

Existing roof structure to be assessed and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturers details

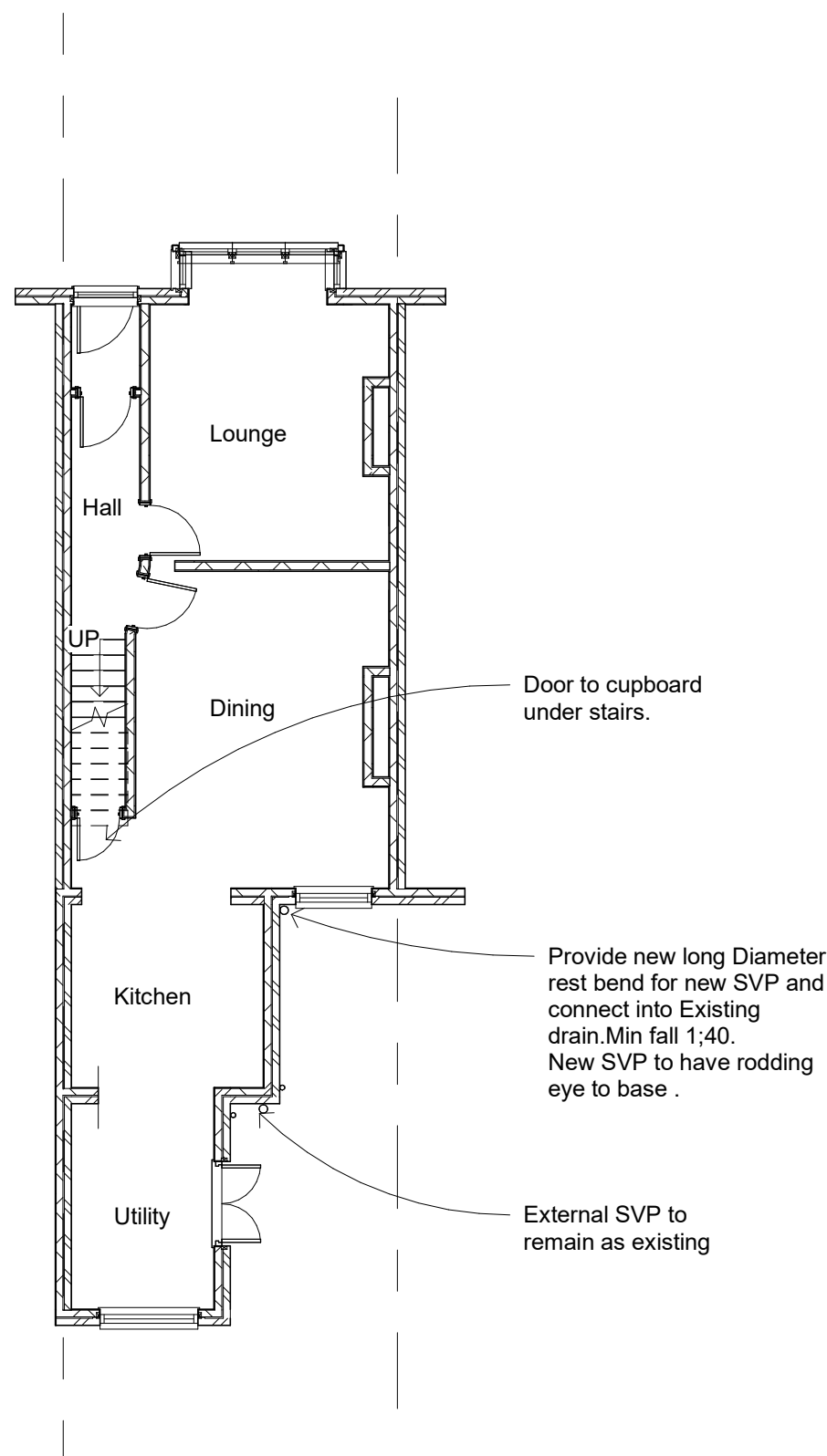
MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking

MEANS OF ESCAPE - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions. Ceiling to be upgraded to provide half hour fire resistance or modified half hour fire resistance as appropriate. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level or stair pitch line

LEAD WORK AND FLASHINGS All lead flashings, any valleys or soakers to be Code 4 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations



Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings

Contractors to expose and check any existing Beams/Lintols for adequacy to sustain new loads where applicable to satisfaction of inspecting authority

INTERNAL STUD PARTITIONS 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

DRAINAGE

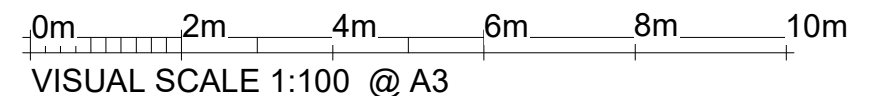
Full drainage system on site is to be identified on site at the time Of excavation .If the property is served by a combination system Or separate system, that system must be maintained during and after construction. All re routing and additional drainage layouts are to be confirmed and approved by the building inspector prior to the laying of the drains.All drain bends. Any drainage re-routing as a result of this application is to be agreed in advance of construction and in accordance with the building inspectors and utilities requirements.Drain inspection Chambers less than 930 mm are to be polypropylene with a metal Frame and cover.Drainage runs indicated on drawings submitted are assumed based on drain , what is visible at the time of survey and should not be relied upon as being a complete drawing survey.Prior to any excavation works the contractor must determine the exact positions of all drainage runs including pipe size,depths,rodding access points and inspection positions.Depending upon this information delays may occur in the construction process due to the need to consult united utilities or to commission CCTV survey.The contractor is advised of their responsibilities to maintain adequat temporary supports for all excavation works

UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)Vented roof – pitch 30°
Approx .To achieve U-value 0.15 W/m²K
Existing roof structure to be assessed by a structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.Roof construction - See Engineers Design / Calcs. Insulation to be 50mm Celotex GA4000 between rafters and 90mm under rafters. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using dry wall screws. Finish with 5mm skim coat of finishing plaster.(Cavity of 50 mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).Maintain a 50mm air gap above insulation to ventilate roof. Existing roof to have breathable felt.Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details

1 dpc
1 : 100

All Measurements to be checked on site
All drainage to satisfaction of LA Bldg Insp on site



Planning
Building Control
Structural Calculations
Project Management

PROJECT	Proposed Dormer Extension To Rear Of 198 Manchester Rd, Westhoughton, Bolton, BL5 3LA		
SHEET	Existing Ground Floor Layout		

CLIENT			R Murphy	
Date	Project number	Scale (@ A3)		
15/11/2023	NDH/RM/10/23	1 : 100		
Drawn by	DRAWING NUMBER		REV	
Neil	2 Of 7			
Checked by				
Checker				