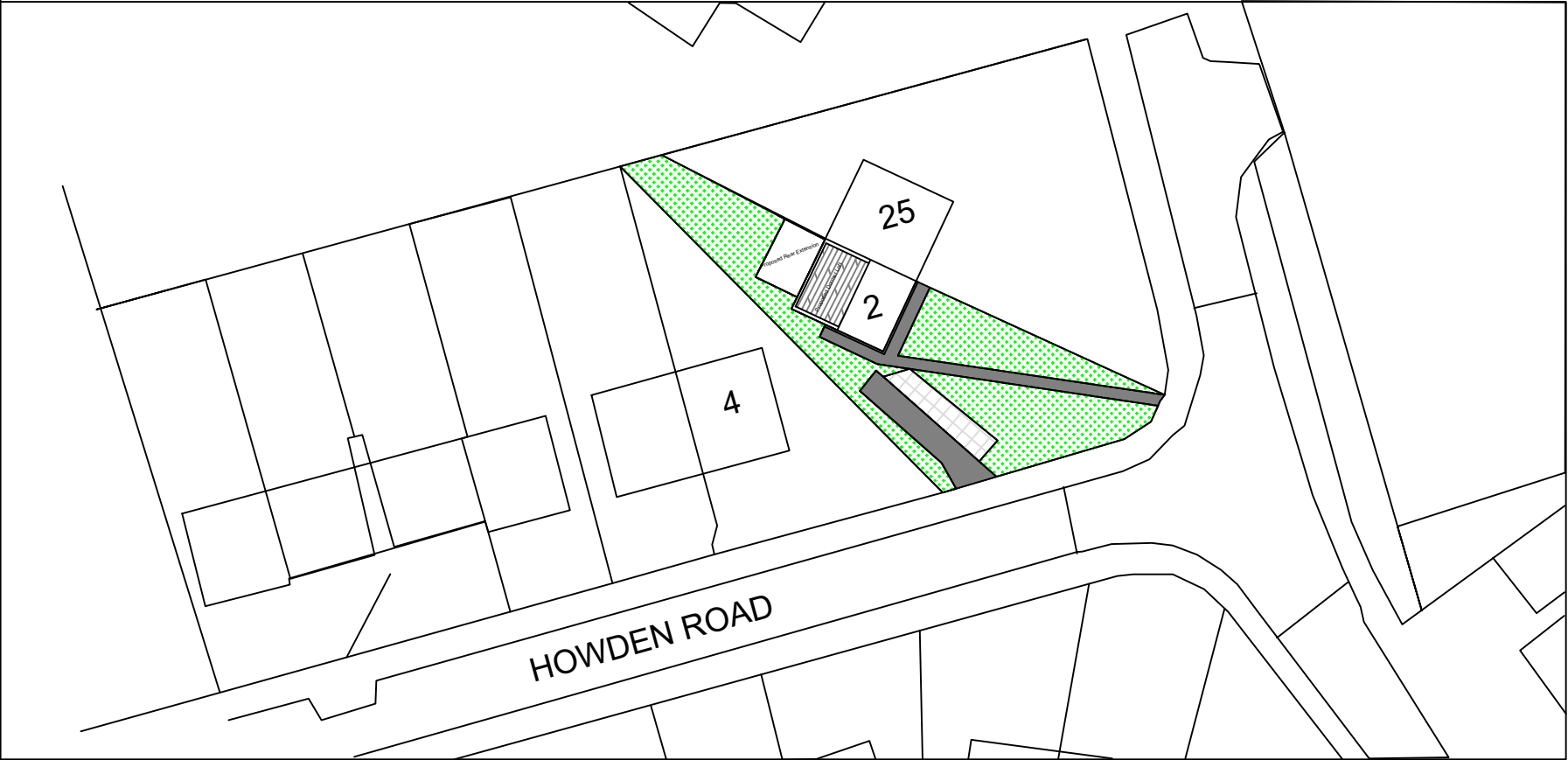
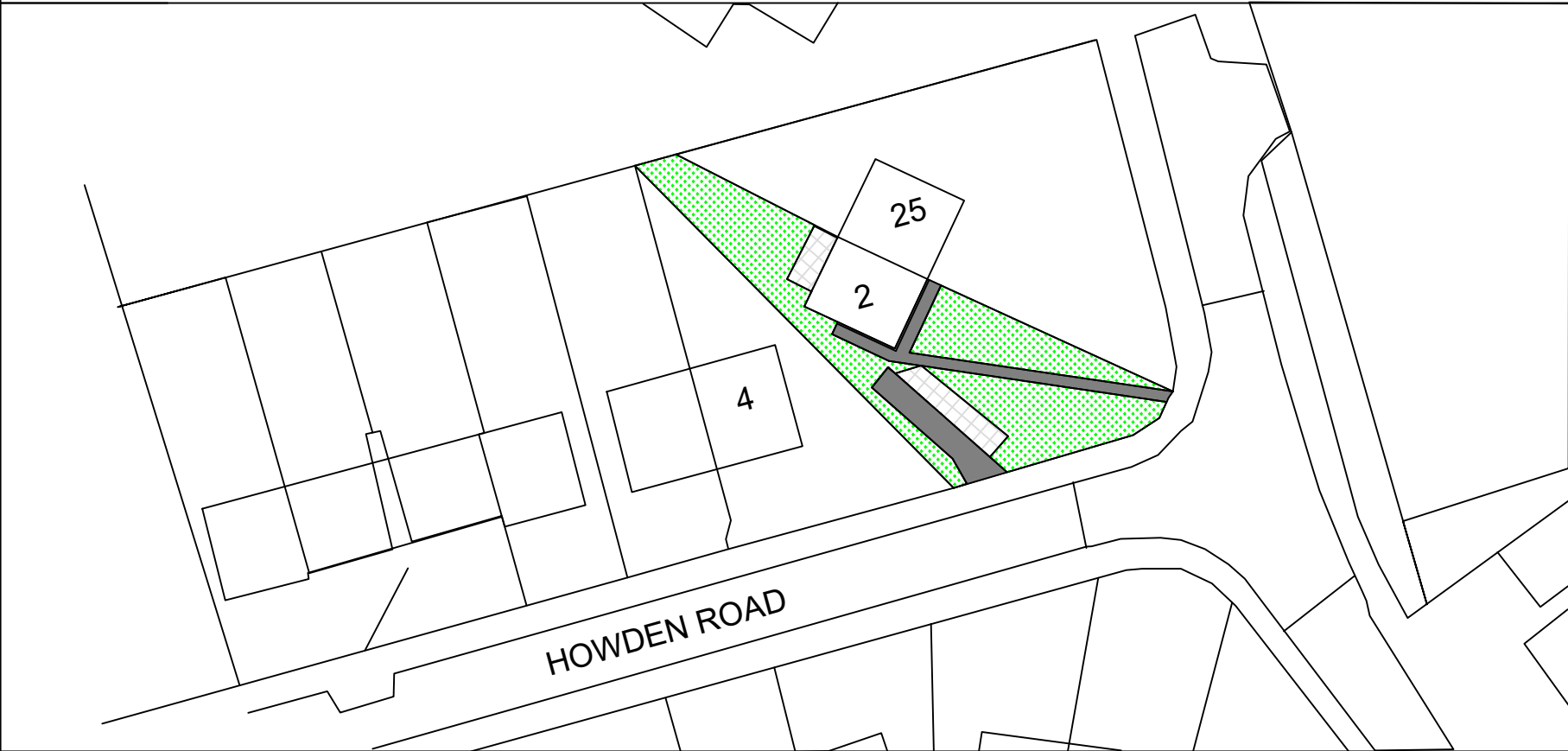




ARCHITECTURAL NOTES

General Construction Requirements:

- All works to comply with current **Building Regulations** and **Planning Permission** conditions.
- Structural elements to be designed and approved by a **structural engineer**.
- Contractor to verify all dimensions on-site before construction begins.
- All materials to match or complement the existing building where applicable.

Single-Storey Rear Extension:

Foundations:

- Minimum **strip foundations** at depth suitable for site conditions.
- Increased depth required if near existing **trees or drainage systems**.
- **Party Wall Agreement** required if construction affects neighboring property.

Walls & Insulation:

- **Cavity walls** with **100mm insulation** to achieve required U-values.
- **Damp-proof course (DPC)** installed **150mm above ground level**.

Roof:

- **Flat or pitched roof** to match existing property aesthetics.
- **Insulated roof construction** to comply with thermal efficiency standards.
- Adequate drainage with **lead flashing** at junctions with main building.

Windows & Doors:

- **Double-glazed, thermally efficient units** to meet energy efficiency requirements.
- Lintels to be sized according to **structural engineer's specifications**.
- **Bi-fold/sliding doors** to have **adequate threshold drainage**.

Drainage:

- Existing drainage routes to be inspected and diverted if necessary.
- **Rainwater goods** to be connected to the existing system with suitable capacity.

Dormer Loft Conversion:

Structural Considerations:

- **New floor joists** to be installed per **structural engineer's** calculations.
- **Steel beams** may be required to support new floor and dormer structure.

Roof & Dormer Construction:

- **Timber-framed dormer** with **insulation** to meet energy efficiency standards.
- Roof covering to match existing property (**tiles/slates as appropriate**)
- **Lead flashing** to be installed at all junctions with the main roof.

Windows & Fire Safety:

- **Escape-compliant dormer windows** to be installed per **Building Regulations**.
- **Fire-rated doors** and **interlinked smoke alarms** to be installed in accordance with Part B.

Staircase Access:

- **Minimum 2m headroom** clearance at the highest point.

Stair gradient and handrails to comply with **Part K of Building Regulations**

Address:
2 Howden Road, Manchester M9 0RQ
Drawing Title:
Existing and Proposed Site Layout Plan
Scale
1:500 @ A3-Rev A 29.05.25