PLANNING DRAWING

All dimensions must be checked on site when reading from and working to this drawing

Do not rely on scaling the drawings without making suitable checks
Always work to building and site constraints
Always work with plans in conjunction with the written specification

All building works shall be carried out using adequate and proper materials which are appropriate for the way they are to be used

All sample materials to be approved by the Local Authority Building Control Inspector should it be deemed necessary
Contractor is deemed to be working to existing building and site constraints as well as the contract drawings, should any situation arise that differences are found then the Client must be informed and give their approval on the matter
All building works shall be in accordance with BS8000 (latest edition) Workmanship on Construction Sites

CDM Regulations 2015
The Client, Contractor and Designer must comply with the requirements of the Construction, Design and Management Regulations 2015
Refer to written specification for more details

The building shall be so designed and constructed, that the combined dead loadings, imposed loadings and wind loadings will be sustained and will be successfully transmitted downwards through the design structure to the foundations and ground strata thereafter

a) safely
and
b) without causing any such deflection or deformation of the structure or any part of the building

Thermal values: U-Values
U-values which must be met under Approved Document L: 2010
Roof 0.18 W/M2K (pitched roof insulated under rafter level)
Roof 0.16 W/M2K (pitched roof insulated at ceiling level)
Floor 0.22 W/M2K
Walls 0.28 W/M2K
Windows 1.6 W/M2K (double glazing)
Doors 1.8 W/M2K (approved supplier)

The Contractor is to ensure wherever possible general standard Robust Detailing is always used to limit the risk of thermal bridging / cold bridging / air leakage / condensation risk and sound absorption

All designs, materials and workmanship shall comply with Regulation 7 of the Building Regulations, all current British Standards, European Standards, Agrement Certificates, product certification schemes (kite marks and the like) and Codes of Practice.
All materials shall be used in accordance with the Manufacturer's specifications and recommendations. Products conforming to a European Technical Standard or harmonised European product shall have a CE mark

Where specific materials have been specified and approved, alternative materials of a strict similar quality and approved standards may only be substituted with the absolute approval of the Client, Local Authority or Contract Administrator (should one be appointed)

Note
Change to front elevation will see the Hip end altered to a Gable structure

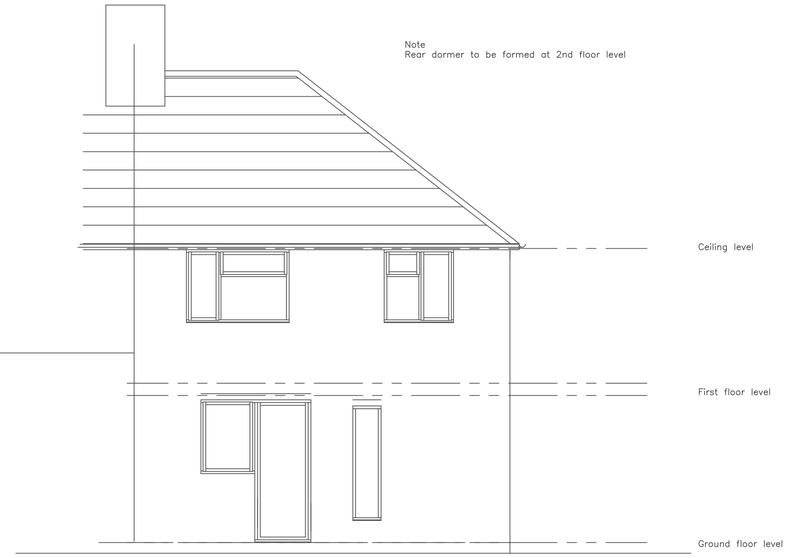
When the gable wall is formed the roof tiling should run through and in a way to blend in to the existing roof covering



EXISTING FRONT ELEVATION

Party wall line to adjoining property

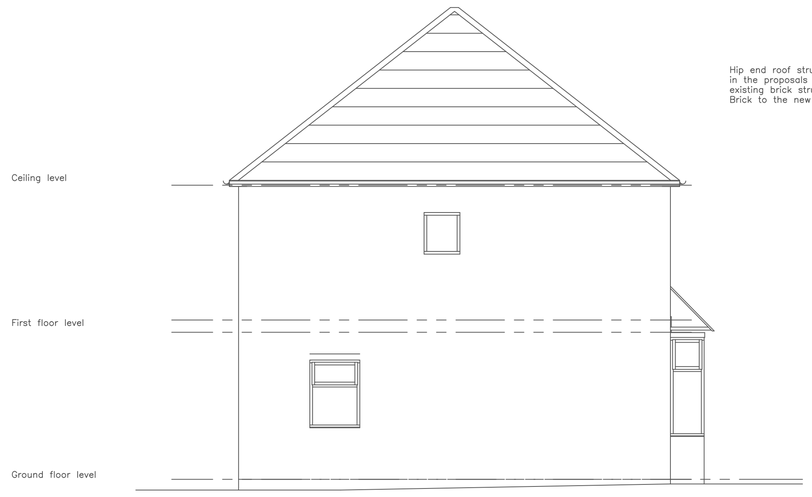
Note
Rear dormer to be formed at 2nd floor level



EXISTING REAR ELEVATION

Note
Existing Hip end to the roof, changed to a gable wall will still be a distance away from the neighbouring property therefore, a Party Wall notice may well not be required to the property to the left (as observed from the front elevation).
The proposed rear facing flat roof dormer will be taken a short distance within the party wall line and therefore may require a notice being served to the adjoining neighbour.
In any event it is thought that the neighbours should be informed and a party wall notice given thought and attention

We would advise that the existing structure be checked as work is undertaken so as any additional loading is satisfactory



Hip end roof structure that exists will be altered to a vertical gable end structure in the proposals and the outer skin will be of a brick to match as closely with the existing brick structure as possible.
Brick to the new finish shall be approved by the Local Authority

EXISTING SIDE ELEVATION

David Brough
21 Kirkman Road, Loscoe, Heanor, DE75 7LH
Proposed Loft Conversion
1:50 @ A1
820 DB-02 Existing Elevations

0 1 2 3 4 5m
(1:50 Scale)