

Party Wall etc. Act 1996 to apply as necessary

and building owner or contractor must serve all necessary notices to all adjoining owners prior to commencement of the work in accordance with the Act. Exact position of walls and boundaries to be determined on site and no part of proposed works to encroach any boundary without written permission of adjoining owners.

Additional volume to be created above existing roof level not to be exceed 30 cubic meters to fall within permitted development.

Proposed new rear dormer roof extensions set back minimum 200mm from eaves and with tile hanging to match existing roof.

Vertical tiles cladding
matching to match with
existing roof.

Obscure glaze
window

Min 200mm

PROPOSED SIDE ELEVATION

New ridge to match existing, ridge beam as per engineer design

New roof to be tiled with the tiles to match existing 50x100mm rafters at 400mm c/c

Dormer walls to have vertical tiles cladding matching with existing roof.

Double rafters and trimmers
to Velux roof windows

Vertical tiles cladding
matching to match with
existing roof.

Obscure glaze
window

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION

PURPOSE OF ISSUE

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

BUILDING CONTROL

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION. NECESSARY FOR THE PROPOSED WORKS TO BE CARRIED OUT.
- (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK ON SITE AND REPORT ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY LAB/C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL.
- (13) ALL DRAINAGE AND FOUNDATION'S PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3:1985.
- (16) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (17) THE BCO'S APPROVAL AND SATISFACTION.
- (18) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (19) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (20) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

– CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
– DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE. THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² K AND U-VALUE OF WINDOWS TO BE 1.6w/m² K, & EXTERNAL DOOR 1.8w/m² K (I.E.: CONSTRUCTED AS INDICATED).
– WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TYPE, THE EXISTING FLOOR JOISTS ARE TO REMAIN IN PLACE FROM EXISTING VENTS WITH 100mm BE EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN – THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
– INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

PROJECT
240 Manley Road,
Whalley Range

CLIENT

DRAWING TITLE

Proposed Elevation

JOB No

DRAWING No

NA-B03

SCALE

DATE

REVISION

1:50@A2

Dec 2021

t: 0782 895 3405

e: niamarf@hotmail.co.uk

na design