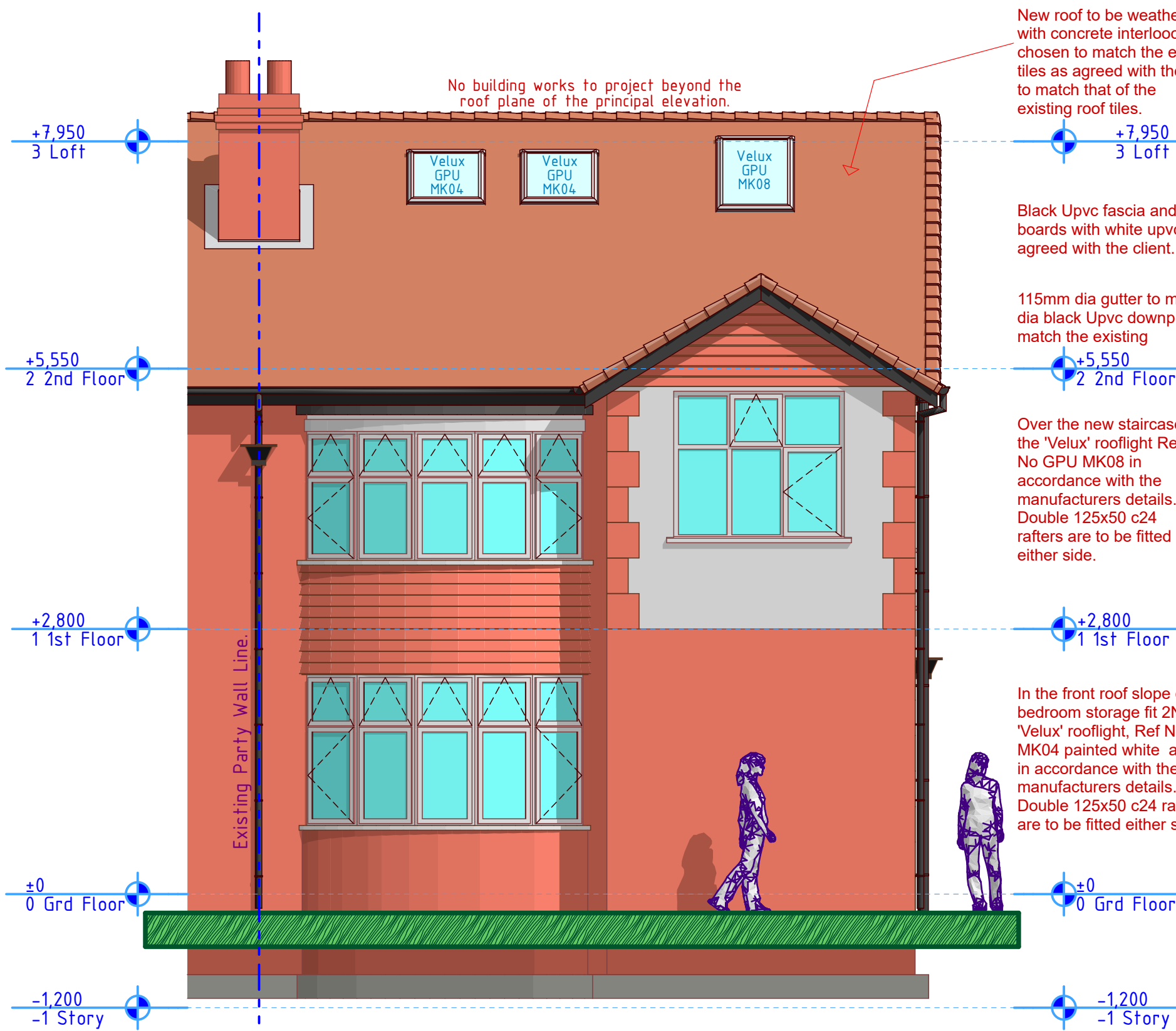


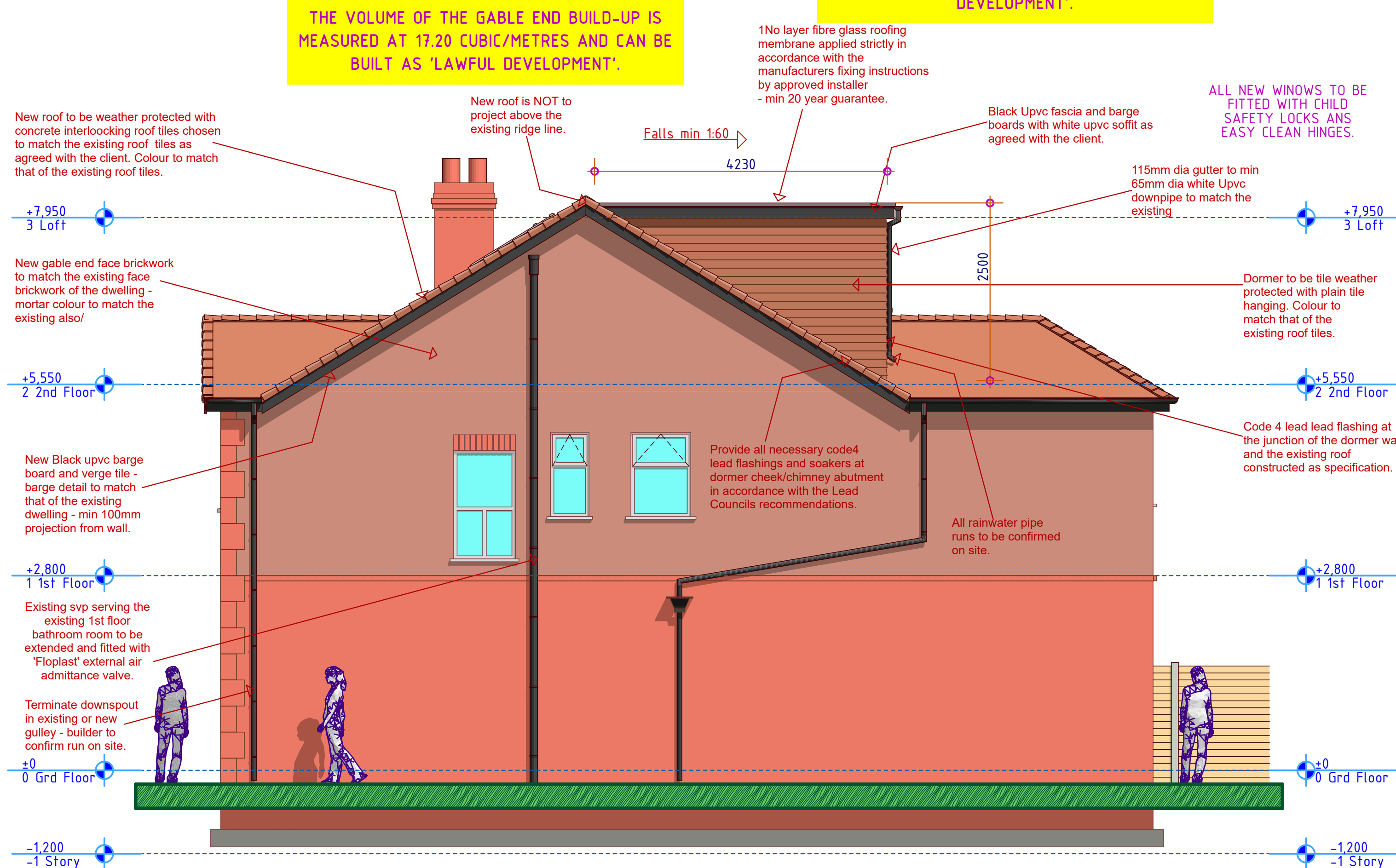
EXISTING STRUCTURE:
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Building Control Officer.

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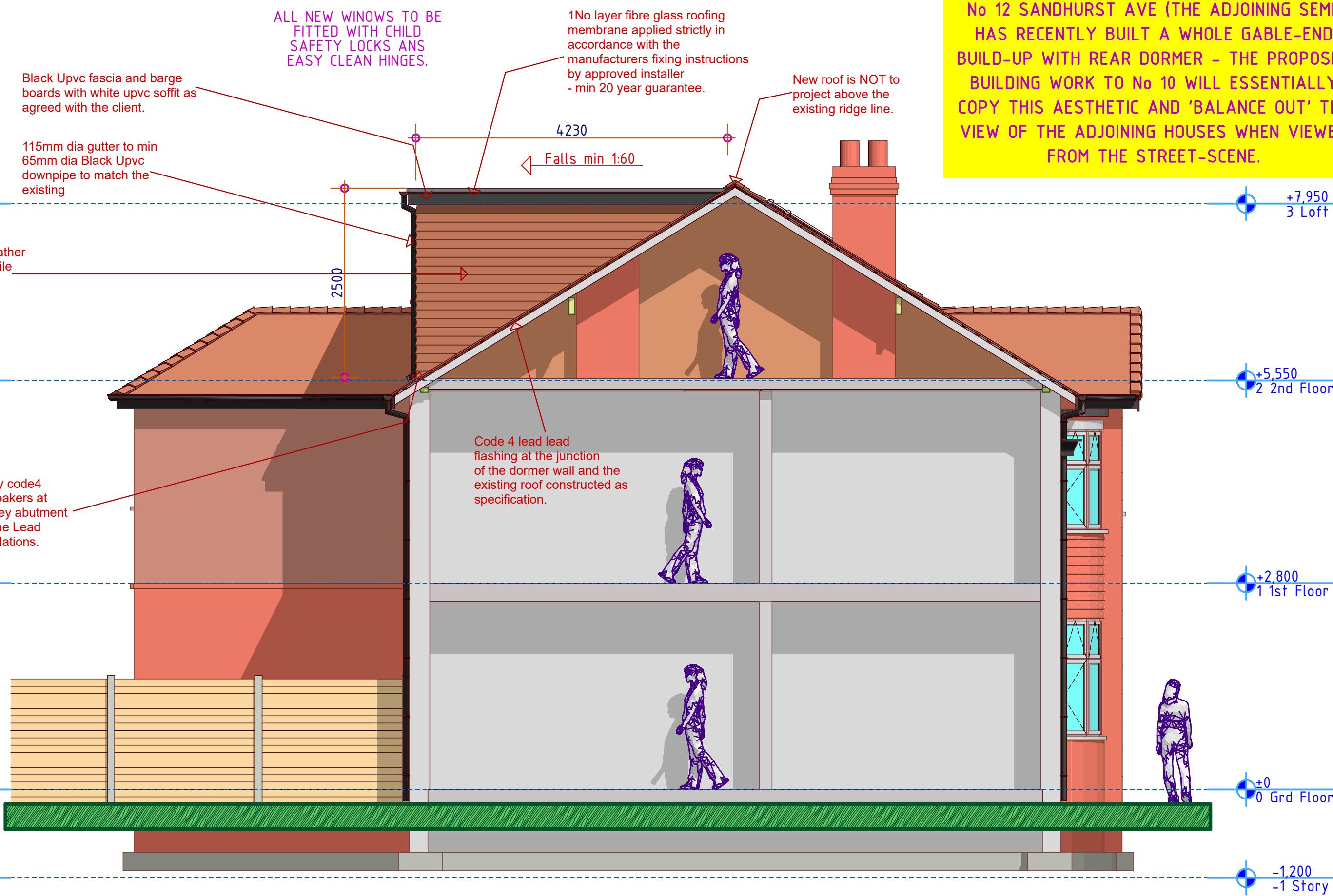


1 Proposed Front Elevation 1:50

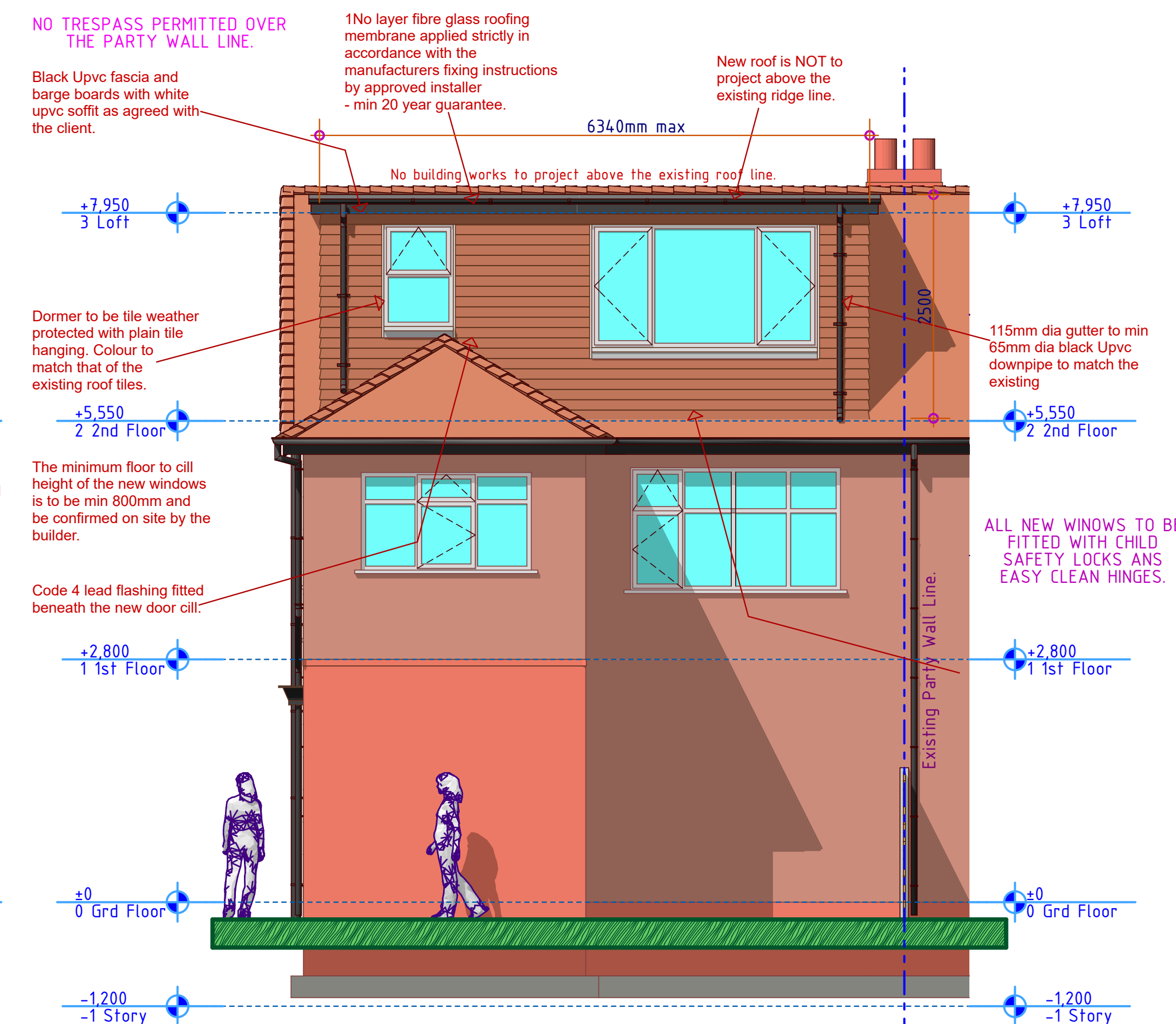
NOT THE WHOLE - BUT A LARGE ELEMENT OF THE REAR DORMER CAN BE BUILT AS 'LAWFUL DEVELOPMENT'.



3 Proposed Side Elevation 1 1:50



2 Proposed Side Elevation 2 1:50



4 Proposed Rear Elevation 1:50

No 12 SANDHURST AVE (THE ADJOINING SEMI) HAS RECENTLY BUILT A WHOLE GABLE-END BUILD-UP WITH REAR DORMER - THE PROPOSED BUILDING WORK TO No 10 WILL ESSENTIALLY COPY THIS AESTHETIC AND 'BALANCE OUT' THE VIEW OF THE ADJOINING HOUSES WHEN VIEWED FROM THE STREET-SCENE.



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.

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.

BUILDING PRECAUTIONS:
The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this. The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations. The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

All new building works are to comply with the current building and fire protection regulations.
Disclaimer:
Blueprint CAD 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 by the builder for resolution.

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.

CLIENT :
TOM SENEVIRATNE
10 SANDHURST AVENUE,
DIDSURY, MANCHESTER,
M20 1ED.
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + GABLE END-
PICK UP + INTERNAL
ALTERATIONS