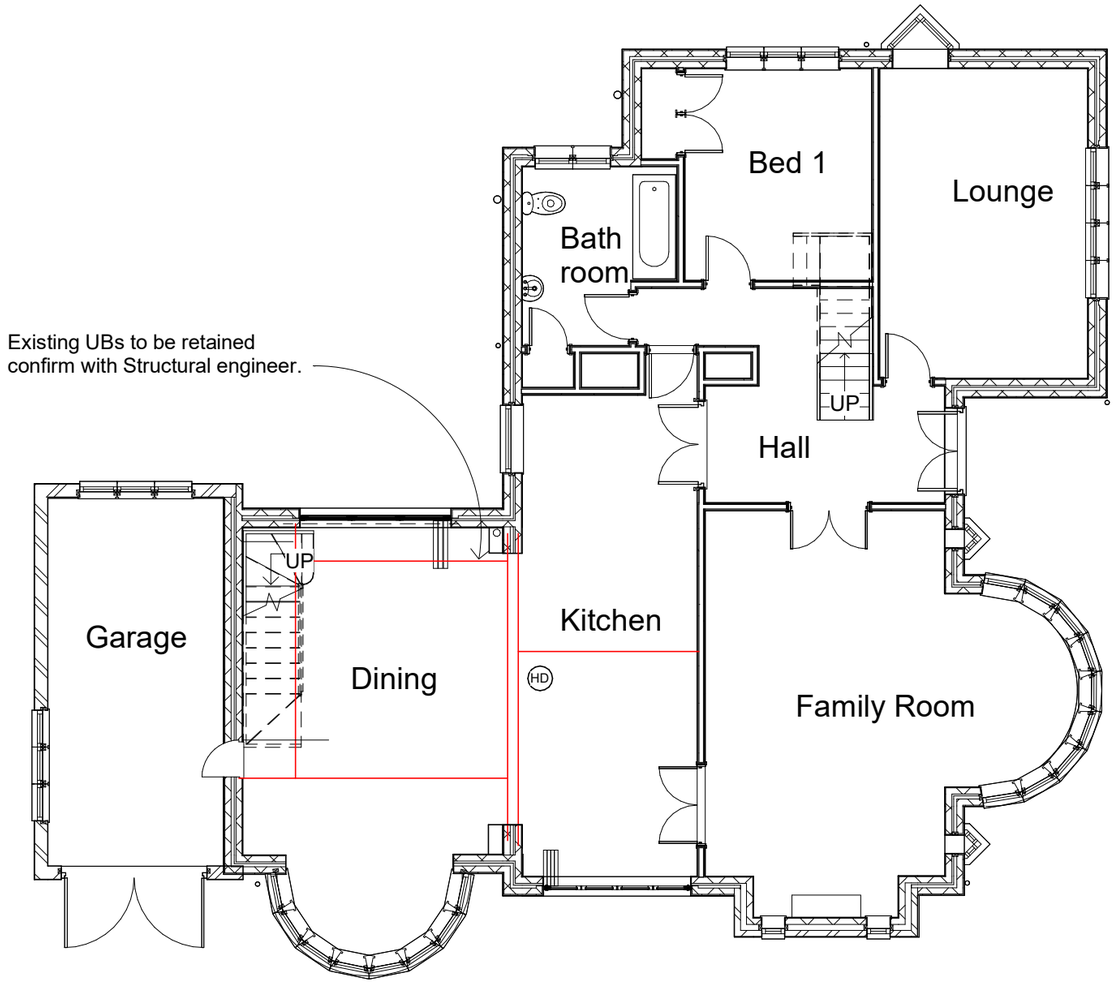
Location of flues / Chimneys and functionality to be confimed on site prior to construction

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

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



UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)Vented roof – pitch 40° Approx .To achieve U-value 0.15 W/m²K
Existing roof structure to be assessed by a structural engineer 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 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

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.

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

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

1 **dpc Copy 1**
1 : 100

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

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A3

registered LABC Partner Authority Scheme

SBID ASSOCIATE

AGF Plans & Architectural Services Ltd.
121 Park Rd,Westhoughton,Bolton,BL5 3DB.
agfplans@hotmail.co.uk - 07980544857

Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Dormer To Rear Of 3 Aviary Road,Worsley,M28 2WF.

SHEET
Ground Floor Layout

CLIENT
Mr B Chande

Date	Project number	Scale (@ A3)
14/11/2023	NDH/BC/11/23	1 : 100
Drawn by: Neil	DRAWING NUMBER: 2 Of 6	REV
Checked by: Checker		

14/11/2023 11:13:05