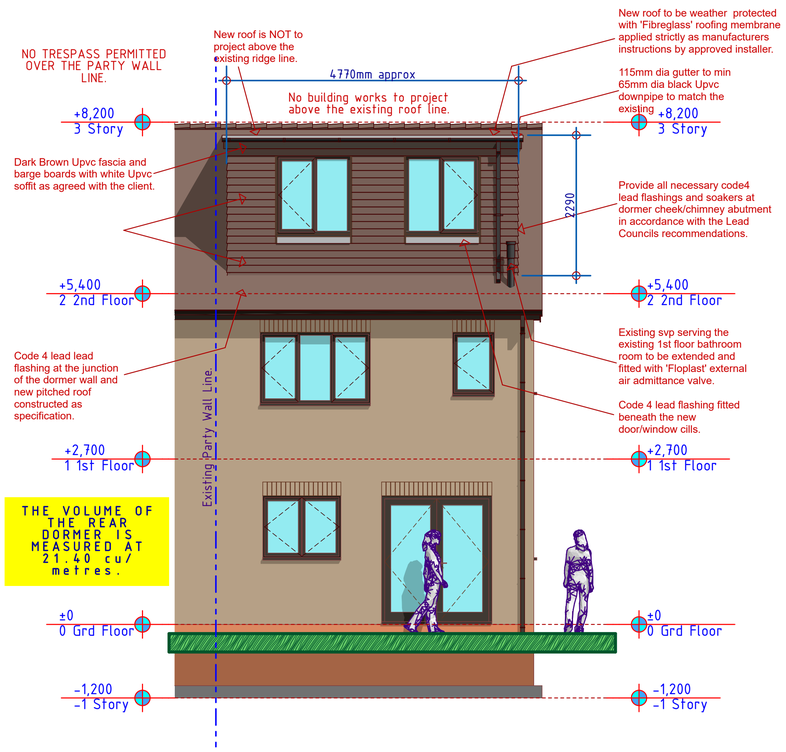
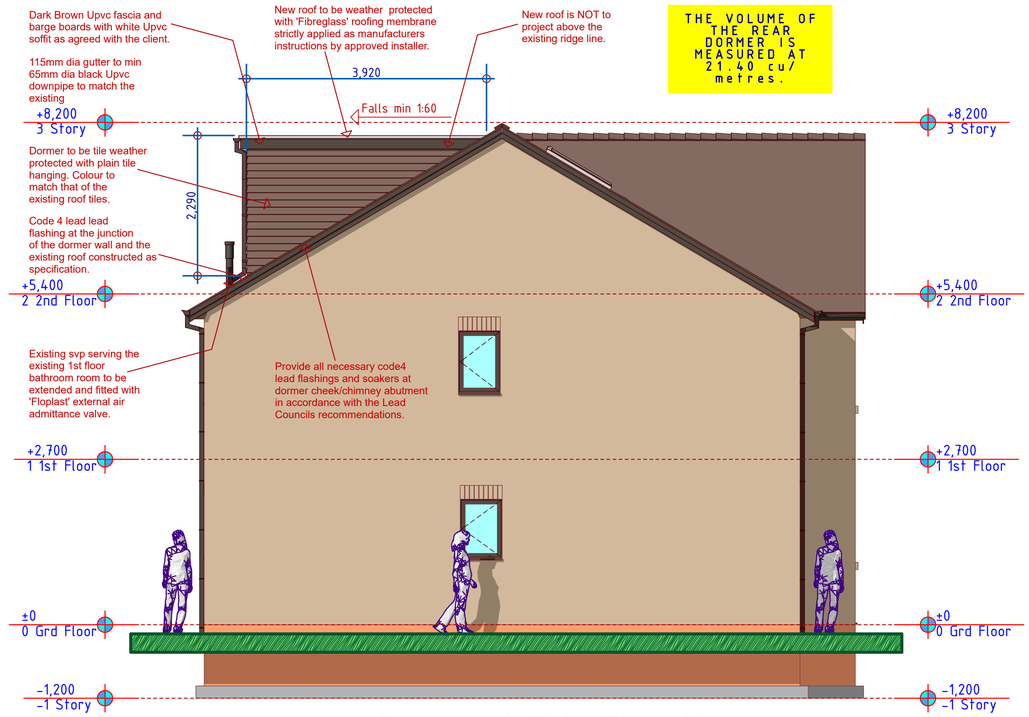


1 Proposed Rear Elevation

1:50



2 Proposed Side Elevation

1:50

BETTER PROSPECTS
LOFT CONVERSIONS

Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K . Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

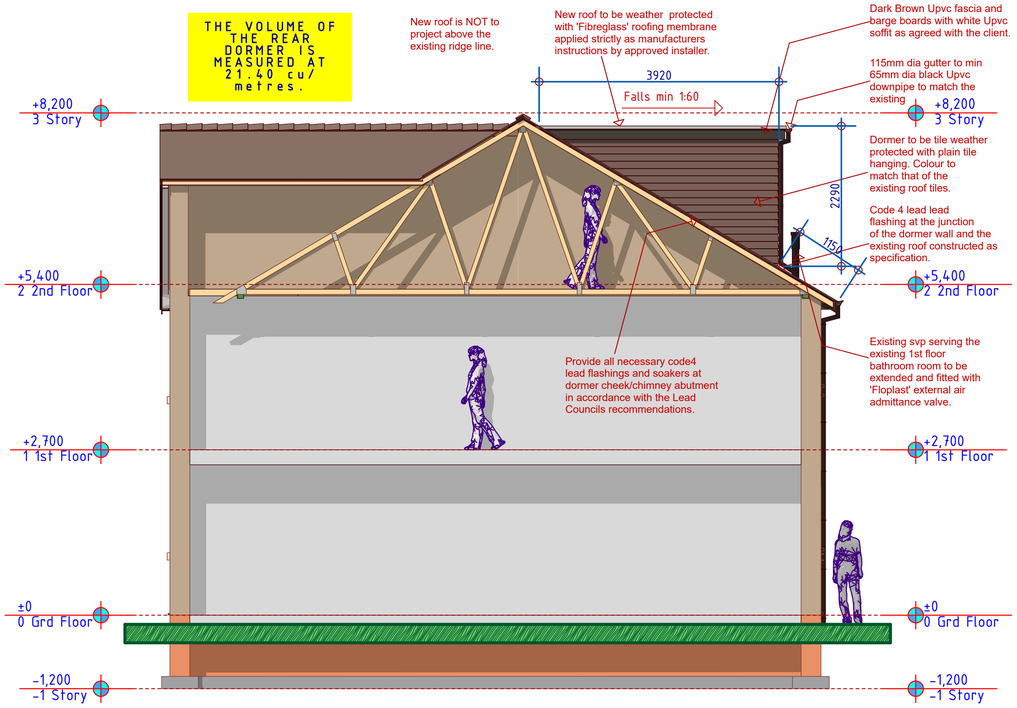
MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)
a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.
b) Provide an egress window at first floor level with an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.
c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout sfair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

CONTINUITY OF INSULATION AND AIRTIGHTNESS.
i. All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:
ii. Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
iii. Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where
iv. built into an external wall with mastic sealant.
v. Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
vi. Seal around all services penetrations through
vii. the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p boxings.

For drylining ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc

EXTRACT FOR BATHROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Ref No: 6426/002



3 Proposed Side Elevation

1:50

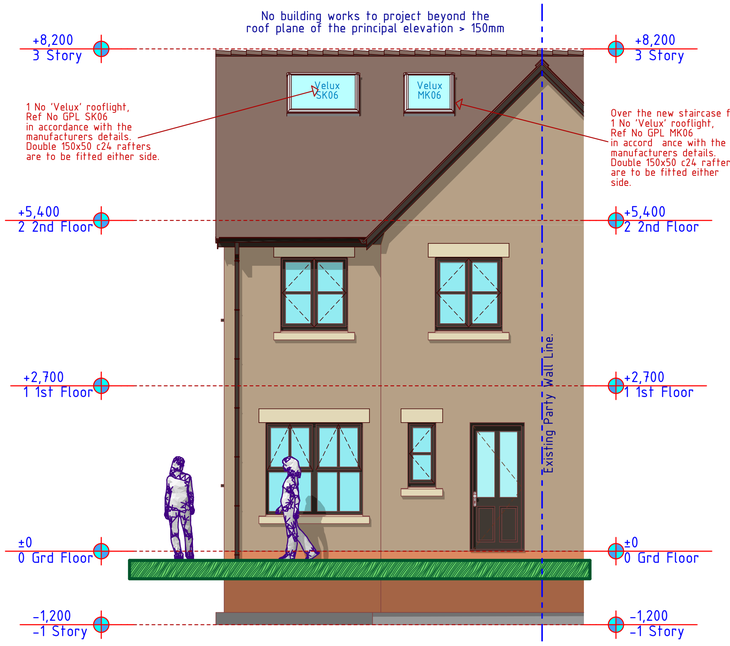
THE VOLUME OF THE REAR DORMER IS MEASURED AT 21.40 cu/metres.

TOTAL ADDITIONAL VOLUME ADDED TO THE DWELLING IS MEASURED AT; 21.40 cu/metres WHICH IS LESS THAN THE PERMITTED DEVELOPMENT ALLOWANCE OF 50 CUBIC/METRES FOR A SEMI-DETACHED DWELLING.

All new building works are to comply with the current building and fire protection regulations.
Disclaimer:
BETTER PROSPECTS LOFTS Ltd cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc,.. as required on site by the Approved Inspector during his site inspections. Likewise, any structural/electrical/ plumbing faults that become apparent during the project will be brought to the attention of client for resolution.



5 Scale Bar



4 Proposed Front Elevation

1:50

CLIENT :
JOANNA JOZEFIAK
267d Brantingham Road,
Chorlton, Manchester,
M21 0DZ.
THE CONSTRUCTION OF A FLAT ROOFED DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING HOUSE + 2No VELUX ROOFLIGHTS - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE.