

GENERAL NOTES

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of work and architect to be notified of any discrepancies.

No works are to start on site prior to discharge of any / all pre-start planning conditions, the client is at risk if any works are started prior to approval by appointed building control body.

Party wall act: the owner has a duty to serve a party structure notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if works involve excavations lower than the foundations of a neighbouring building within 3m, or excavations cut through a 45° line from the foundations of a neighbouring building within 6m, a party wall agreement/award should be formalised before the commencement of the works.

Thermal performance

In line with the Building Regulations Approved Document L Volume 2 (Buildings other than dwellings). The states in Table 4.2 Limiting U-values for existing elements in existing buildings the following U-values to be achieved. 2 options for location of insulation shown below;

Pitched roof – insulation at ceiling level to achieve a threshold U-Value of 0.35W/(m2K) and an improved U-Value of 0.16W/(m2·K). Suggest 300mm Rockwool between and over ceiling joists.

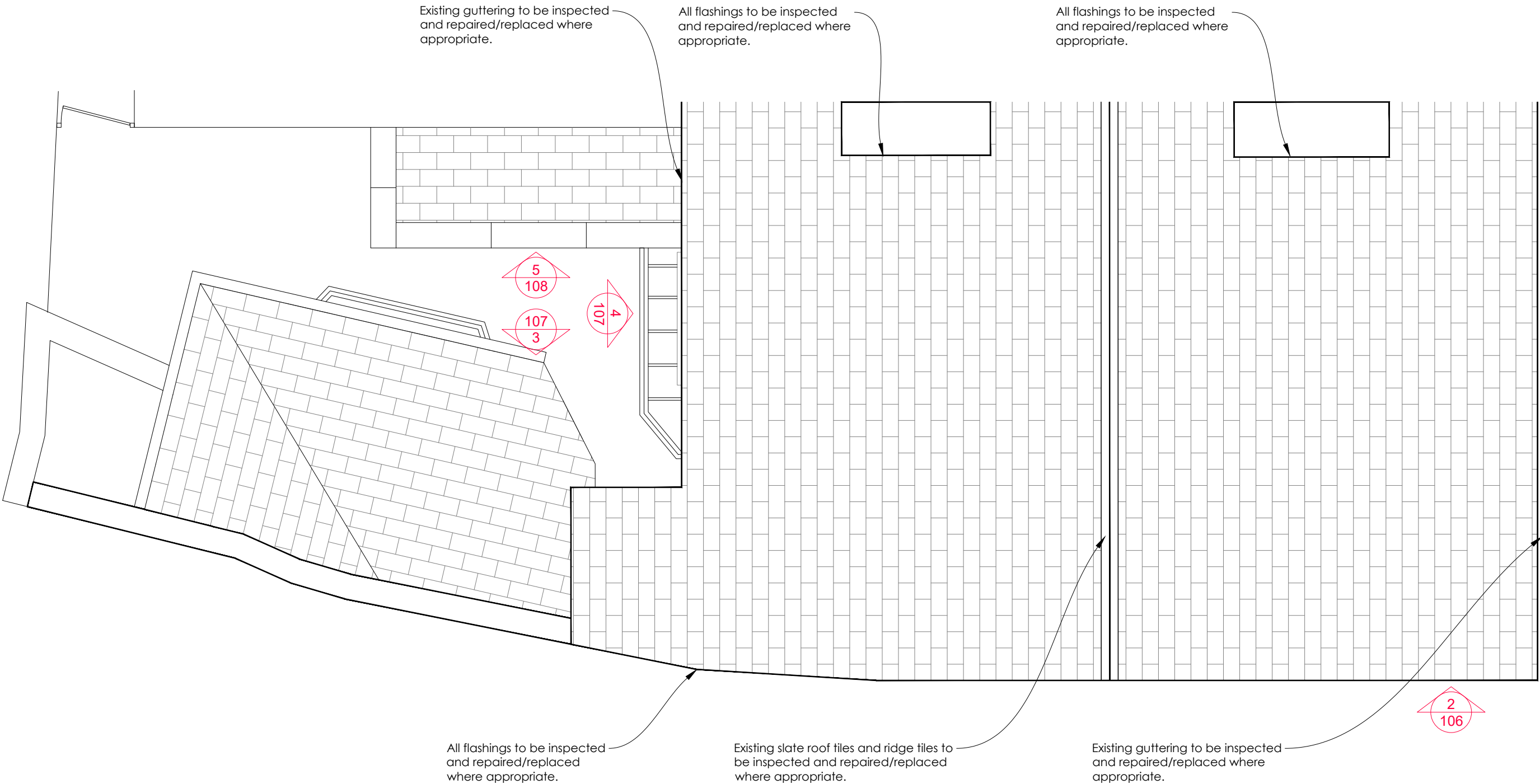
Pitched roof – insulation at rafter level to achieve a threshold U-Value of 0.35W/(m2k) and an improved U-Value of 0.16W/(m2·K). Suggest 50mm between rafters and 90mm under rafters. Note cross ventilation is to be maintained with continuous 25mm air gap.

PAUL
COX
DESIGN.

paulcoxdesign@gmail.com

Rev No.

01 - Planning Issue - April 2023



Project:
65 Princess Street,
Manchester, M2 3FX

Scale.
1:50 @ A3

Title.
**Proposed
Roof**

Drwg No.

109

