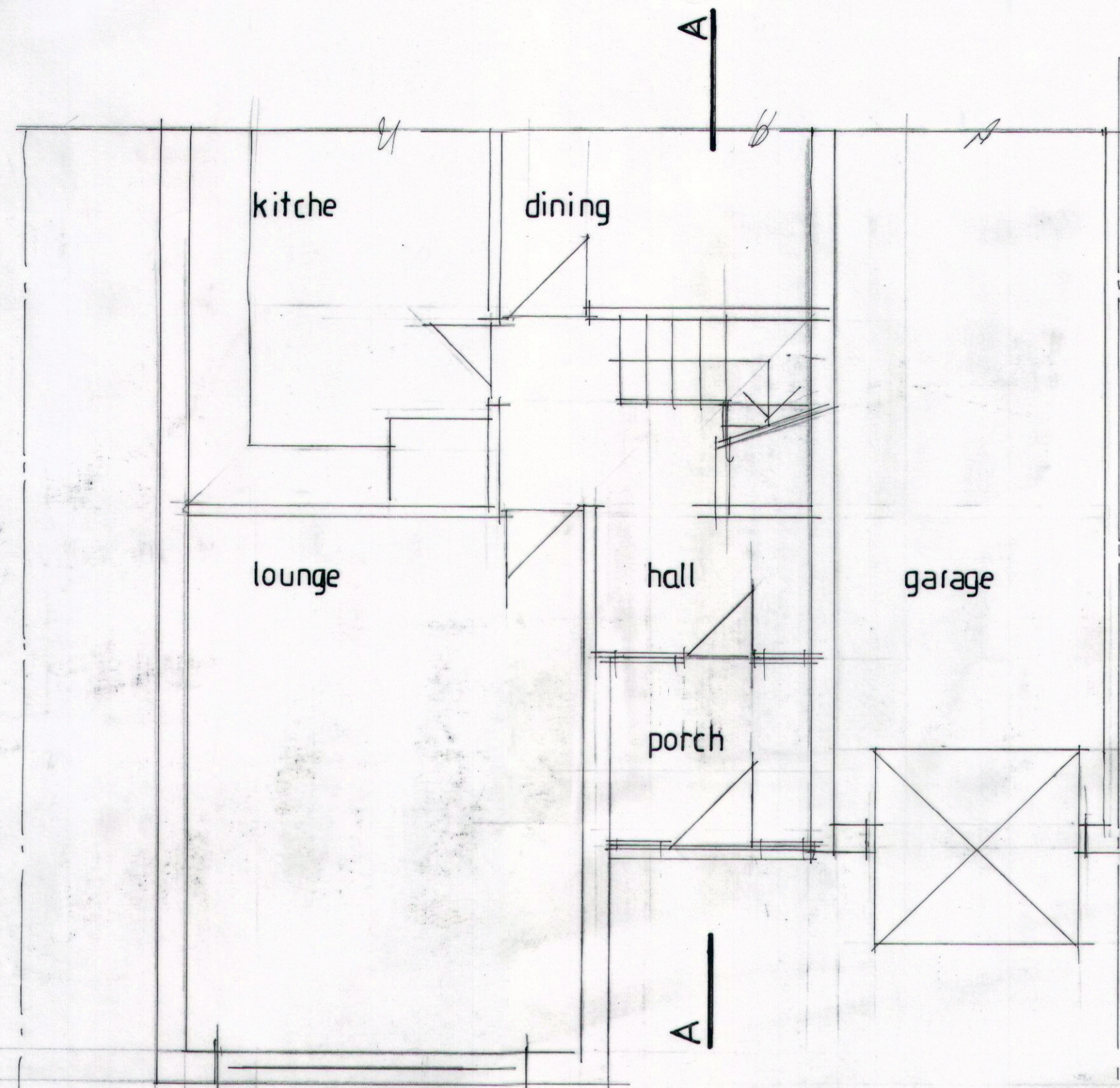
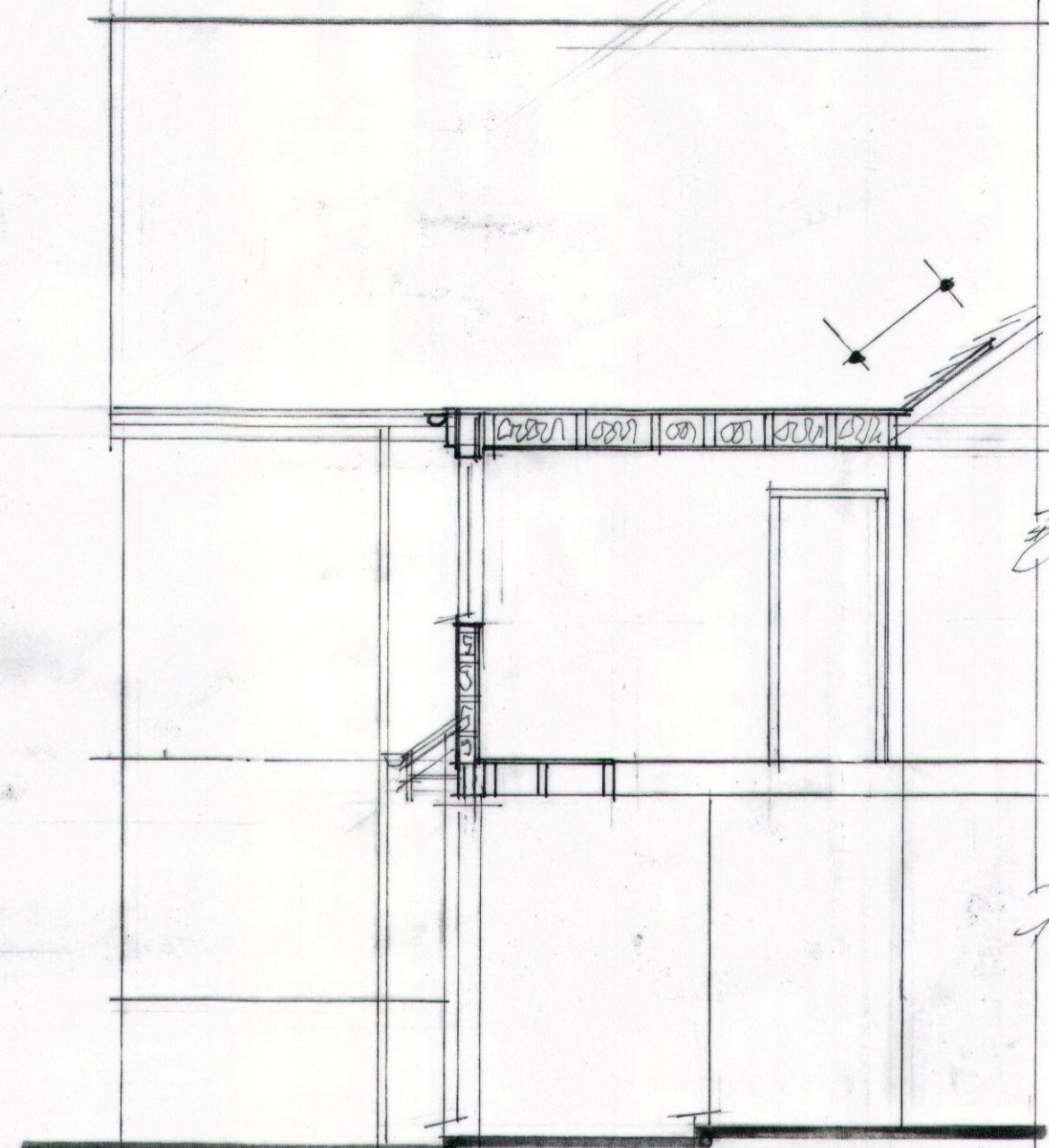


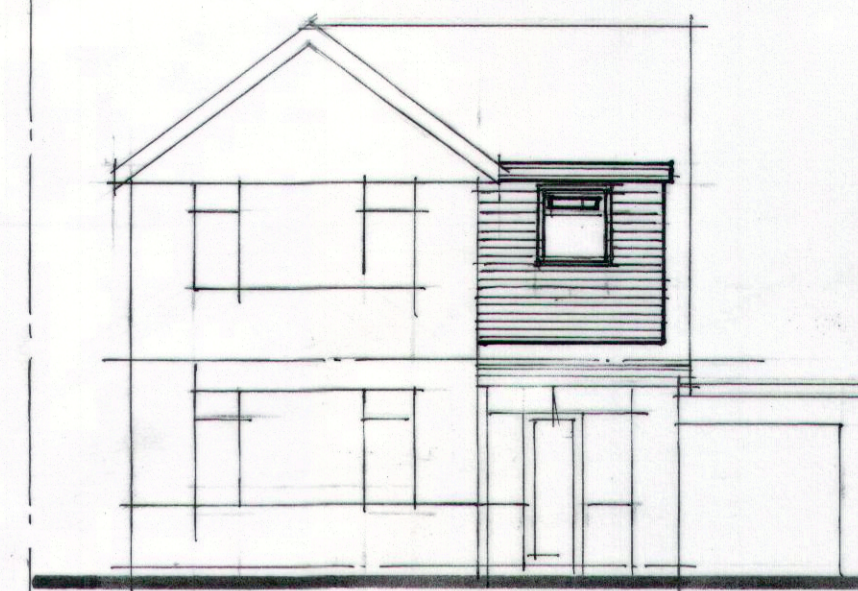
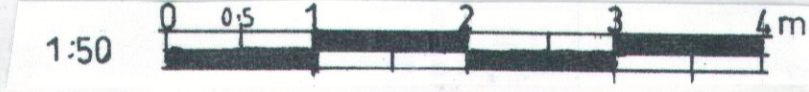
**PLANNING NOTES**  
 All external elements of structure roof slates, tiles, render, brick, windows, fascias, guttering, downpipes etc to match existing as close as possible in colour, texture and design.  
 No element of construction to project beyond boundary.  
 Foundations, gutters, fascias etc all to be kept within the curtilage of the site.



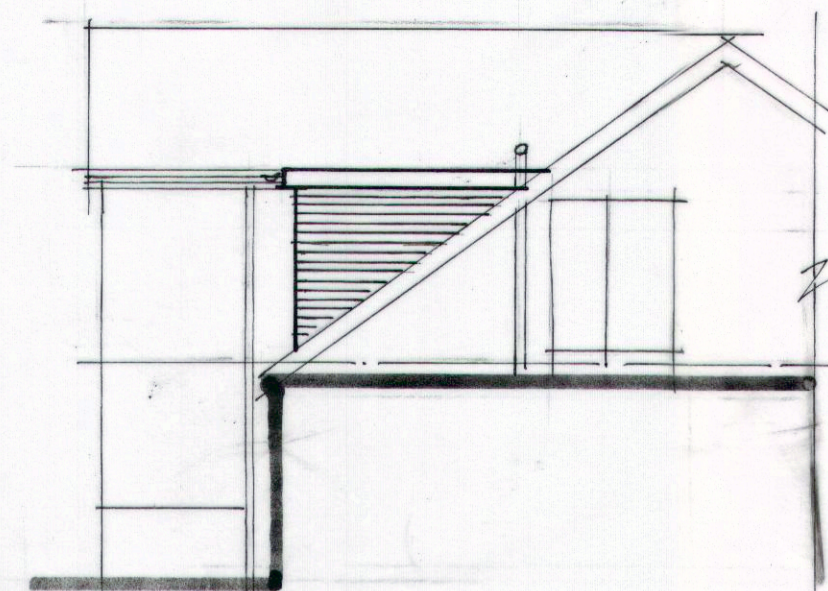
PART GROUND FLOOR AS EXISTING



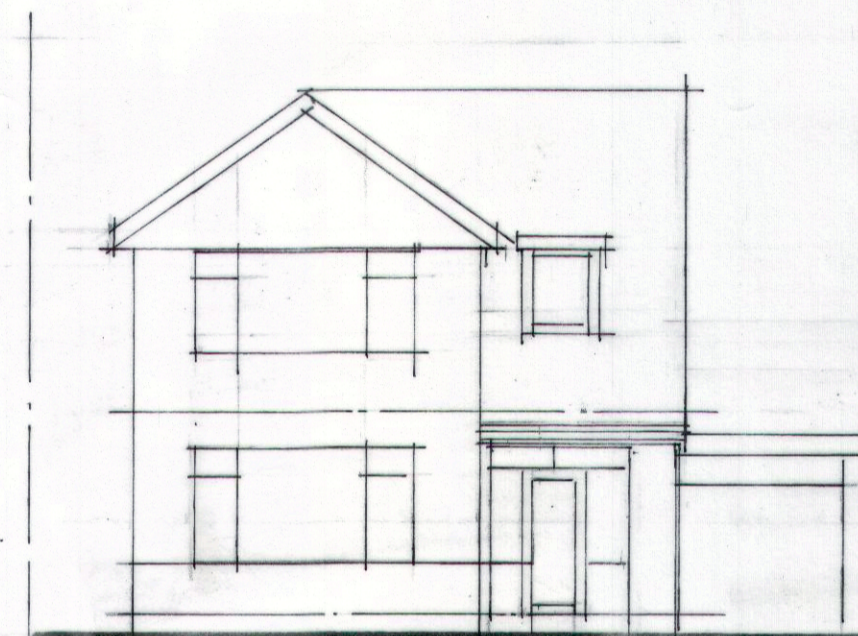
SECTION A-A



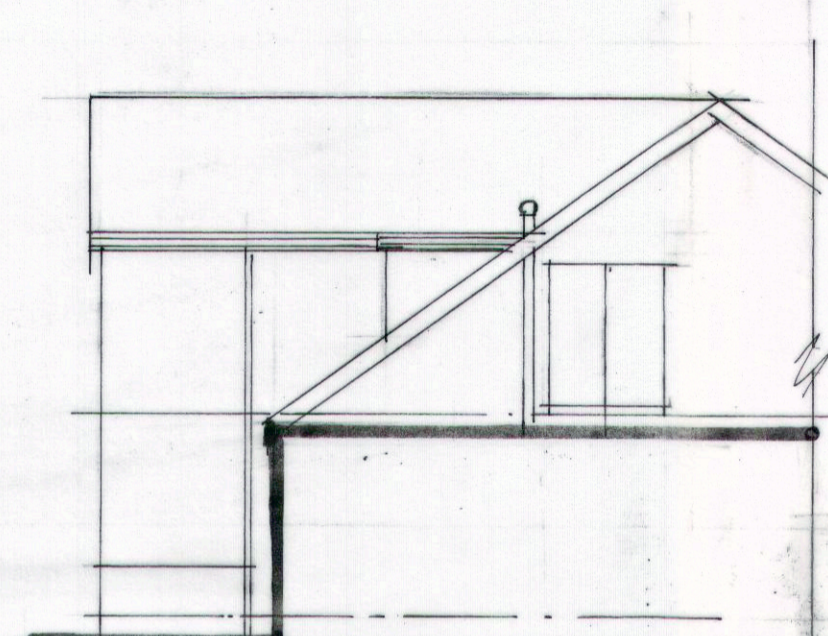
FRONT ELEVATIONS AS PROPOSED



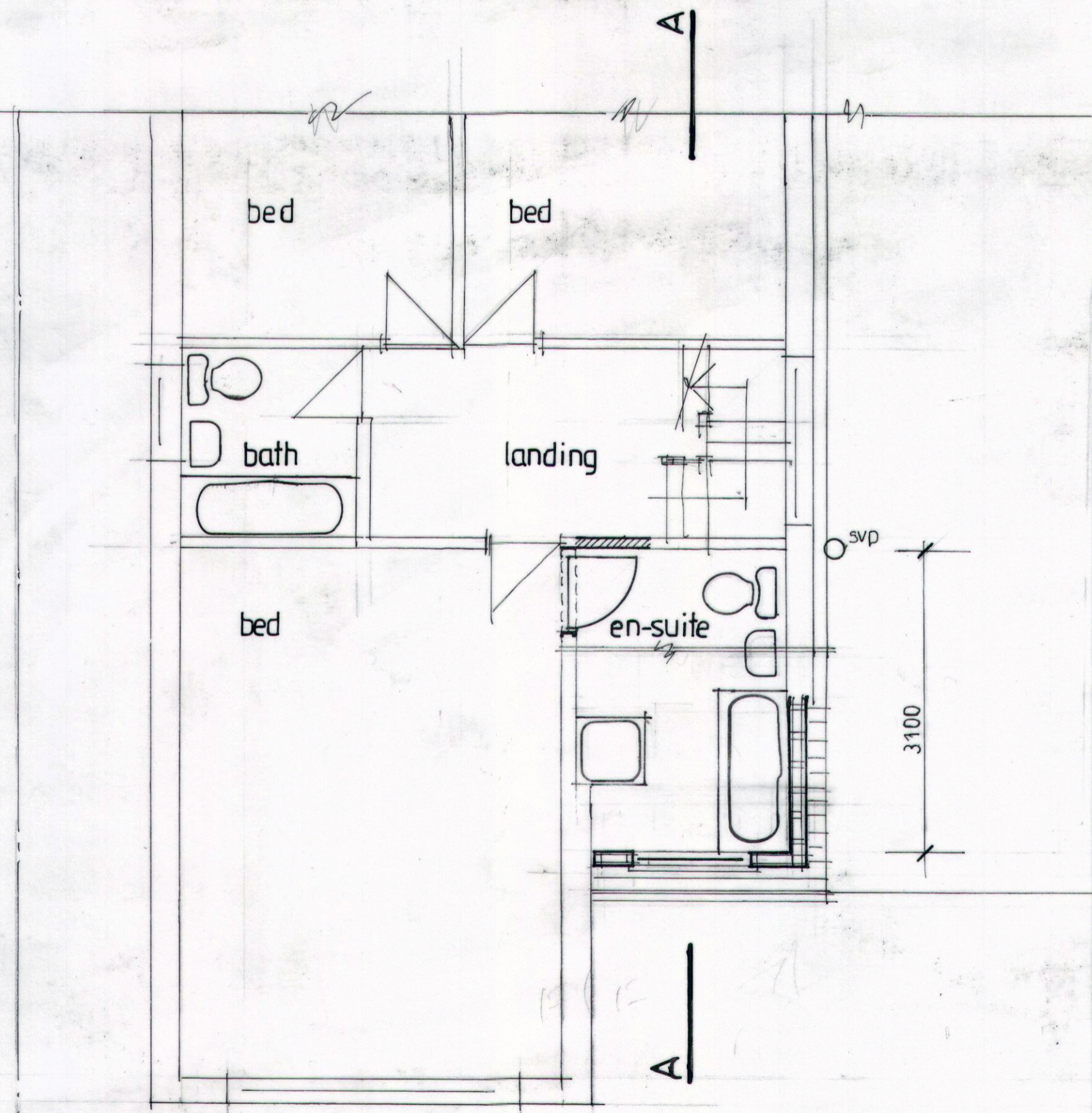
SIDE



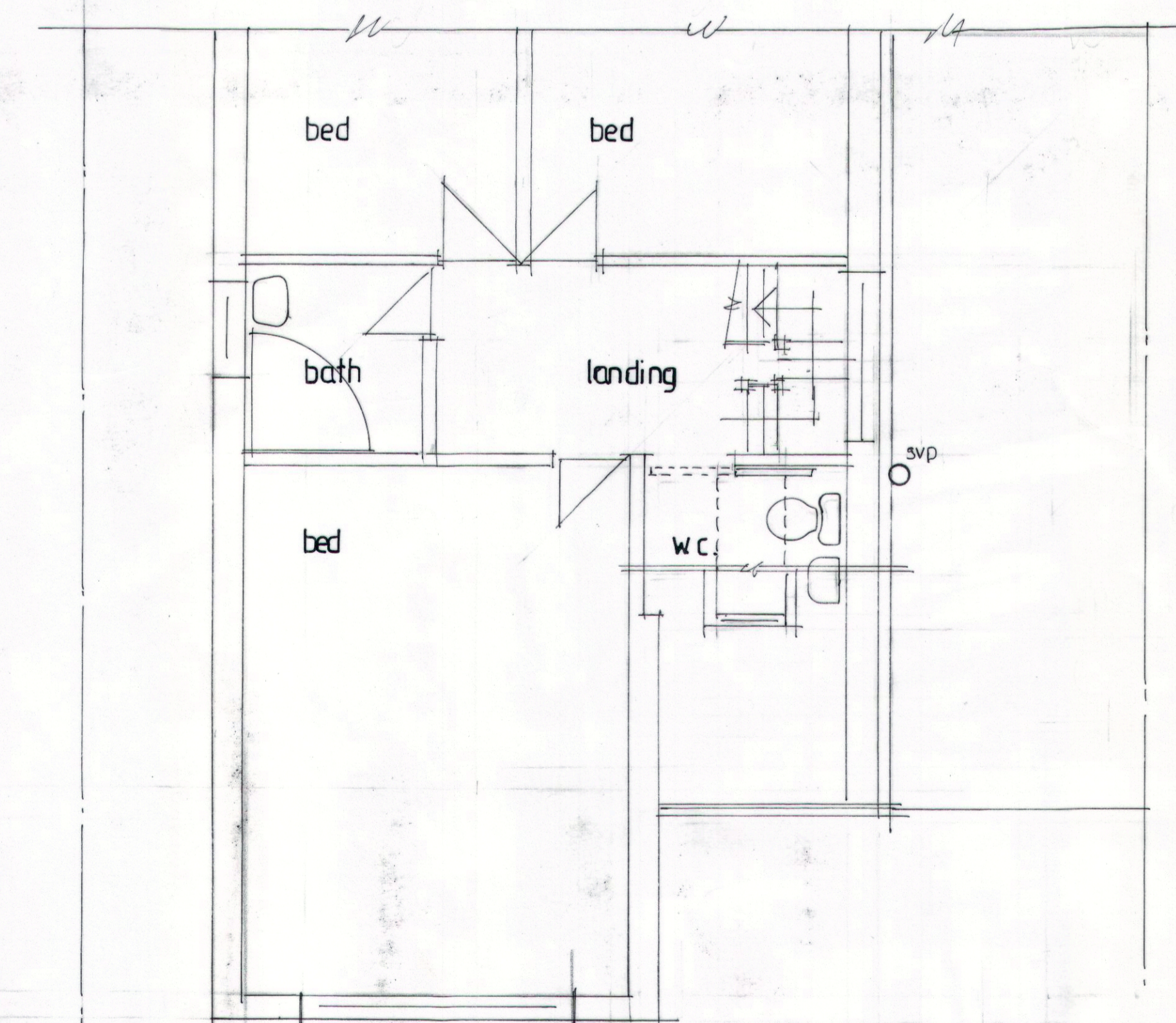
FRONT ELEVATIONS AS EXISTING



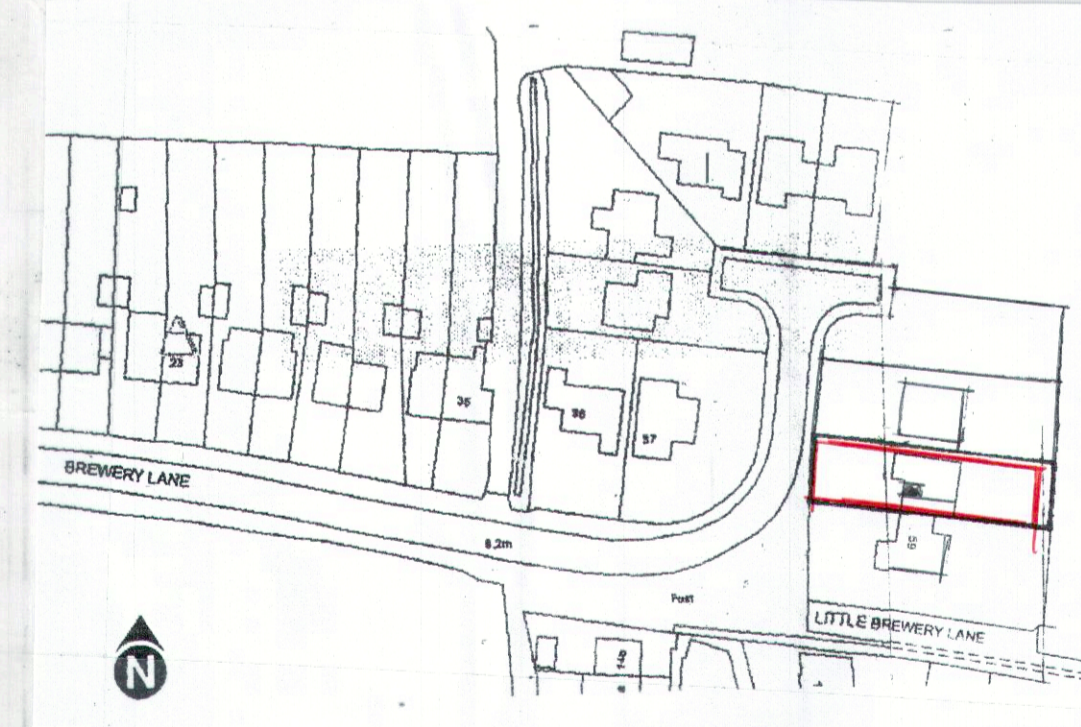
SIDE



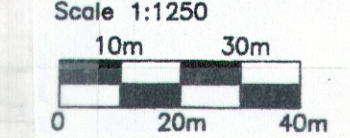
PART FIRST FLOOR AS PROPOSED



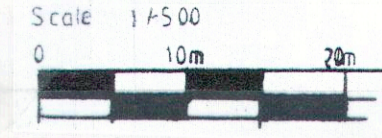
PART FIRST FLOOR AS EXISTING



LOCATION PLAN



BLOCK PLAN



**General**  
 All works to comply fully with current Building Regulations and to be to the satisfaction of Local Building Inspector.  
 The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the Local Authority Building Inspector whether or not it is indicated on the drawings.  
 All materials shall be suitable for the purpose and fixed, applied, or mixed in accordance with the manufacturer's instructions, specification and recommendations.  
 Size and strength of all materials to comply fully with the current Building Regulations.

**Demolitions**  
 All elements which are to be demolished are to be made good around by the contractor.

**Ventilation to rooms**  
 All habitable rooms to have opening windows min of 1/20<sup>th</sup> of floor area and have 8,000mm s.m. background ventilation via air bricks. Bathroom to have opening windows, 4000mm s.m. background ventilation and the following mechanical extraction rate bathroom (15lit/sec with 15 minute over run.)

**Glazing [1.4 W/m<sup>2</sup>K]**  
 All double glazed window or door units to have 16mm air gap with Argon fill and soft 'E' coating to achieve (windows 1.4w/m<sup>2</sup>k, doors 1.4w/m<sup>2</sup>k)

**Leadwork**  
 To main flat roof area  
 Provide all necessary flashings, aprons, soakers and valleys etc in code 5 lead sheet All in accordance with Lead Development Association recommendations

**Drainage (foul)**  
 Existing WC and WHB to remain new shower and bath connected to existing system and adjacent SVP

**Drainage (storm)**  
 New guttering connected to existing adjacent RWP

**Roof [flat/ Vented] Cold Roof [0.15 W/m<sup>2</sup>K]**  
 Code 4 lead on 19mm roofing grade plywood on firing strips to ensure min 140 fall [pitched to allow cross ventilation] on 175 x 50mm joists at 400 centres with 9.5mm plasterboard ceiling finish. 50mm ventilation gap to be maintained throughout above 150mm celotex or 150mm kingspan between joists and 20mm below joists to achieve 0.15 w/sqm K and via 25mm continuous vent with fly mesh behind fascia board and by OSMA roof vents to dead ends. Provide restraint to flat roof using 30 x 5mm x 1m galvanized mild steel straps at max 2m ctrs fixed to 100 x 50mm wall plates and anchored to walls. Any abutments to existing tiled roof plywood and roof membranes to be taken up existing rafters min of 600mm and tiles re-laid over

**Roof [flat] Warm Roof [0.15 W/m<sup>2</sup>K]**  
 Proprietary single ply or 3 layer built up elastomeric felt on 150mm Celotex or Kingspan insulation on vapour barrier on 25 mm wbp plywood decking on treated sw firings laid to 1:60 fall on 200 x 50 sw roof joists at 400ctr [doubled up around roof lanterns] with 12.5mm plaster board and skim ceiling finish all to achieve 0.15w/sq m K. Any abutments to existing tiled roof plywood and roof membranes to be taken up existing rafters min of 600mm and tiles re-laid over.

**Dormer Construction**  
 150mm x 75mm lintels to new dormer windows supported on 100mm x 100mm posts to reveals. 100mm x 50mm studs at max 400 ctrs with 100 x 50 head and sole plates and noggins. Clad externally with 10mm plywood, breather felt, tannalised sw battens and vertical tile hanging to match existing roof tiles with 100mm kingspan K12 insulation board to achieve 0.30w/sqm K. Dormer check adjacent to boundary to have min half hour fire resistance with 2 layers of fire resistant Supalux to both sides.  
 Dormer walls built off existing masonry to be anchored to same with 30W5 x 2m galvanized mild steel straps at 900 ctrs

**Electrical Works**  
 All electrical work will meet requirements of part P be designed installed and tested by a competent person and where necessary an Electrical Installation Certificate to BS7671 will be provided.

**Existing Structure**  
 All existing elements of structure including lintels and foundations to be checked for adequacy before works commence.

This drawing is produced solely for the purpose of obtaining Building Regulations and/or Planning Permission

**Client:**  
 MR & MRS S EDWARDS

**Site:**  
 57 BREWERY LANE  
 FORMBY

**Drawing:**  
 PROPOSED FRONT DORMER  
 EXTENSION TO EXISTING W.C.  
 TO FORM NEW EN-SUITE

**Scale:**  
 AS NOTED

**Date:**  
 NOV 2023

**Revisions:**

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Dwg No: 2000 /01