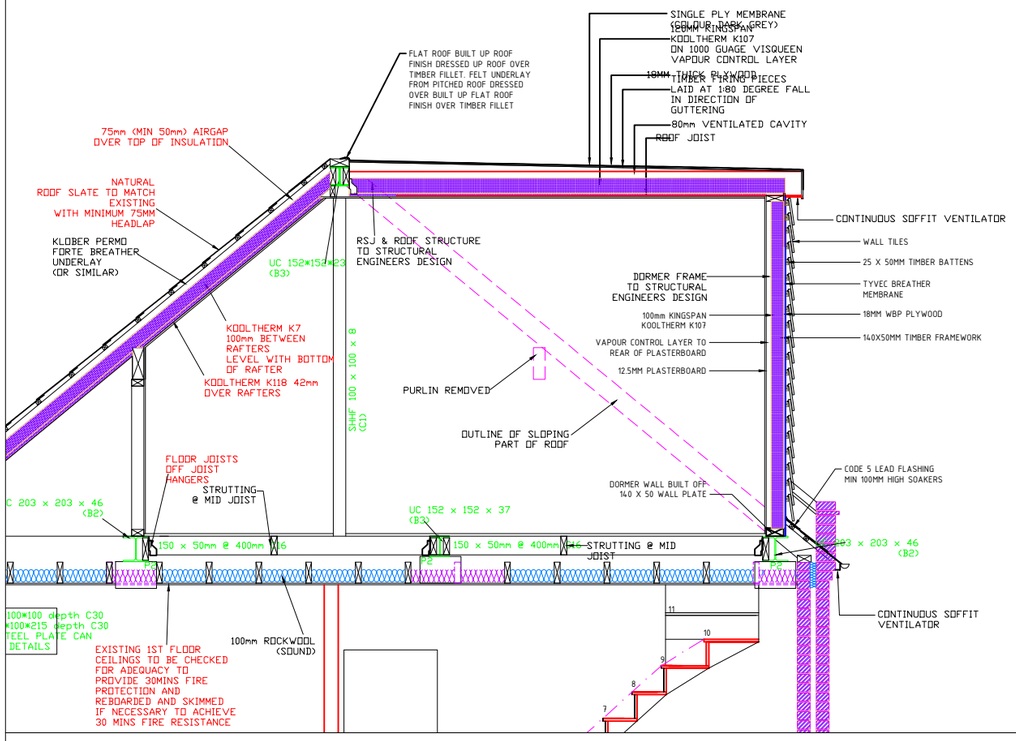
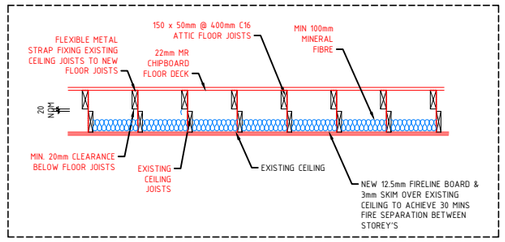
12 Section Details Plan

Scale 1:50@A3



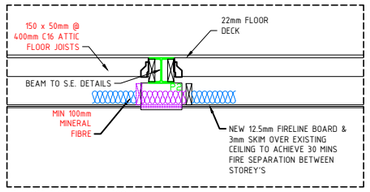
13 Section Details Plan (New Floor)

Scale 1:50@A3

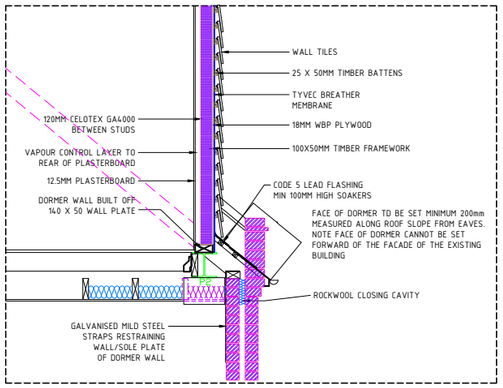


Second Floor Check fixing and condition of existing wall plate, repair/ provide additional restraint straps where necessary. 22mm tongued and grooved flooring grade C4 chipboard to BS 5669 on softwood joists to sizes shown. Herring bone strutting between joists at mid span. Double joists under partitions. Where generally chipboard floors, bathrooms to have vinyl sheet on 22mm external quality WBP plywood. Joists supported by packing out existing wall plate to give 20mm clearance above existing ceiling. Provide 100mm mineral fibre quilt with a minimum density of 10kg/M² for sound insulation and to provide half hour fire resistance held in position with 38 x 25mm battens. Allow for straps from existing ceiling joists to new floor joists as required. Restraint by 1200mm long x 30x5mm galvanised steel straps at max. 2000mm centres to connect new gable walls to floor joists screwed to 3no. joists /rafters with 50x50 noggins and built into walls. If required allow for new 12.5mm fireline board and skim to ceiling. Screw joists to existing wall plate.

NEW LOFT FLOOR DETAIL 1:50@A3



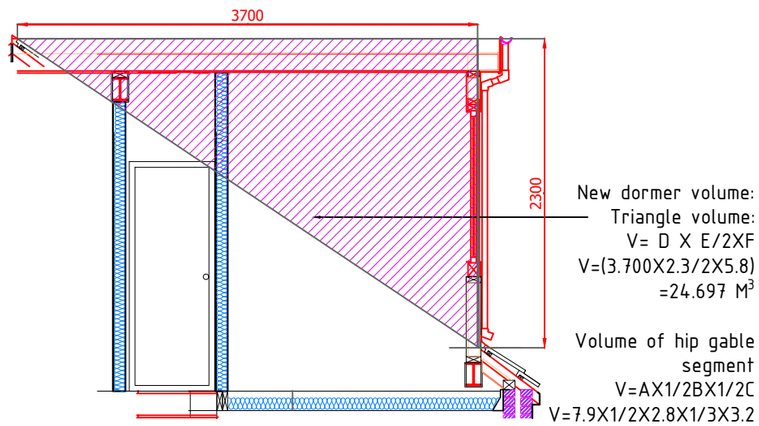
NEW LOFT FLOOR DETAIL 1:50@A3



DORMER CHEEKS/WALLS
Structure to engineer's details and calculations. Vertically hung tile finish on 25 x 50mm preservative treated battens to provide vented and drained cavity fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 18mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 75mm Celotex GA4000 between and 37.5mm Celotex PL4000 with vcl over studs. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.
DORMER WALL DETAIL 1:50@A3

14 Dormer Wall Setting Detail

Scale 1:50@A3



11 Dormer Roof Space Calculation

Scale 1:50@A3

Note:
Drawings and associated specification documents are to obtain planning / building regulations approval. All drawings are based upon information provided by the client. All work is to be carried out in accordance with local authority/approved inspector requirements, to manufacturers recommendations and instructions, all relevant British standard codes of practice and good building practices generally. No work to be carried out until planning permission has been approved and building regulations have been approved / conditionally approved.

All heating appliances are to be installed in accordance with the relevant regulations and certificates of installation shall be provided upon completion of the works by a GAS SAFE or OFTEC approved engineer.

All electrical works are to be completed by a competent Part P qualified electrician. All existing services within the vicinity of the works are to be located and suitably

The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. All structural works must be checked by a qualified structural engineer.

The safety requirements of the health and safety at work act 1974, the management of health and safety at work regulations 1992 and the construction (health, safety and welfare) regulations 1996 are to be adhered to where appropriate. At all times on site operatives at work must wear full protective clothing in accordance with the regulations. The contractor is to comply in all respects with the current building regulations whether specifically stated on this drawing or not. Approved inspector/Building control must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be Any constructional variation must have the approval of planning, building control and the client. The client is to be notified by the nominated contractor of any cost variation to building work before it is carried out. Any deviations from the drawings are carried out at the risk of the contractor/client.

All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the party wall act.

Construction of the following requires notice as specified; 1) New walls or buildings on boundaries between adjoining properties or land, and or 2) carry out repairs or modifications etc to existing party wall including underpinning or inserting a damp proof course (DPC) and 3) Excavations near to a neighbours buildings or wall and excavate deeper than the adjacent structures, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbour or parties involved prior to work commencing. Failure to comply with the terms of the party wall act 1997 may result in prosecution for a fine and/or paying compensation to the adjacent owner. Further information on the party wall act can be found at www.gov.uk/party-wall-etc-act-1996-guidance.

Similarly, the client is responsible for fulfilling their obligations of a build over or near to agreement with the necessary utility authority if works are to be carried out on, or near to the drain run, inspection chamber or manhole that is a public sewer.

Client/contractor to investigate prior to commencement of works on site, and liaise with the client, relevant authorities and Approved Inspector/Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction to be investigated by the contractor on site and where required proved to be adequate/suitable prior to commencement of works.

NO	REV	DATE
C		
B		
A		

PROJECT: *Proposed Dormer Loft Conversion with Hip Wall Extension and Single Storey Rear Extension*

ADDRESS: *26 Longton Rd, Higher Blackley M9 6WD*

DRAWING REFERENCE	SHEET
LB26-M9-LOFT-2025	1
DATE: 06/04/2025	REVISION: 0
SCALE: Scale 1:100-@-A3	DRAWN BY: KC

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