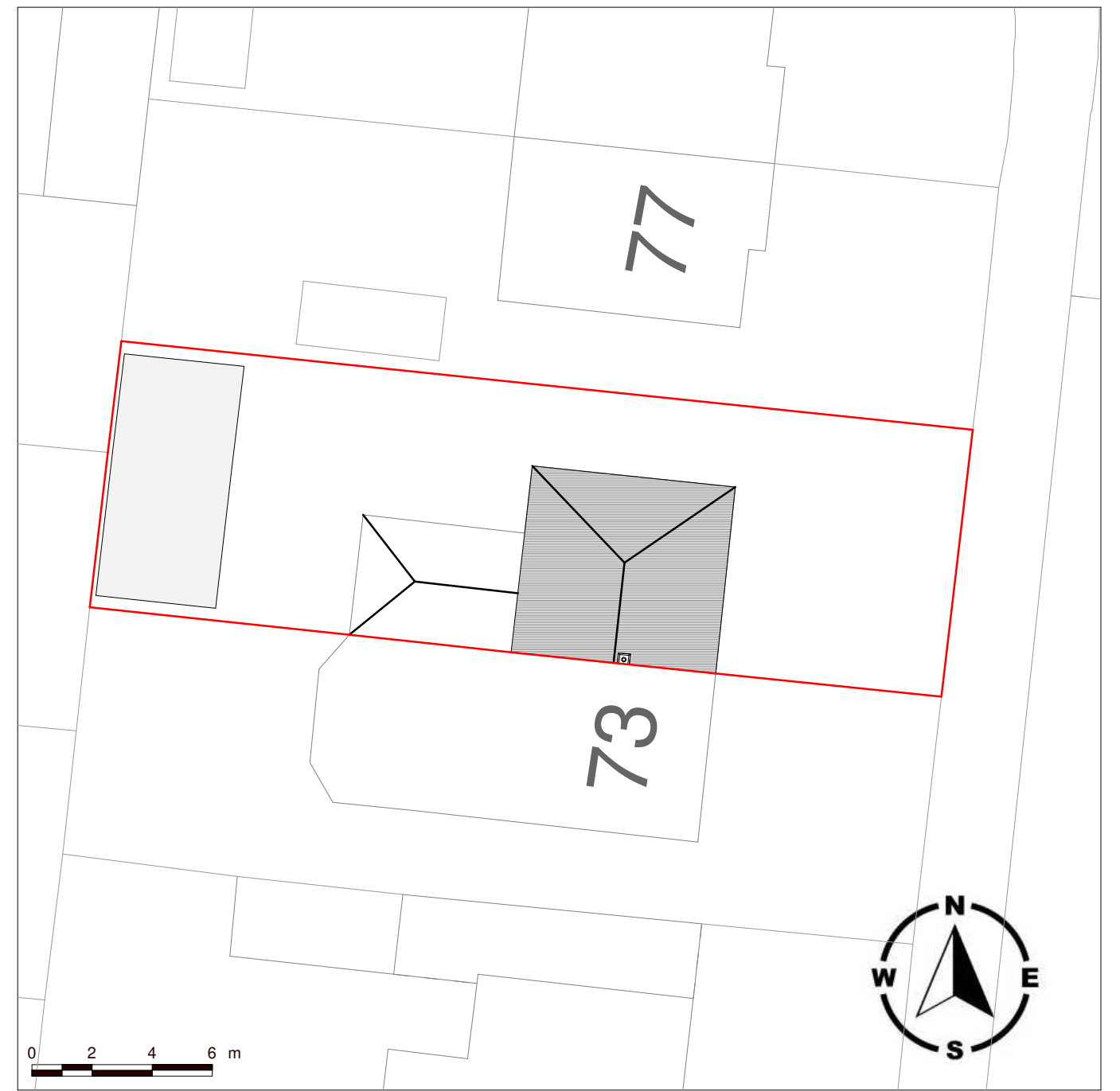
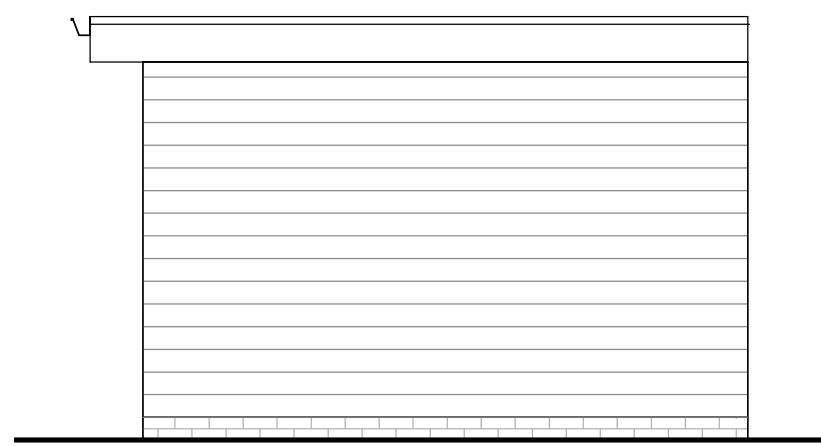
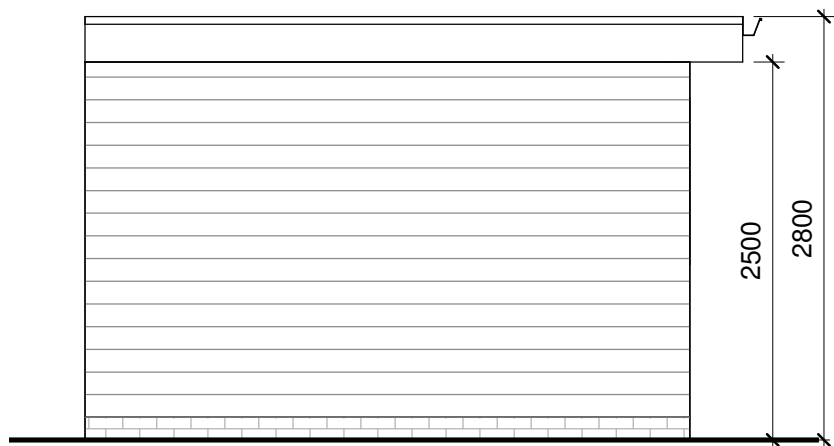
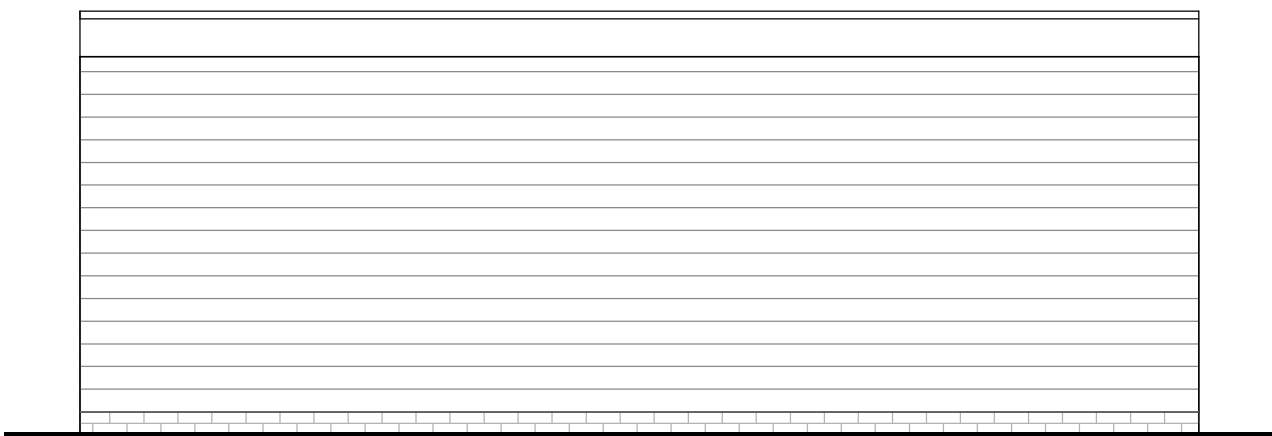
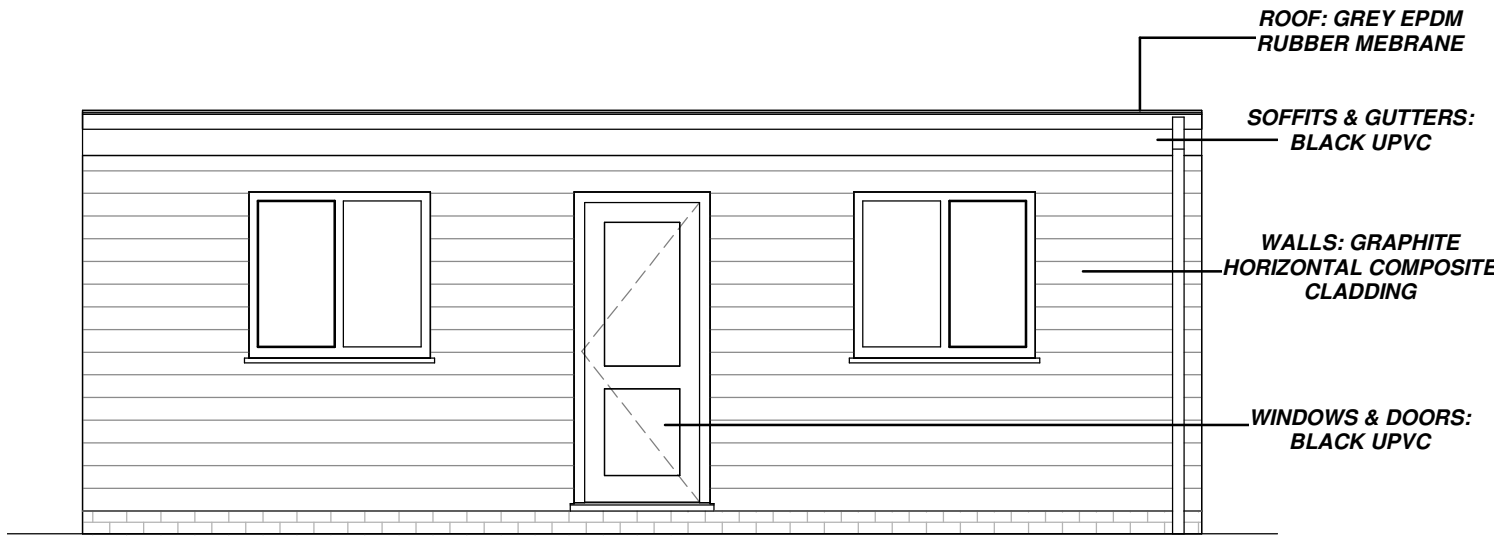
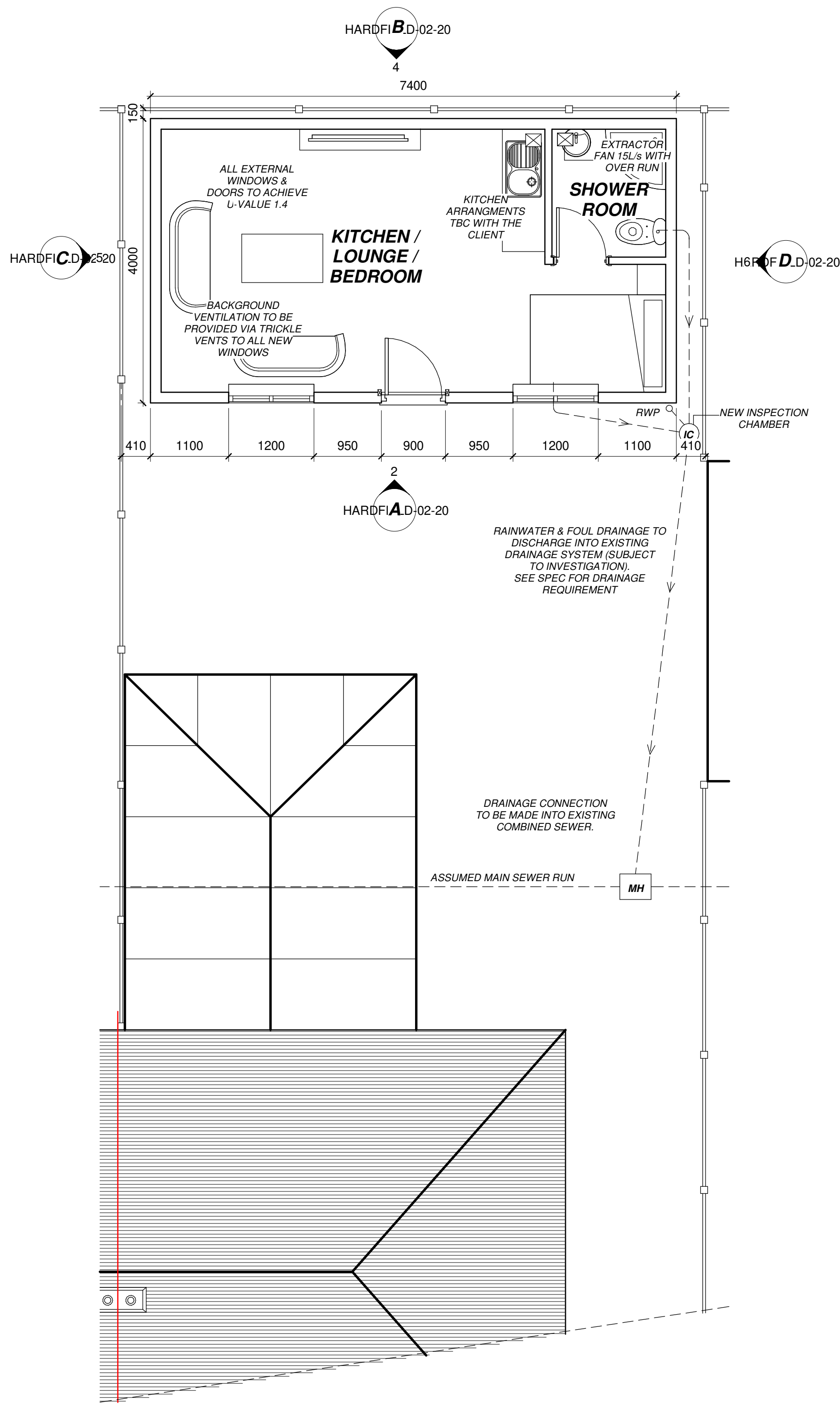




Please note that these drawings are for the purpose of obtaining Building Control Approval and Planning Consent and is not a working drawing. All dimensions are guides only and it is the contractor's responsibility to check all measurements on site prior to or during the course of construction. The contractor is to be responsible for all setting out.

The owner has a duty to serve a party wall notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if work involves excavation within 3m of a neighbouring building. a party wall agreement/award should be formalised before commencement of the works.

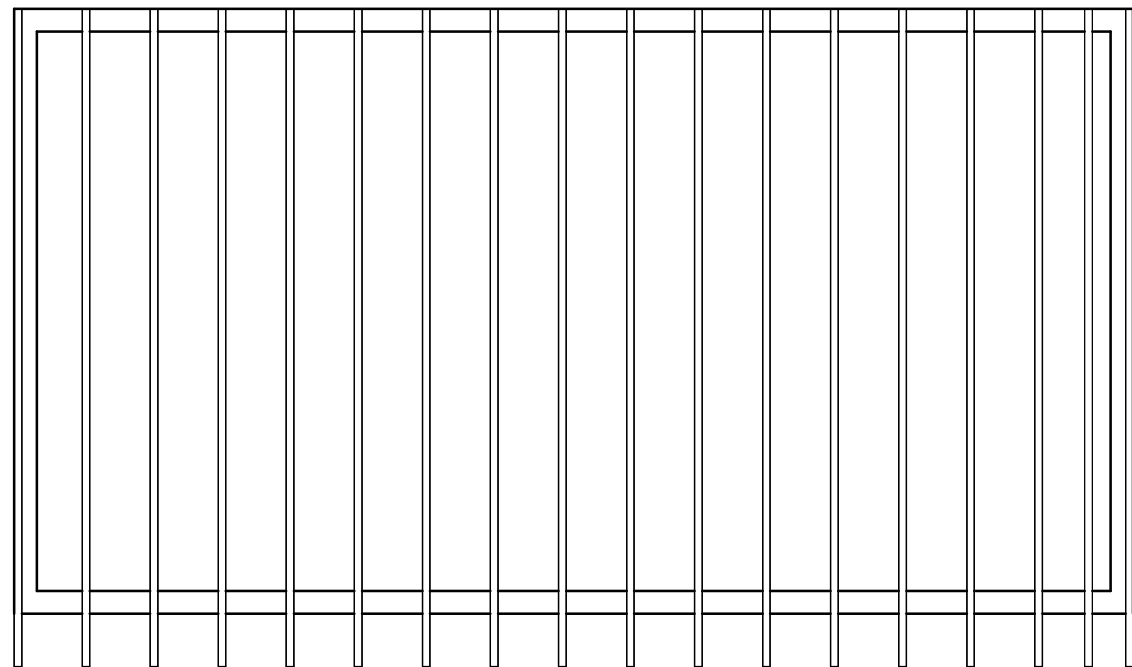
CDM Regulations all parties must abide by the construction design and management regulations 2007. It is the clients responsibility to appoint a competent CDM co-ordinator on all projects that are notifiable to the H&S executive 9 more than 500 man hours or longer than 30 days. Domestic clients are not notifiable but CDM regulations do still apply.

ALL DOORS, WINDOWS, ROOF AND WALL APPEARANCE TO MATCH THE EXISTING OF THE BUILDING

BOUNDARY LINE

FLAT ROOF TO BE EXTERNALLY FINISHED USING 22MM OSB BOARD AND THE FINISHED WITH GREY EPDM RUBBER MEMBRANE LAID IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS

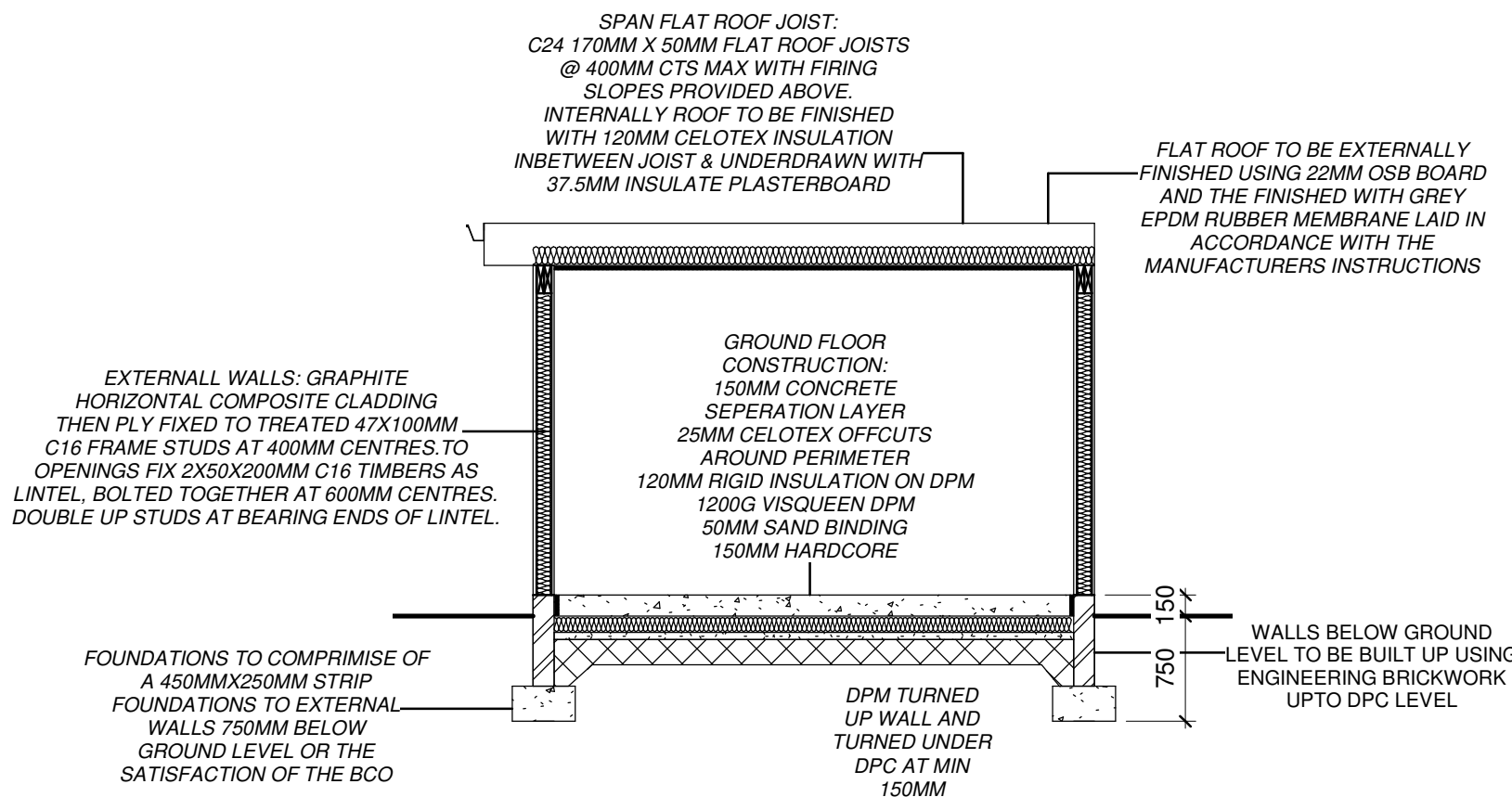
50X25MM BATTENS TO BE INSTALLED OVER FLAT ROOF JOIST HORIZONTALLY TO PROVIDE CROSS FLOW VENTILATION. 50MM OVER HANG TO BE PROVIDED FOR LEAVES VENTILATION



Proposed Roof Structure Layout
1 : 50

SPAN OF FLAT ROOF JOIST: C24 170MM X 47MM FLAT ROOF JOISTS @ 400MM CTS MAX WITH FIRING SLOPES PROVIDED ABOVE. INTERNALLY ROOF TO BE FINISHED WITH 120MM CELOTEX INSULATION INBETWEEN JOIST & UNDERDRAWN WITH A 37.5MM INSULATED PLASTERBOARD

A 350MM OVER HANG TO BE PROVIDE WITH SOFFITS OR CIRCULAR VENTS INSTALLED



Erection of a rear outbuilding ancillary to the main dwellinghouse

Proposed

75 Hardfield Road, Middleton, Manchester, M24 1JA

Page Size A1

Date 16/02/2026

Client Mary McDonagh

HARDFIELD-02-20

Scale As indicated