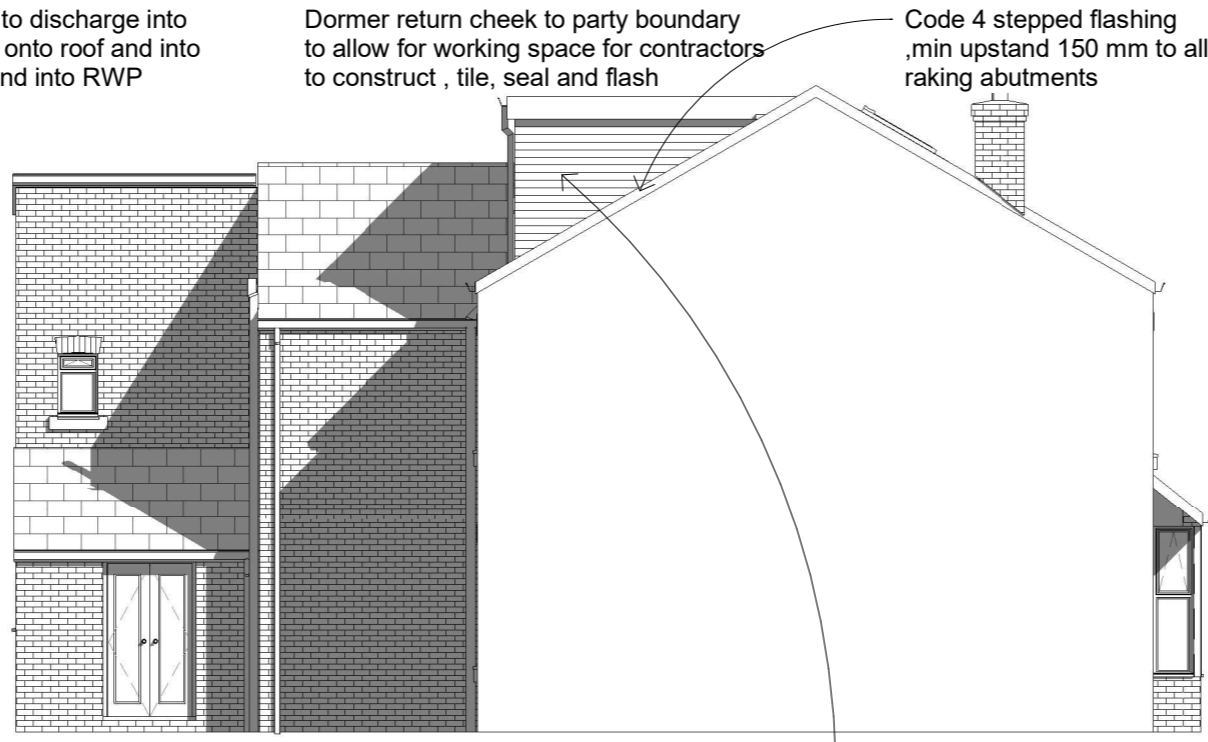
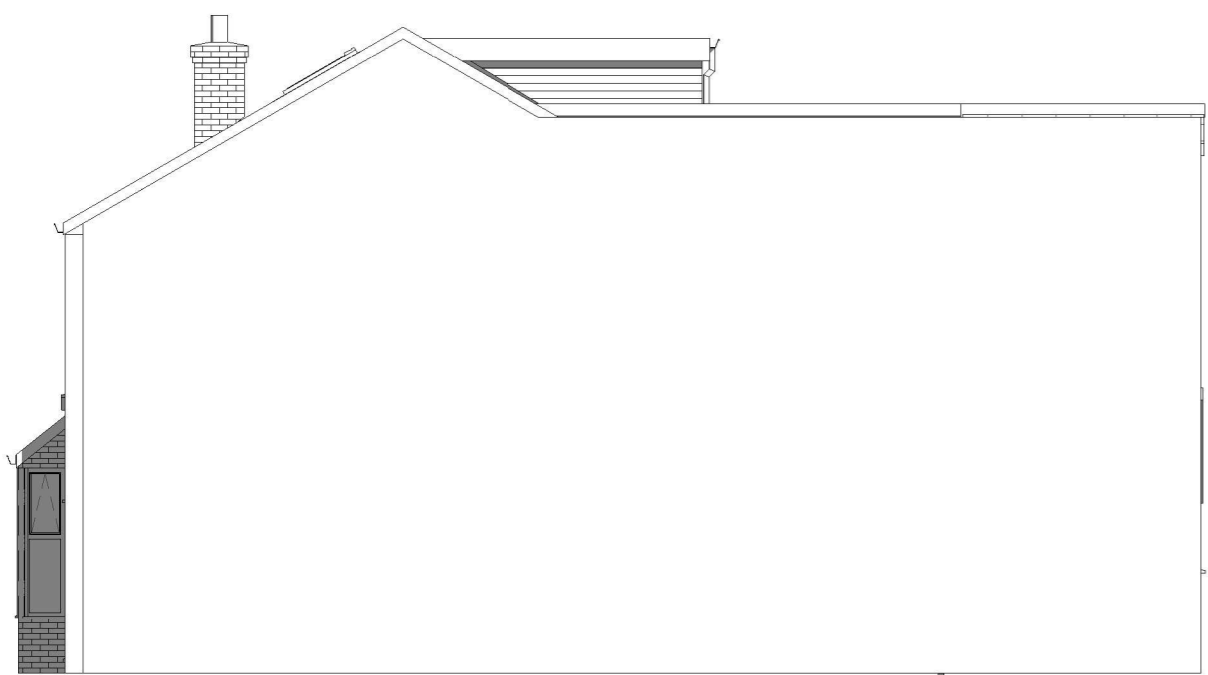




1 **Rear**
1 : 100



2 **Side Elevation**
1 : 100



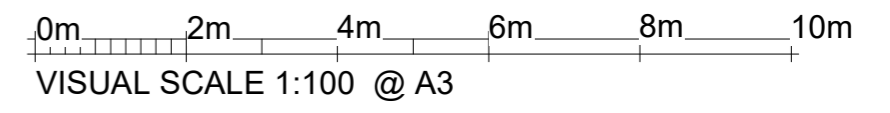
3 **side Elevation**
1 : 100

NOTES This drawing is to be read in conjunction with all other relevant project drawings, schedules and notes and is applicable whether specifically referred to or not. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to AGF Plans as soon as possible. Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householders/clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings. All drawings copyright AGF Plans. This drawing may not be copied by any third parties without prior permission from AGF PLANS

STAIRS
To be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer

MECHANICAL WORK Positions and specifications of radiators, routing of pipework, Suitability of existing boiler and repositioning of flues etc to be fully agreed with client prior to work commencing. All mechanical engineering work covered by AD Part L, must be designed, installed inspected and tested by a person competent to do so (e.g. Gas Safe Registered)

EXTRACT TO BATHROOM / EN SUITE
Bathroom/ En Suite to have mechanical vent ducted to external air to provide min 15 l/s extraction. Vent to be connected to light switch and to have 15 minute over run if no window in 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



Planning
Building Control
Structural Calculations
Project Management

PROJECT	Proposed Dormer Extension To Rear Of 198 Manchester Rd, Westhoughton, Bolton, BL5 3LA		
SHEET	Proposed Elevations		

CLIENT			
R Murphy			
Date	Project number	Scale (@ A3)	
15/11/2023	NDH/RM/10/23	1 : 100	
Drawn by	DRAWING NUMBER		REV
Neil	4 Of 7		
Checked by			
Checker			