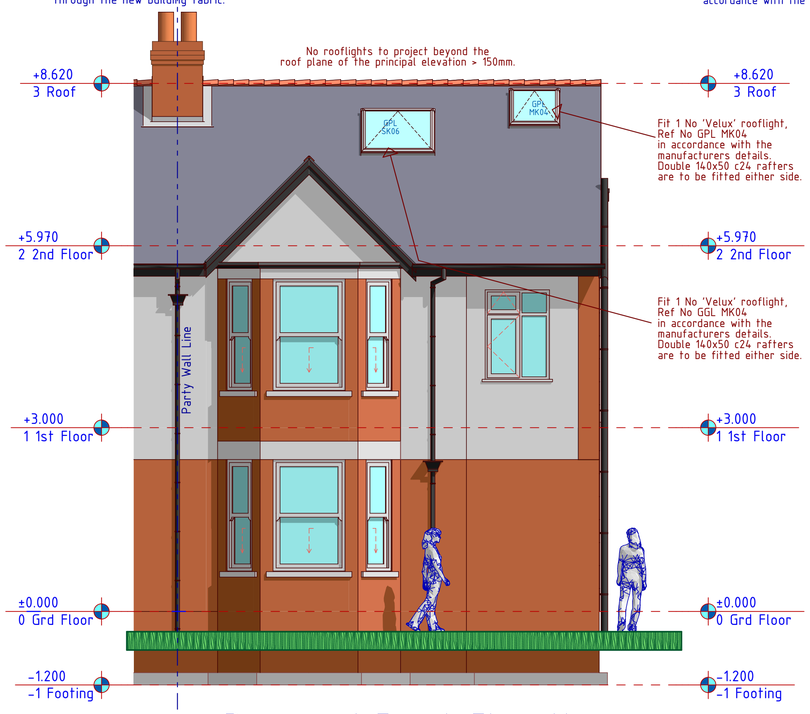
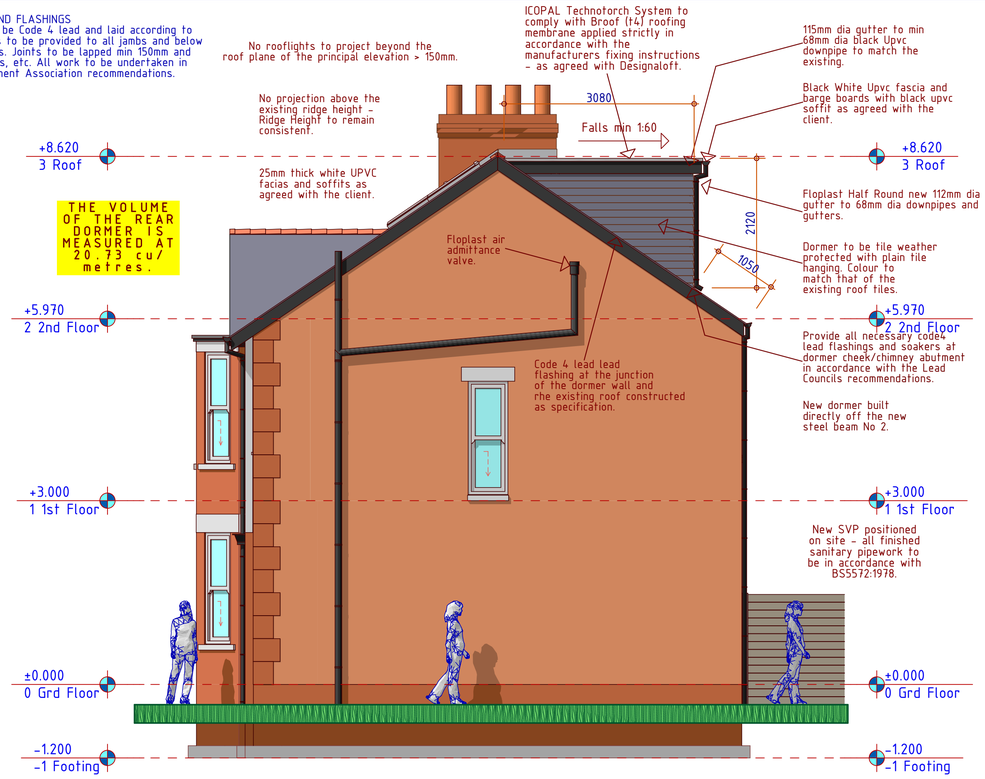
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

LEAD WORK AND FLASHINGS
All lead flashings, and/or soakers to be Code 4 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.



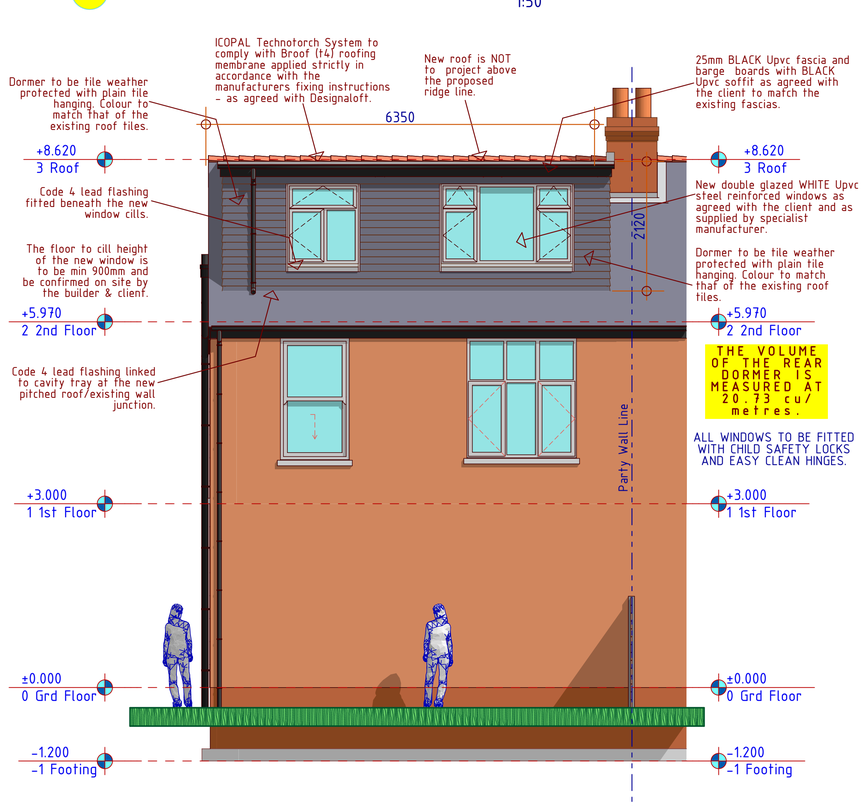
Proposed Front Elevation

1:50



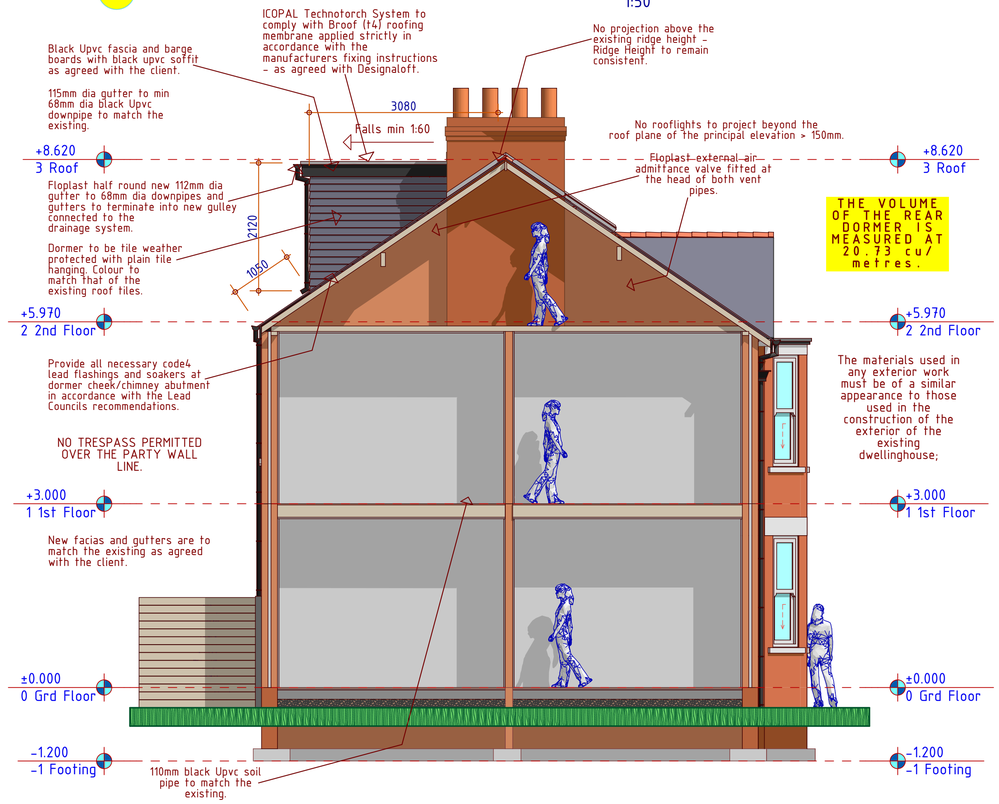
Proposed Side Elevation 1

1:50



Proposed Rear Elevation

1:50



Proposed Side Elevation 2

When looking from the neighbouring property. 1:50

CLIENT :
MICHAEL PIMLOT
10 Manor Ave, whalley Range, Manchester, M16 8DX.
THE CONSTRUCTION OF DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE + 2No VELUX ROOLIGHTS TO THE FRONT ROOF SLOPE.

5 4 3 2 1 0

Scale Bar 1:50

Ref No: 3350/002
26/05/25

All dims are to be checked on site by builder.

DORMER - CALCULATED VOLIME
The volume of the dormer loft conversion is measured at 20.73 cu/metres which is SIGNIFICANTLY below the permitted volume of 50 cu/metres for a semi-detached dwelling - IT IS HOWEVER NOTED THAT THE DWELLING IS WITHIN THE WHALLEY RANGE CONSERVATION AREA AND AS SUCH IS NOT CONSIDERED TO BE PERMITTED DEVELOPMENT.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

STEEL BEAMS:
The method of carrying out the safe and secure temporary support of the existing building structure whilst building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.
Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 15.0mm Gyproc fireline board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.

GENERAL:
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. This drawing must be read with and checked against any structural or specialist drawings provided.
3. The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
4. No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
6. All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
7. Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.

HEATING:
Suitable heating and provision of hot water to be provided to the proposed new building work/extension/conversion. 'Gas Safe' registered plumber to design, install, inspect and test to all appropriate 'gas safe' regulations the new/extended system and ensure full satisfactory working performance to the owners requiements. Plumber to liase completely with owner at all times and submit all required documentation to Approved Inspector upon completion of work.
All radiators to be fitted with thermostsatic radiator valves.
All work to be carried out by a 'Gas-Safe' approved installer, to Gas Board Regulations and provisions and Approved Dooment J.
Installing plumber to notify the Approved Inspector, not later than 30 days after compleﬁon, that the building services have been commissioned in accordance with a procedure aproved by the Secretary of State.
All qualified boilers to have an 'SEDBUK' value/band of of '90%, band a'.
All pipework, incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40 mm of insulating material (min conductivity 0.045 w/mk.)
All work to be carried out by a 'Gas Safe' certified engineer/ plumber.