

The Contractor is to check all dimensions on site and report any discrepancies to the Contract Administrator. This drawing is to be read in conjunction with all other standard documentation.

GENERAL NOTES

This drawing is for Planning and Building Regulation submission only, NOT a working drawing. Contractor to take all relevant site dimensions, levels, drainage runs and inverts prior to starting work.

Any construction work carried out prior to receiving all necessary approvals for planning and /or building regulations is entirely at the householders / clients risk.

It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences. All building work to be completed to the satisfaction of the local authority building control officer and in accordance with the current building regulations and as such additional unforeseen building works may be required on site. Client to be aware of responsibilities under Party Wall Act and to obtain written approval for work affecting boundary wall.

Contractor to carry out work in a safe and proper manner with due care for health and safety of operatives. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. All materials above 20kg to be lifted with mechanical device.

The contractor shall inspect all adjoining properties which may be affected by the work prior to commencement or works and record and report with 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.

Contractor is to include for dust sheets, scaffoldings, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works. The client will be living in the property during the course of the works and the contractor is to allow for this in the tender and provide a work sequence programme prior to work commencing so that necessary arrangements can be made to minimise disruption. Contractor is to allow for liaising with specialists and sub-contractors removing debris from the site during and on completion of the works. Allow for liaising with specialists and sub-contractors during the course of the work. Include for all new and additional electrical and heating works required. Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.

Drawings to be read in conjunction with any structural details and calculations.

Drains min. 100 dia. 1-40 fall flexible jointed pipes laid to manf. instructions, any drainage under building to be adequately protected. (Where new drains required). Ventilation, Windows to have opening lights min. 1/20th floor area, trickle vent in windows 8000mm2, Mechanical ventilation to kitchen 60 litres/sec.

All new electrical work to be undertaken by NICEIC approved contractor certification to be issued on completion of installation.

Windows uPVC double glazed with K glass 20 mm air space argon filled U - value 1.8 W/m2.K.

Elements of structure to have min. ½ hour fire resistance.

Plumbing and electric requirements to be agreed with client.

Glazing in critical locations to be safety glass in accordance with part N of regs. And BS 6206 in doors and within 300 of doors to a height of 1500 above FFL and to 800 above FFL elsewhere.

Smoke alarms as shown (and or agreed) to be interlinked and wired to mains on separate fuse.

Steel beam sat on concrete pad stones min. 150 seating. (where necessary as required by building control.)

drawing title :

Proposed Loft Plan



Design And Plan
CONSULTANTS

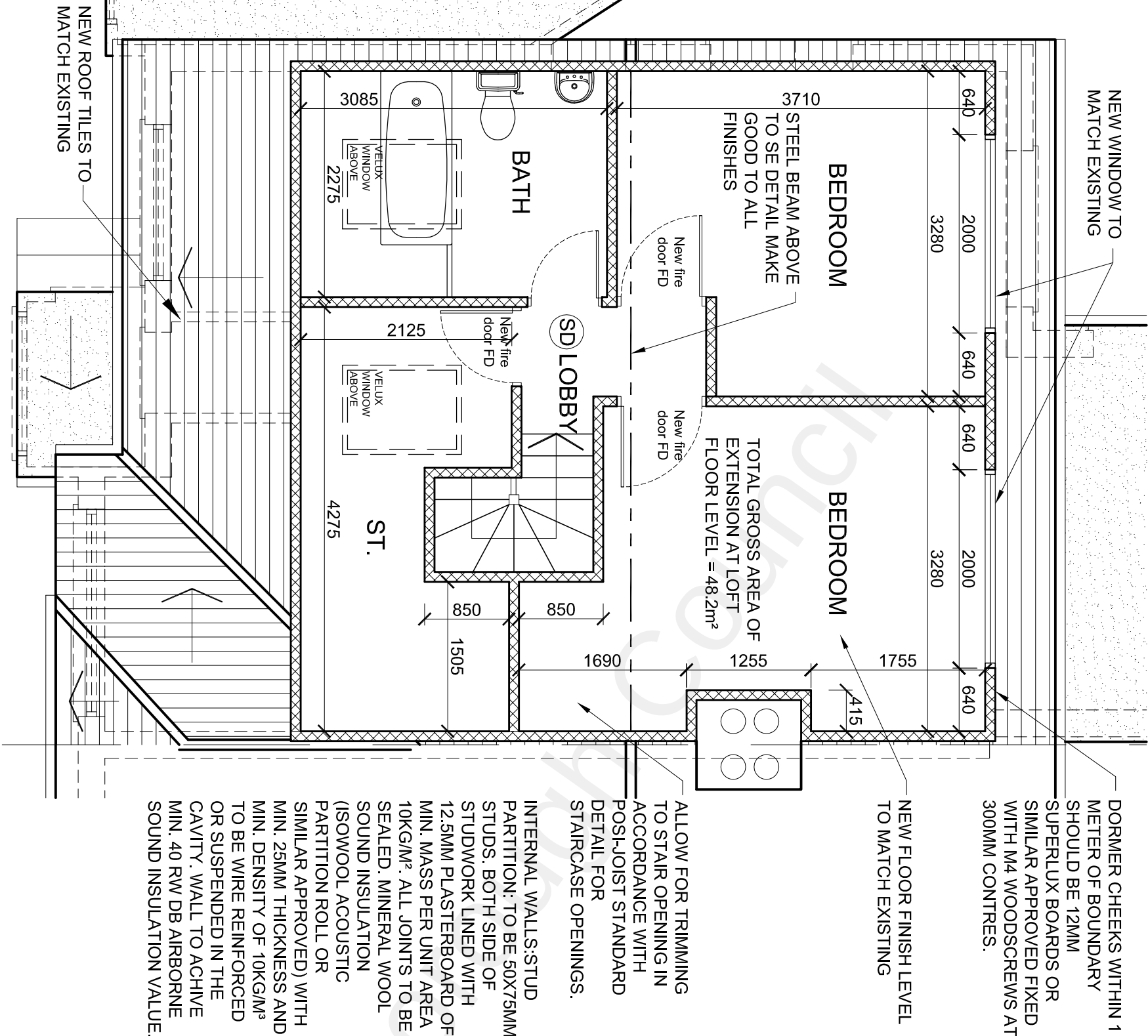
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project : 2 High View, Higham
Rochester

drawing title :					
Proposed Loft Plan					
drawn: SN	chkd : SS	date: 23.09.2022			
status: Permitt. Develop				scale: 1:50@A3	
proj no : 2003	drg no: 03	rev no:			



Permitted development calculations of volume of rear dormer

Length - measure on side elevation from eaves to eaves.

Depth - measure on side elevation from ridge of new gable to where it meets the bottom of the roof (i.e. where the original side of roof had its eaves)

Volume for rear dormer = 1/2 (length x height x depth)

= 1/2 (6.6 x 2.8 x 3.1)

= 28.64 cu. m.

Volume of rear dormer

Volume of triangle (small hip to gable) = 1/2(area of base) x height

= 1/2(1.9 x 1.9) x 5.3

= 9.57 cu.m.

Volume of triangle

Volume of hip to gable and rear dormer = 28.64 + 9.57 = 38.21 cu. m.

Volume of hip to gable and rear dormer