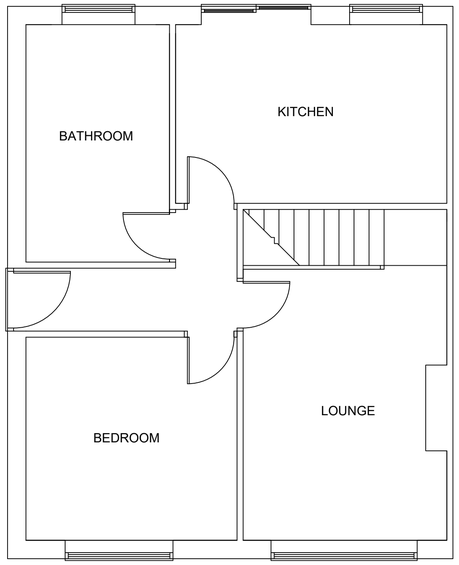
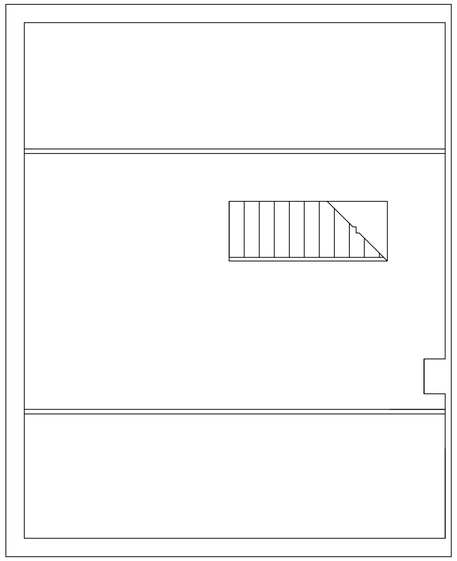


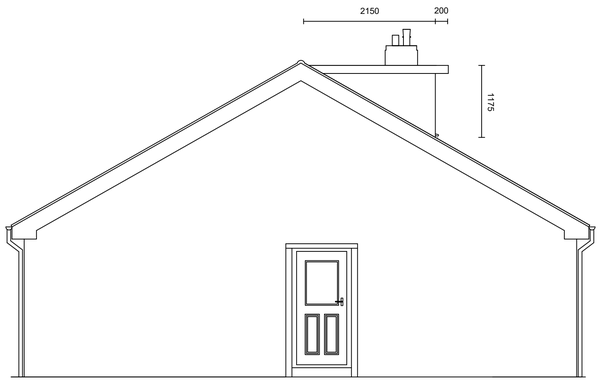
PROPOSED GROUND FLOOR PLAN (1:50)



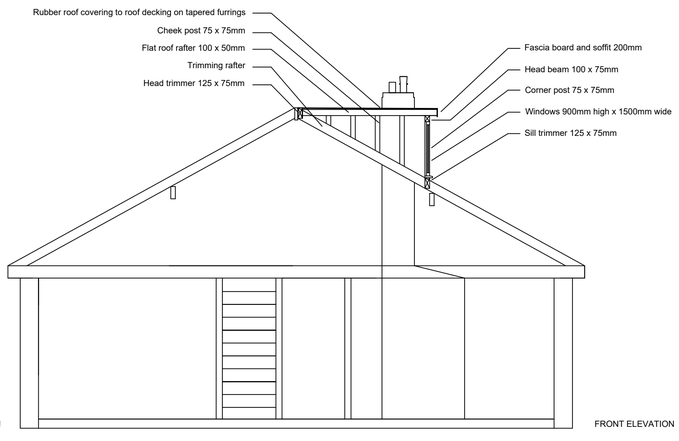
PROPOSED FIRST (LOFT) FLOOR PLAN (1:50)



PROPOSED FRONT (SOUTH WEST) ELEVATION (1:50)



PROPOSED SIDE (NORTH WEST) ELEVATION (1:50)



PROPOSED CROSS-SECTION THROUGH BUNGALOW (1:50)

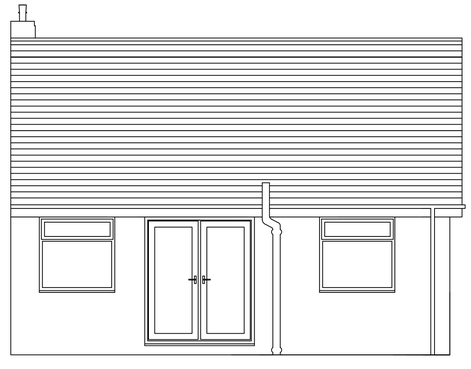
BUILDING REGULATIONS NOTES

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.

DORMER (U-value max 0.16W/m²K)
Construction of dormer as follows:
Trim existing rafters with head trimmer 125mm x 75mm and sill trimmer 125mm x 75mm to create opening for dormer, with trimmer rafters 100mm x 75mm at either side. Corner posts and cheek posts 75mm x 75mm. Head beam 100mm x 75mm to form top of dormer, flat roof rafters 100mm x 50m at 400 centres, as shown on cross-section. Front and sides of dormer fully tiled. External surface of dormer clad with roof tiles on treated SW battens on plywood sheets on a layer of breathable felt Tyvek or similar to manufacturer's specification. Inside dormer 9.5mm foil backed plasterboard with skim finish to top and sides.

FLAT ROOF (U-value max 0.16W/m²K)
Constructed with rubber roof system fitted to manufacturer's instructions. The first layer of felt to be type 3G to BS747 or other approved flat roof sealing system with installer's/manufacturer's guarantee to the satisfaction of Building Control officer, 126mm Celotex TD4000 fitted between rafters, 0-50 firing strips at 400 centers. Ensure all insulation is continuous to avoid cold bridging. Fit 200mm uPVC fascia and soffit with 25mm air-gap with vermin proof screen. Where dormer meets main roof fit code4 lead flashing with a 150mm upstand.

WINDOW (U-value max 0.14W/m²K)
New windows 900mm high x 1500mm wide in white uPVC to match existing, to have a non-locking escape opening 450x750 minimum, double glazed with low-K glass and trickle vents. Opening area of windows to be min 1/20th floor area. The window manufacturer/installer is to provide a WER declaration to Building Control.



PROPOSED REAR (NORTH EAST) ELEVATION (1:50)

NOTES

1. All building work is to conform with 2010 Building Regulations. All subsequent revised documents should be to the satisfaction of the building control officer. The builder is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimensions. It is intended that this drawing has been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.
2. The contractor is responsible for checking and verifying all dimensions prior to commencement of work on site and any discrepancies must be brought to the attention of The Designer.
3. All electrical work must comply with the current I.E.E. Regulations.
4. All work must be carried out by a contractor who is on the Gas Safe Register and all gas installations must comply with the current regulations.
5. All plumbing work to conform to local water authority by-laws.

This drawing is the property of The Designer.

Proposed Dormer

Client:
Mr Billy Mierzwa

Address:
65
Tower Hill Road
Brown Lees
ST8 6PD

Drawing no: 1
Paper size: A1
Date: 6th March 2019

Designer:
Daniel McKenna
23 Ribble Drive
Biddulph
Staffordshire
ST8 7LL
07478555928