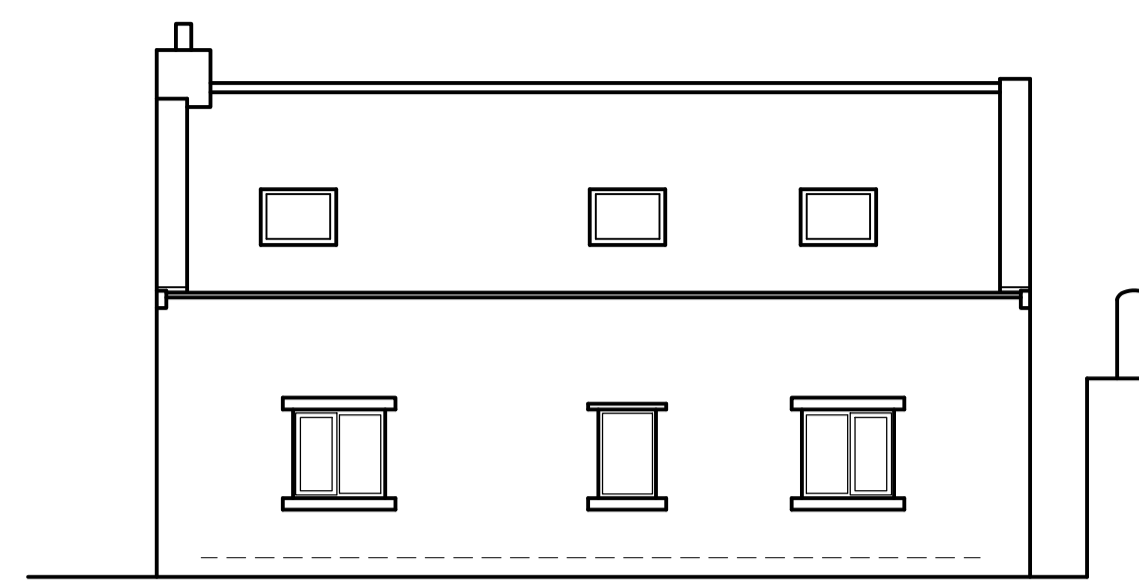
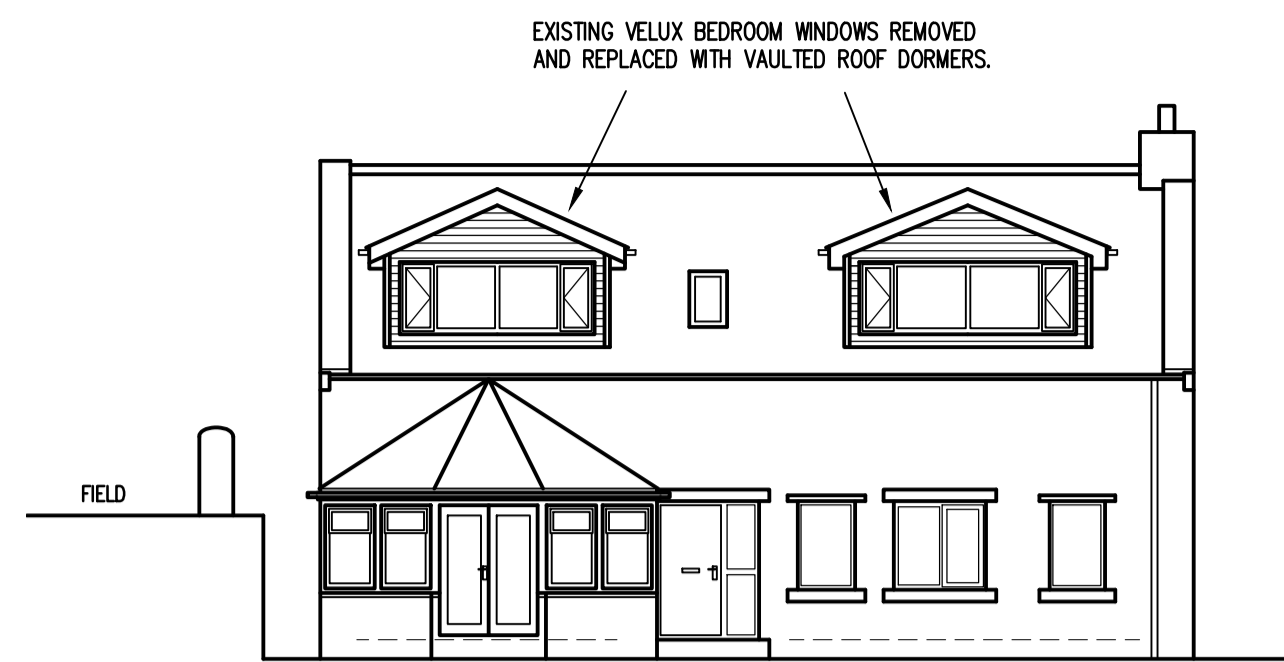




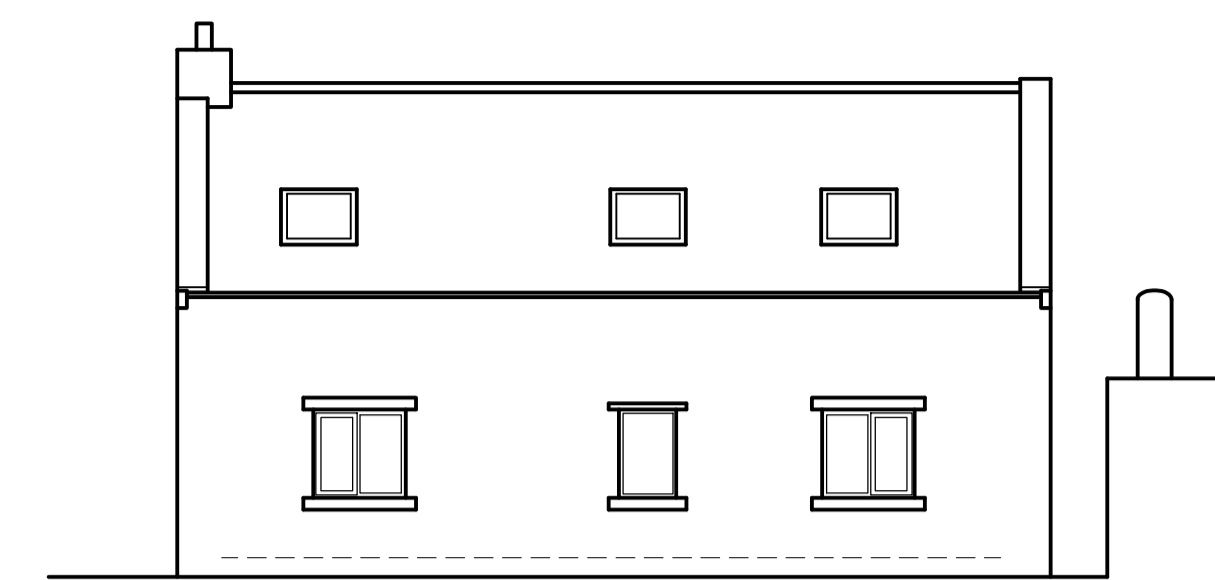
EXISTING REAR VIEW SOUTH ASPECT



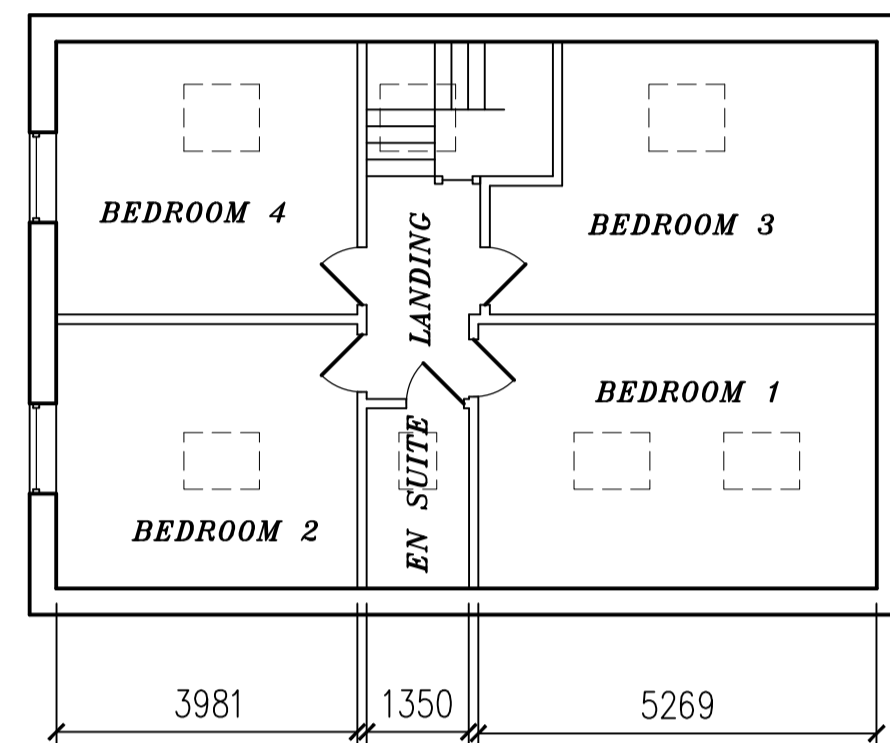
EXISTING FRONT VIEW NORTH ASPECT



PROPOSED REAR VIEW SOUTH ASPECT



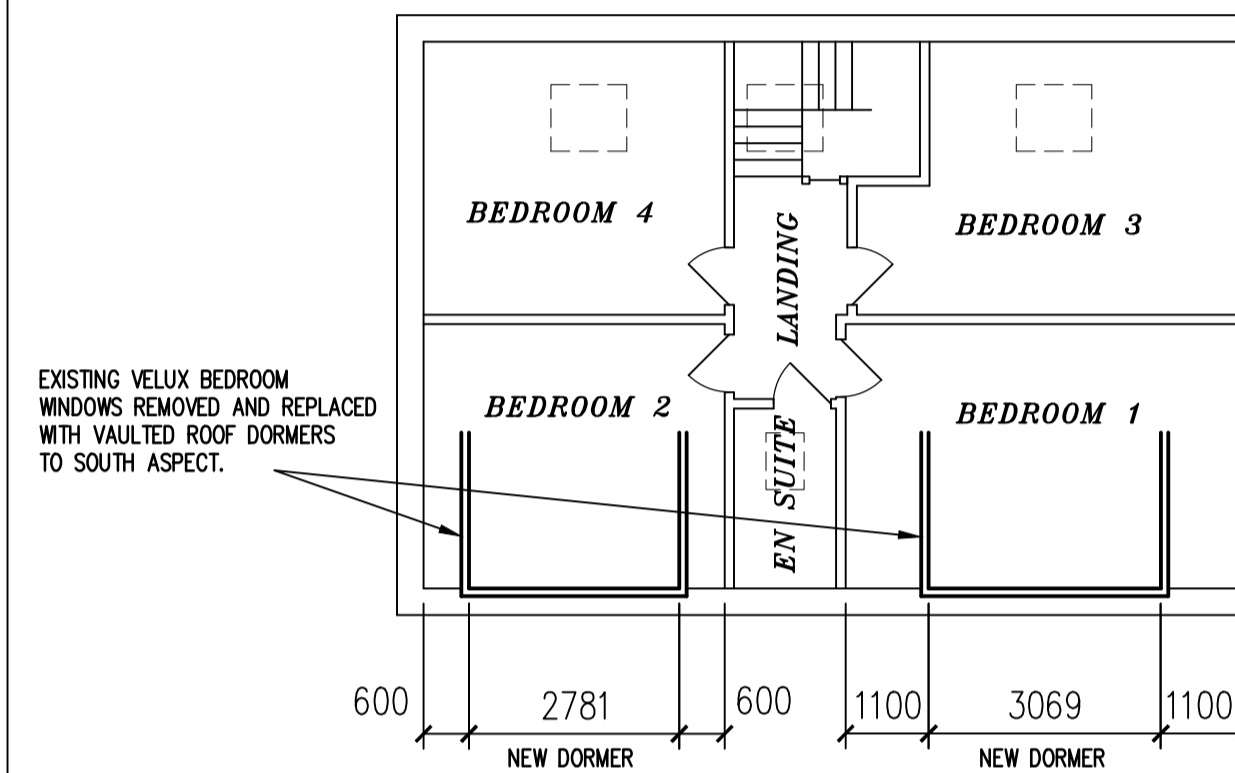
PROPOSED FRONT VIEW NORTH ASPECT



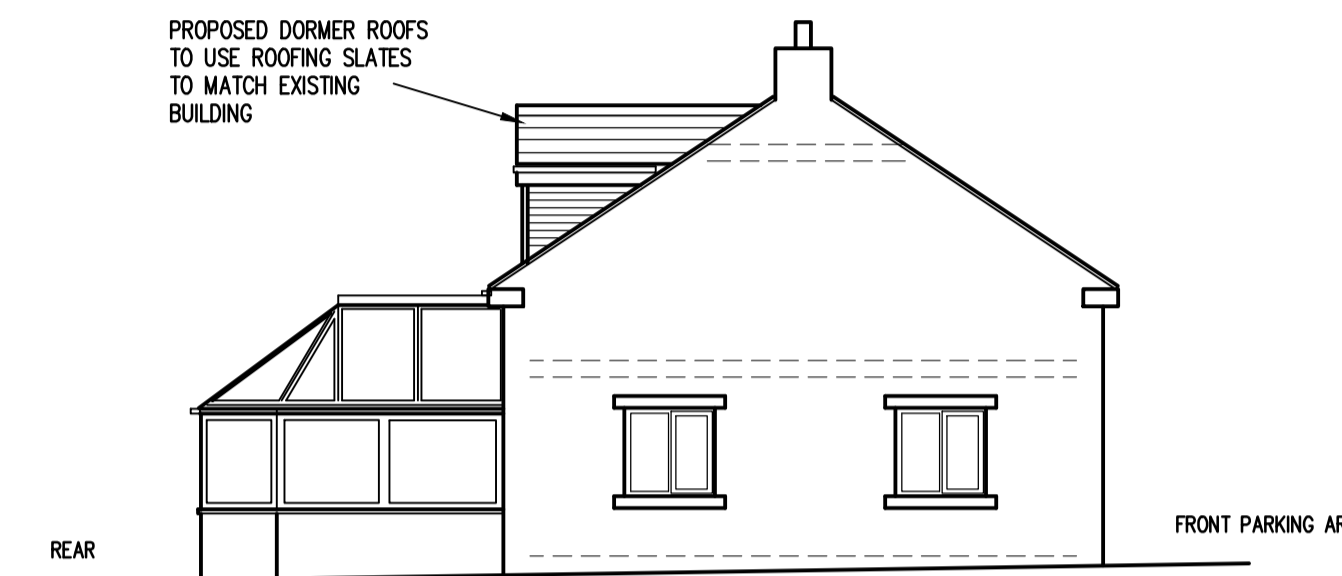
EXISTING FIRST FLOOR



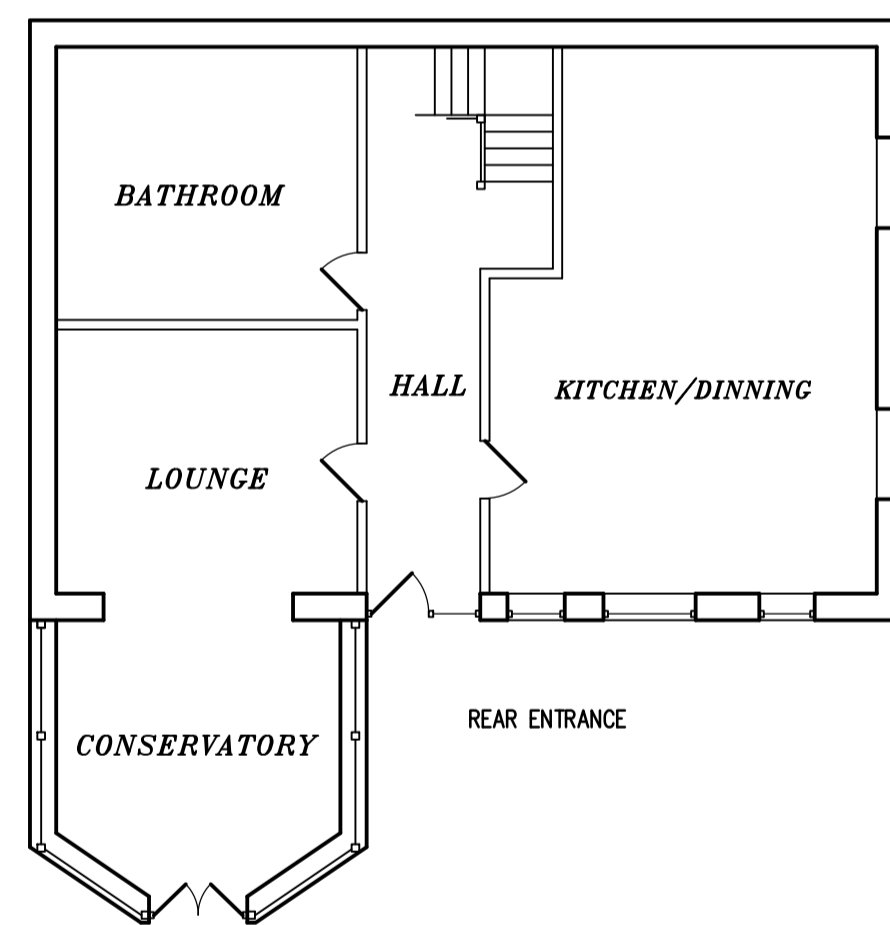
EXISTING SIDE VIEW EAST ASPECT



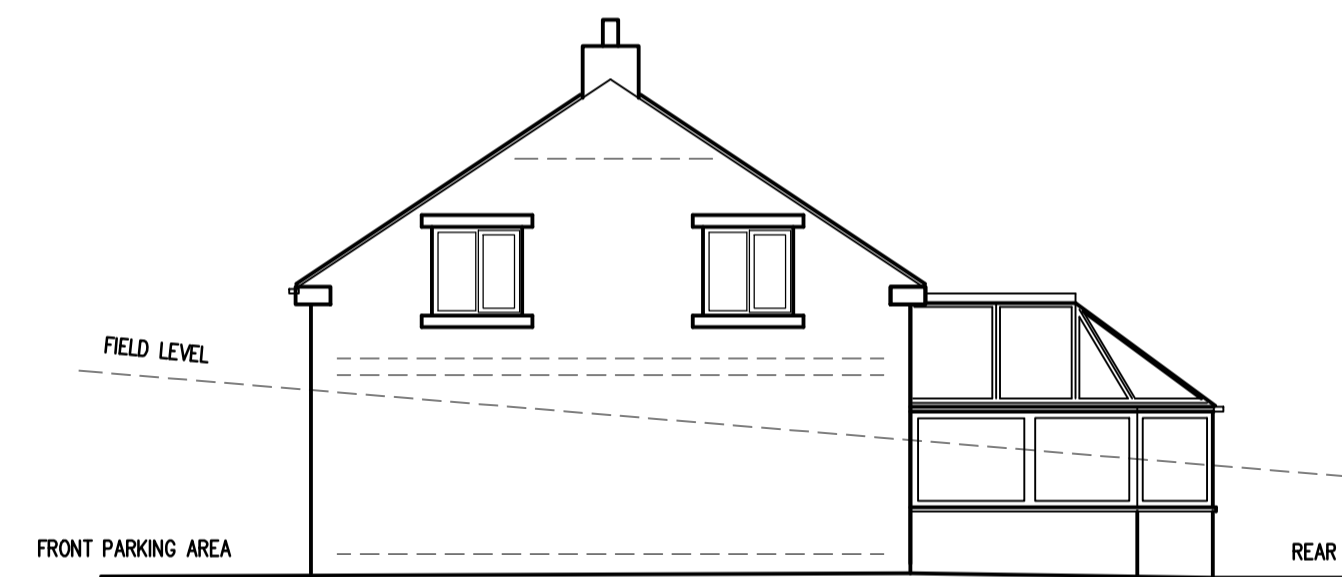
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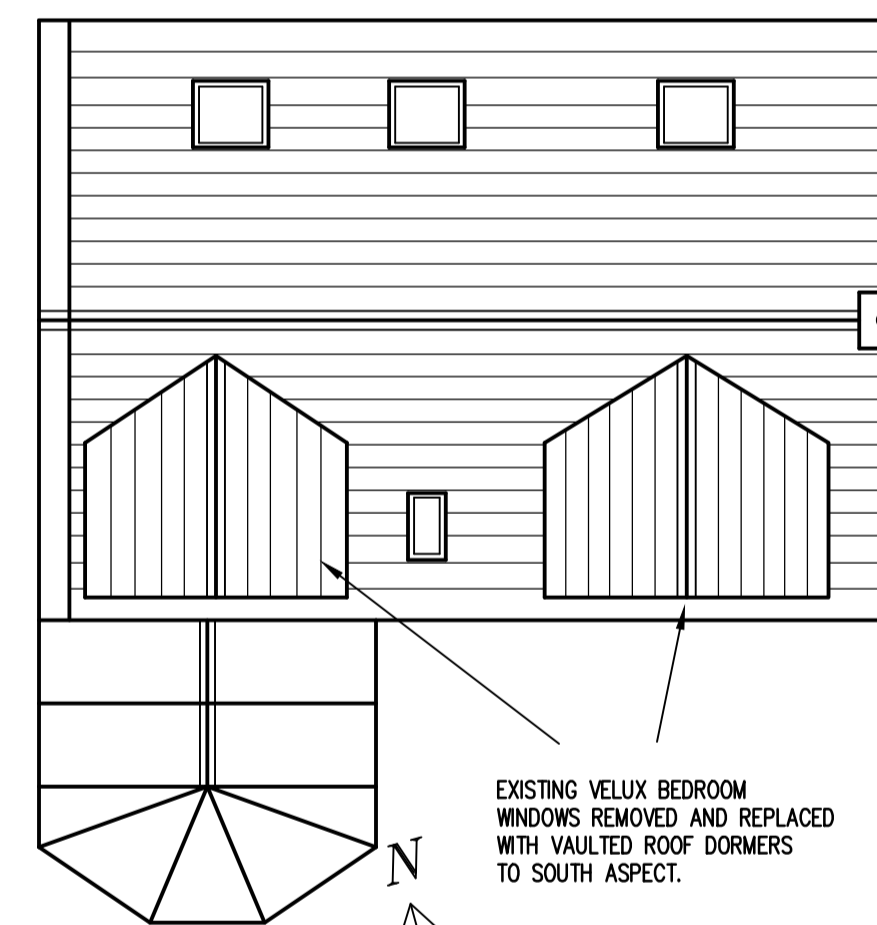
PROPOSED SIDE VIEW EAST ASPECT



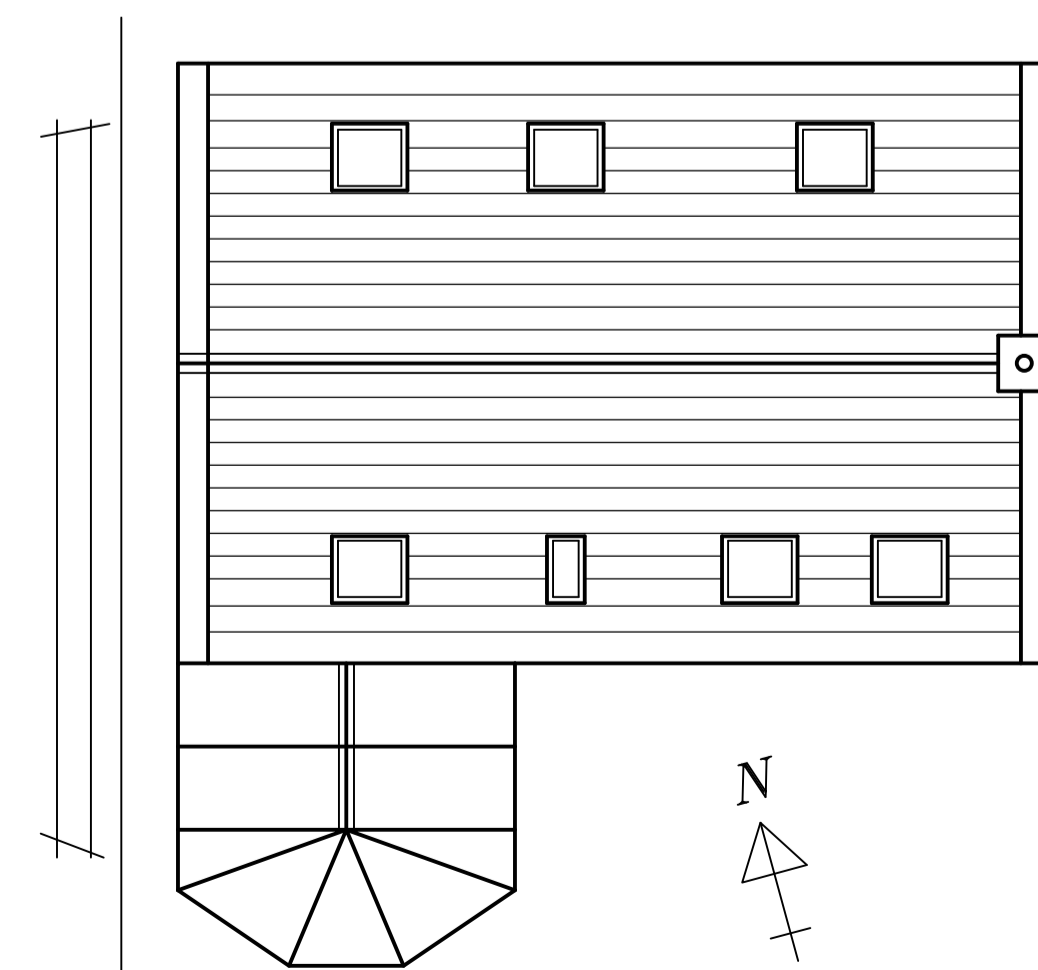
EXISTING GROUND FLOOR



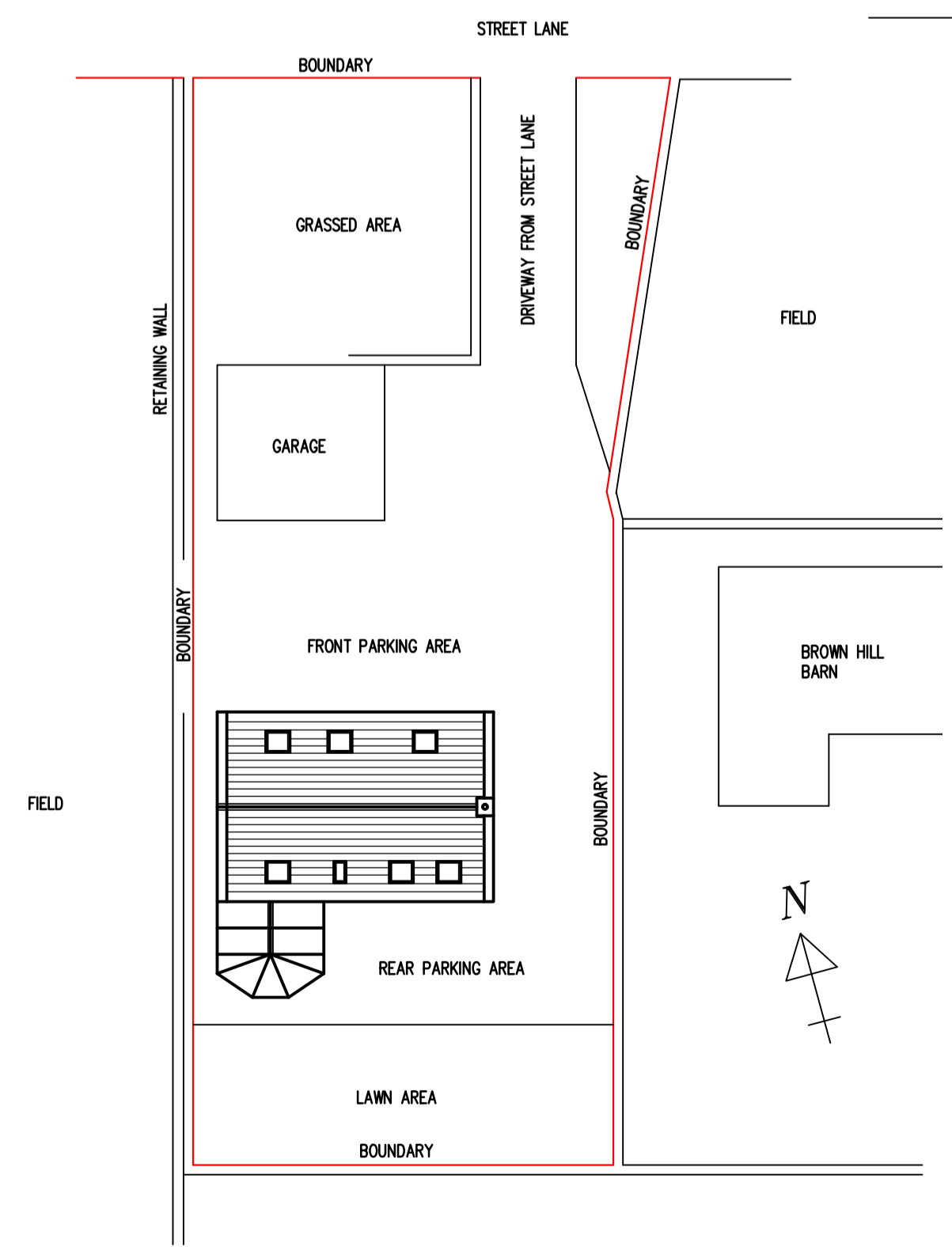
EXISTING SIDE VIEW WEST ASPECT



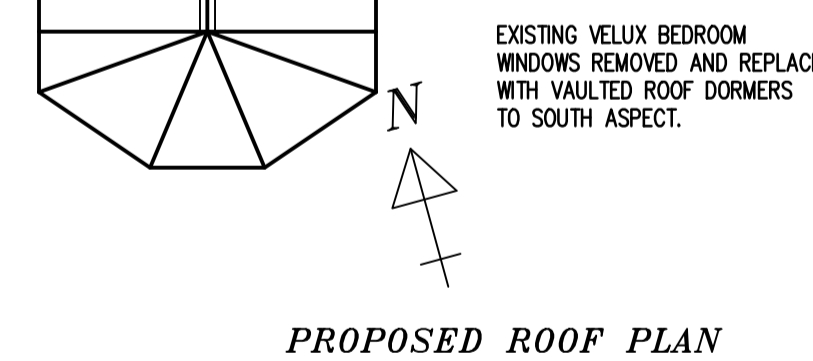
PROPOSED SIDE VIEW WEST ASPECT



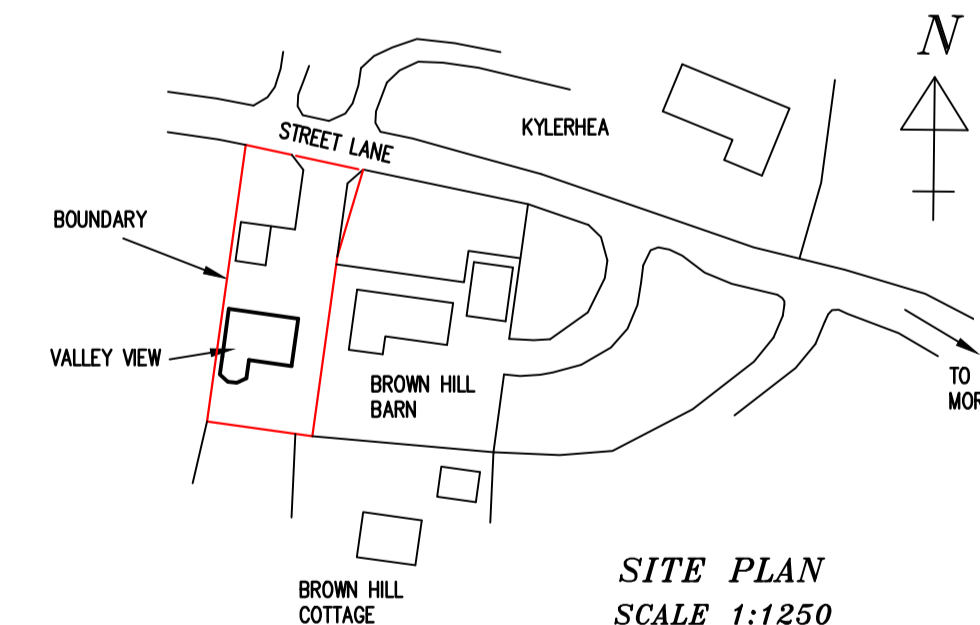
EXISTING ROOF PLAN



EXISTING PLAN VIEW  
SCALE 1:250



PROPOSED ROOF PLAN



SITE PLAN  
SCALE 1:1250

**ADDITIONAL NOTES**

All compartment walls to be fire stopped will non combustible material at the junction with roof.

Windows to be high performance PVC framed double glazing units. Glass to be soft coated 4mm thk low 'e', 28mm over glass, argon filled, to BS 5713. All windows to achieve a Max. 'U' value of 1.6 w/m2k, including frames, to part 'L' of the building regulations. Through frame trickle vents to SBD Std.

First floor habitable room windows to be escape windows where indicated at not more than 1100mm above finished floor level and have non key operated locks.

All structural timber is to be to BSS268

'Proton' SE (1.6mm) single ply roofing membrane fixed in strict accordance to the manufactures instructions to 90mm thick foil backed 'polyfoam plus roofboard' to give minimum 'U' value of 0.20 Wm2k on 19mm thick external quality WBP plywood decking on softwood furings laid to fall to gutter. On 150 x 75 softwood joists at 400mm crs with 12mm thick plasterboard and skim ceiling. Every alternate joist to have 1000 x 30 x 5 galvanized mild steel restraining strap bolted to inner leaf.

Window head to dormers to be 1 No 150 x 75 softwood timber bearing on 150 x 75 softwood posts at each end of dormer and fixed with punched metal plate connectors and all bolted to new purlin.

Softwood purlins to inspectors approval before any work commences on site.

Cheeks of dormer to match existing roof slates fixed to 50 x 25 softwood battens at max. 400mm crs on breather membrane on 100 x 50 framing with 100mm 'calotex' double R2000 insulation between to give min. U value of 0.20 Wm2k faced with 12.5 thk foilbacked plasterboard and skim.

Dormer to have code No 4 lead soakers, flashing etc to junction of roof all in accordance with BS1178.

The structural calculations for this project are the clients responsibility having been provided by him, not the agent.

Note: all rainwater goods and drainage pipes to be from 'polypipe' PLC

**NOTES**

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT PLANNING REQUIREMENTS.

ALL MATERIALS TO MATCH EXISTING BUILDING

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, APPROVED DOCUMENTS, BRITISH STANDARDS AND CODES OF PRACTICE.

DO NOTE SCALE FROM THIS DRAWING

REVISIONS	DATE	INITIAL	DESCRIPTION
<p>PROPOSED FIRST FLOOR ALTERATIONS (TWO DORMERS ADDED) AT - 'VALLEY VIEW' STREET LANE WEST MORTON KEIGHLEY BD20 5UP FOR MR. S. MOXON.</p>			
<p>PLANNING DRAWING</p>			
SCALE	1:100	1:250	1:1250
DATE	SEPTEMBER 2021	DRAWN	MB
<p>MARTIN BUTLER AND ASSOCIATES</p>			
DRG. NO	201-001-001		