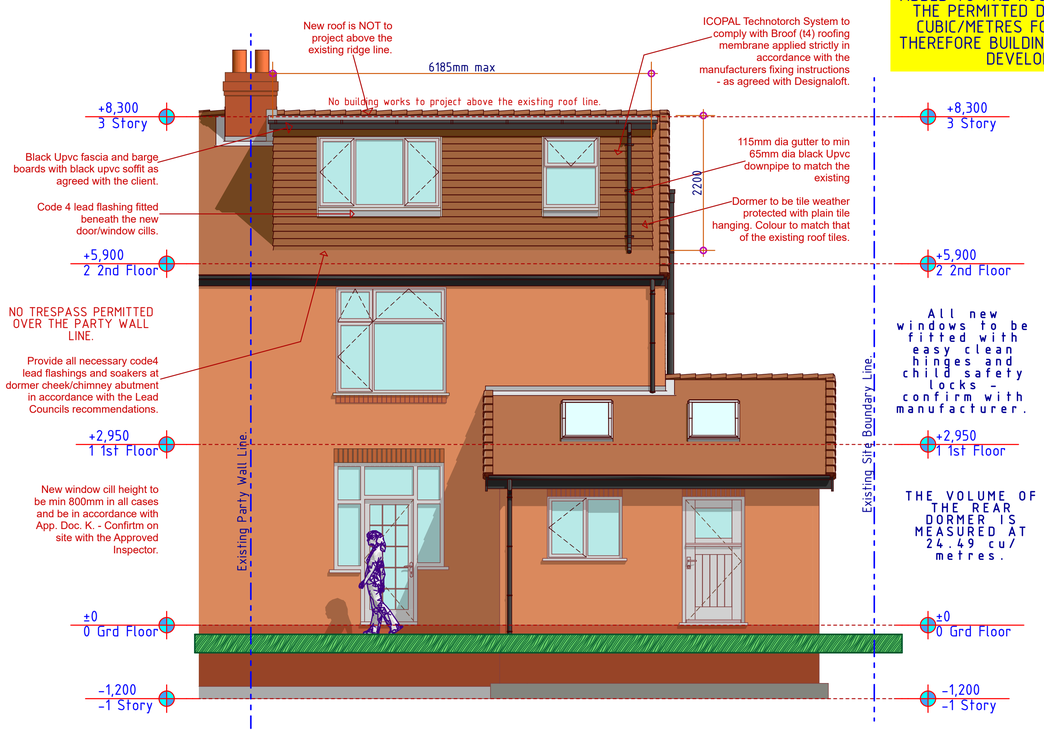
TOTAL ADDITIONAL VOLUME ADDED TO THE ROOF OF THE DWELLING IS LESS THAN THE PERMITTED DEVELOPMENT ALLOWANCE OFF 50 CUBIC/METRES FOR A SEMI-DETACHED DWELLING. THEREFORE BUILDING WORK CLASSIFIED AS PERMITTED DEVELOPMENT IN THIS REGARD.



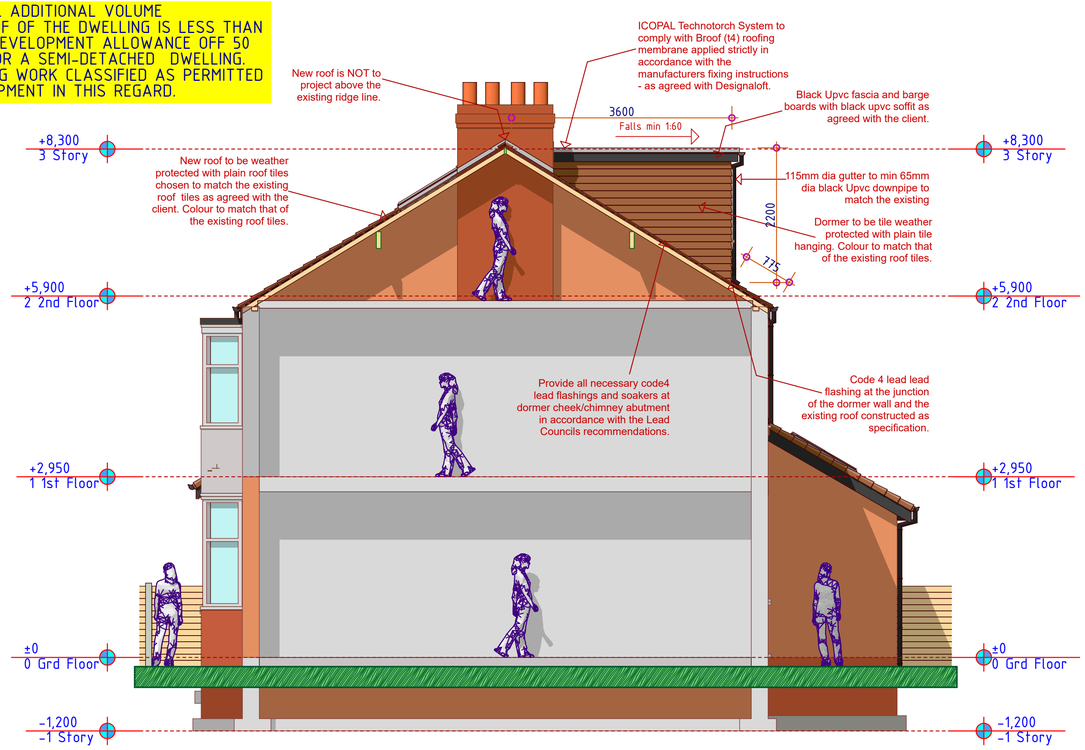
All new windows to be fitted with easy clean hinges and child safety locks - confirm with manufacturer.

THE VOLUME OF THE REAR DORMER IS MEASURED AT 24.49 cu/metres.

1 Proposed Rear Elevation

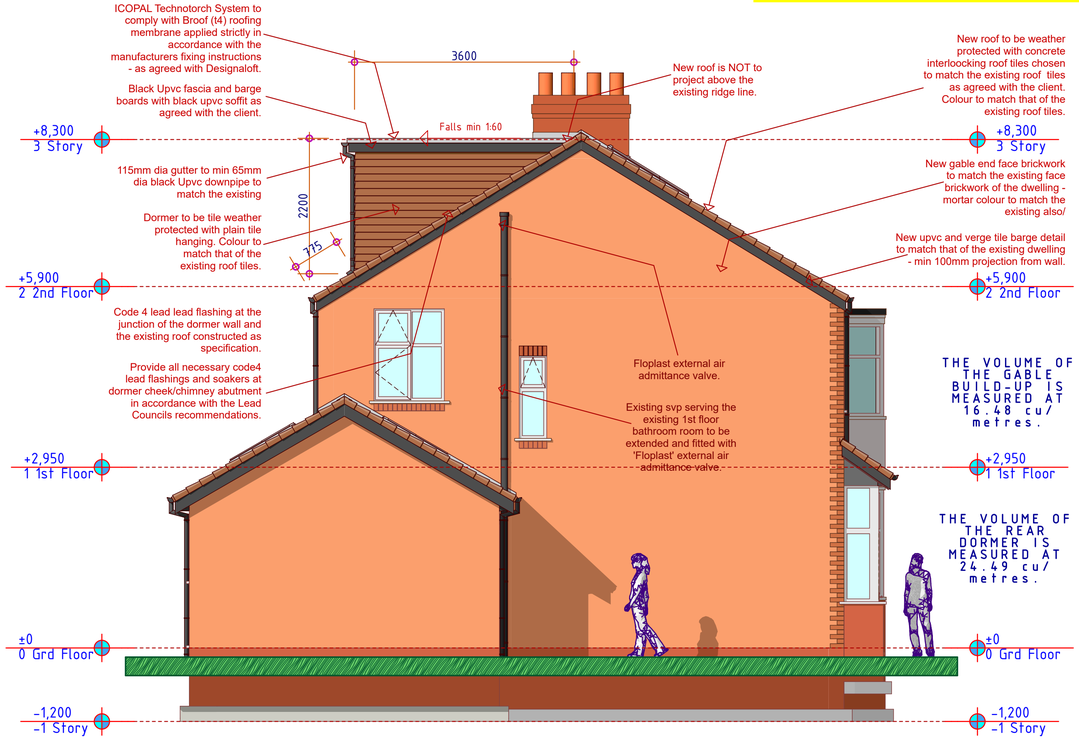
1:50

The TOTAL volume of the proposed ROOF ENLARGEMENT is measured at 40.97 cu/metres.



2 Existing Side Elevation 2

WHEN LOOKING FROM THE NEIGHBOURING PROPERTY. 1:50

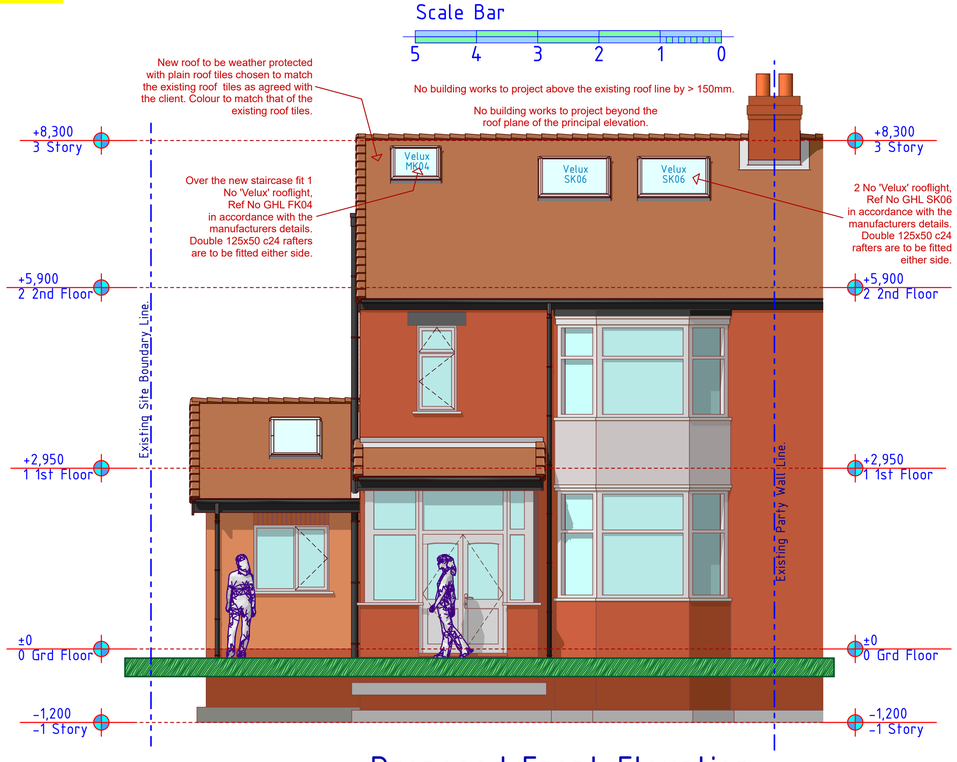


THE VOLUME OF THE GABLE BUILD-UP IS MEASURED AT 16.48 cu/metres.

THE VOLUME OF THE REAR DORMER IS MEASURED AT 24.49 cu/metres.

3 Proposed Side Elevation 1

1:50



4 Proposed Front Elevation

1:50

CLIENT:
CATHERINE SUMMERS
27 Reeves Road,
Chorlton Cum Hardy,
Manchester, M21 8BU.
07970 379 319
THE CONSTRUCTION OF A FLAT ROOFED DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING HOUSE + GABLE END PICK-UP - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE.

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

PART A: SUPERSTRUCTURE.

External wall construction to be 100mm facing brickwork as agreed with client, 50mm cavity, 100mm internal leaf of concrete blockwork. 50mm insulation (rockwool full fill cavity slabs or similar approved) to be fixed to cavity face of inner leaf. No cavity required

Stainless steel vertical twist type wall ties to be provided at min 900mm.c/cc's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 n/mm2

Compressive strength of blockwork inner leaf to be min 7 n/mm2 unless specified otherwise by structural engineer. Use 'thermalite hi-strength 7' or similar approved for the inner leaf.

Mortar to be 1:3
Cement/sand andcomply with BS 5628pt. 1: 2005 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm. Galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters and ceiling joists where applicable. Fit 100x50 noggins between rafters under straps as Approved Document A1.

Roof covering to be laid in accordance with relevant code of practice and manufacturers details, on 38x25mm sc3 treated s.w. Tile battens on, 'Tyvek' breathable roofing membrane on rafters nailed to 100x75mm wallplate with 2no 90x4mm nails. Wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

ROOF LIGHTS
Min U-value of 1.30 W/m²K.
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.

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