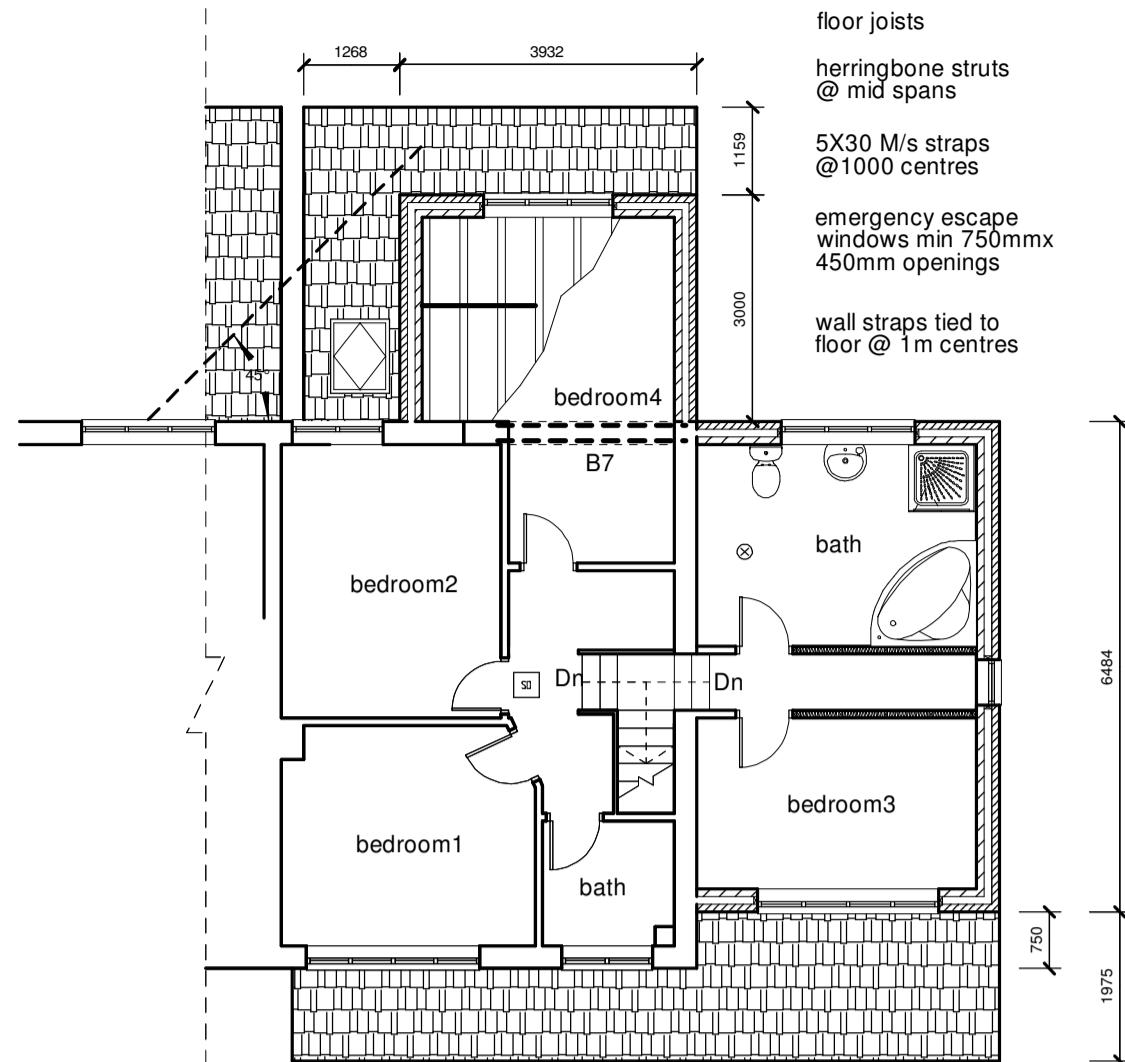
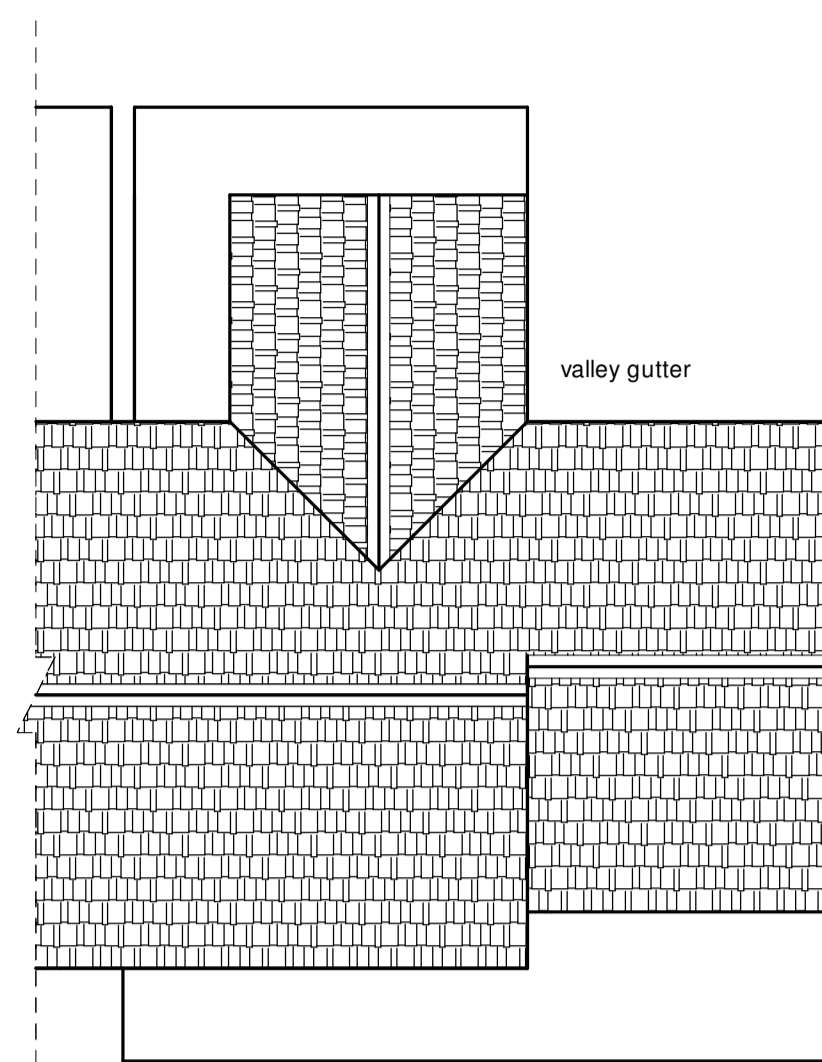


Proposed ground floor plan

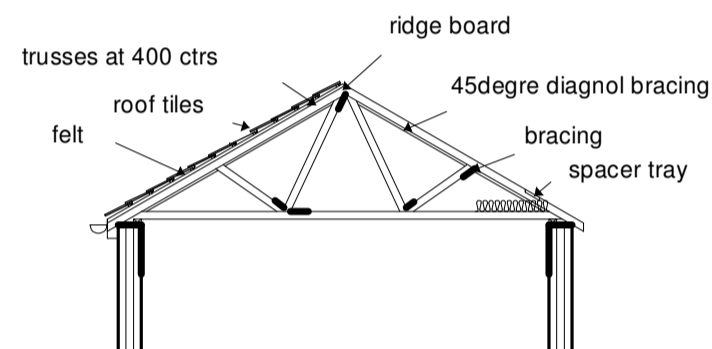


Proposed first floor plan

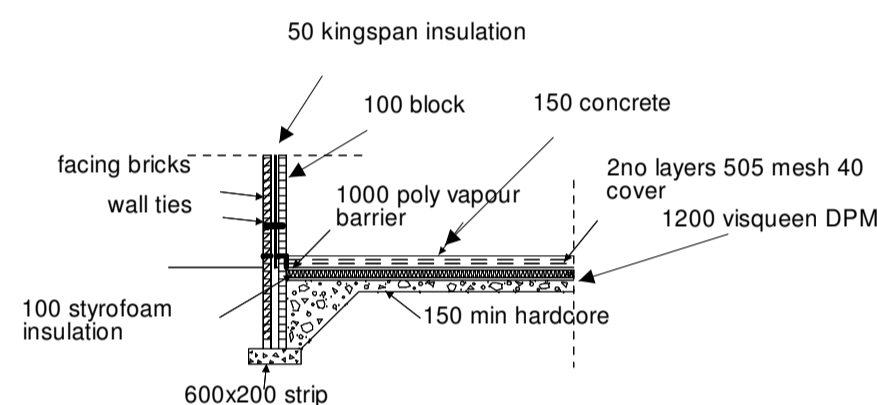


Proposed roof plan

TRUSS ROOF details to be supplied by manufacturer before work commences designed and braced to BS 5268



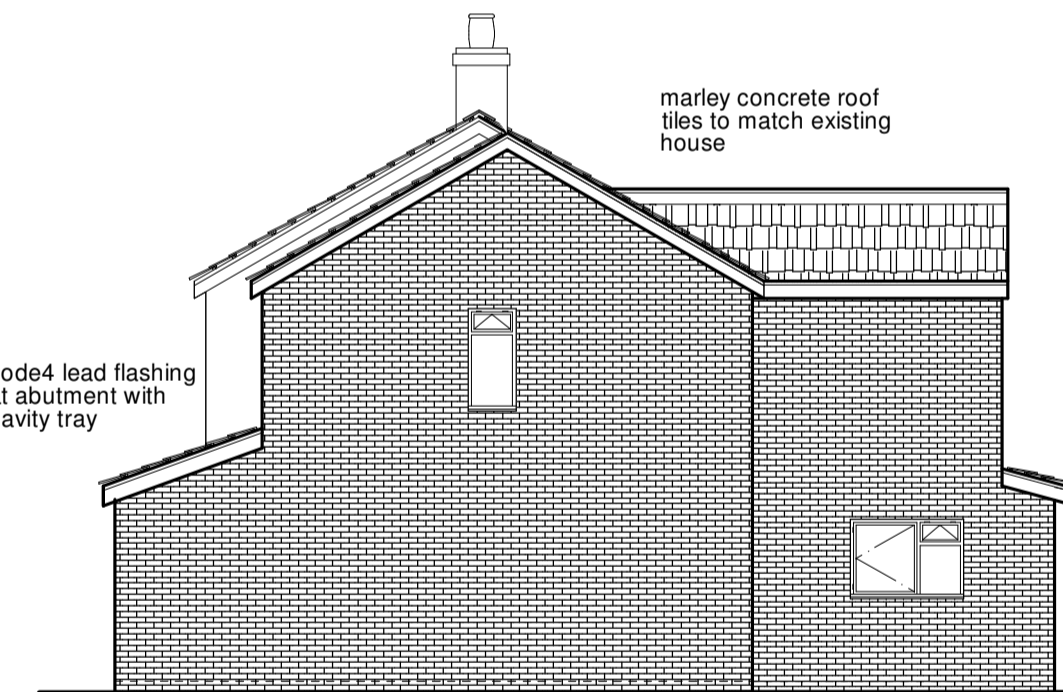
SECTION THRO TRUSSED ROOFING AREA



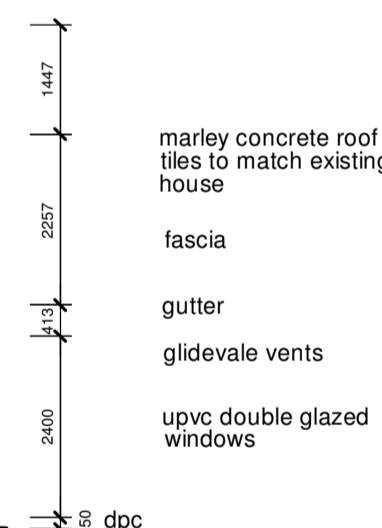
FOUNDATION DETAIL



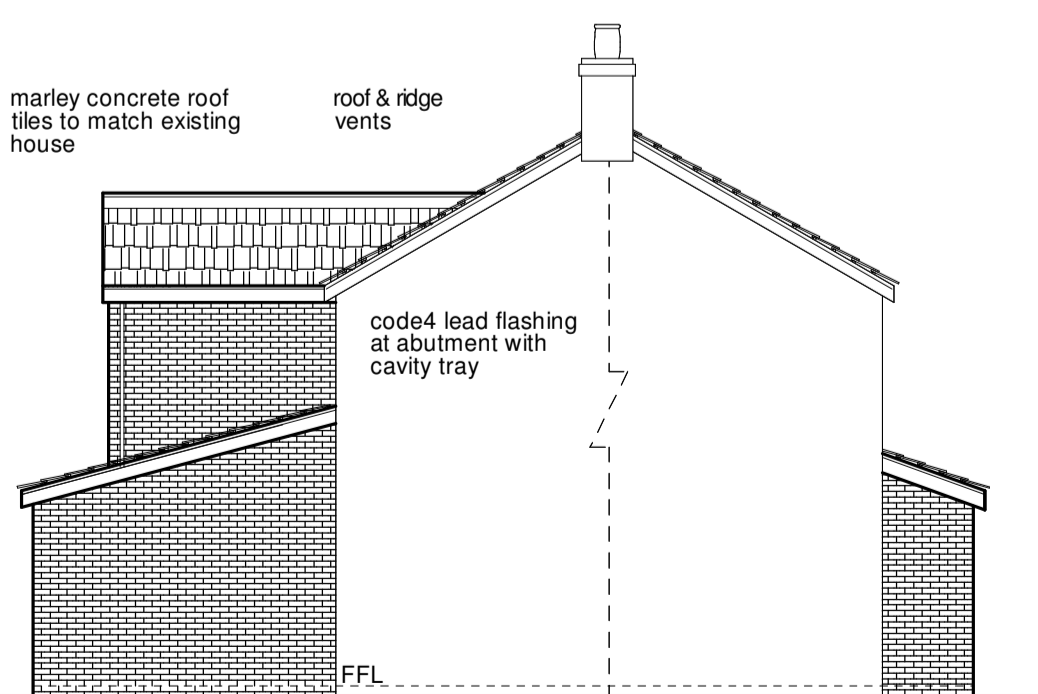
Proposed rear elevation



Proposed side elevation (West)



insulation 150 +150mm  
clay roof tiles to match existing house  
trusses at 400 ctrs  
fascia  
gutter



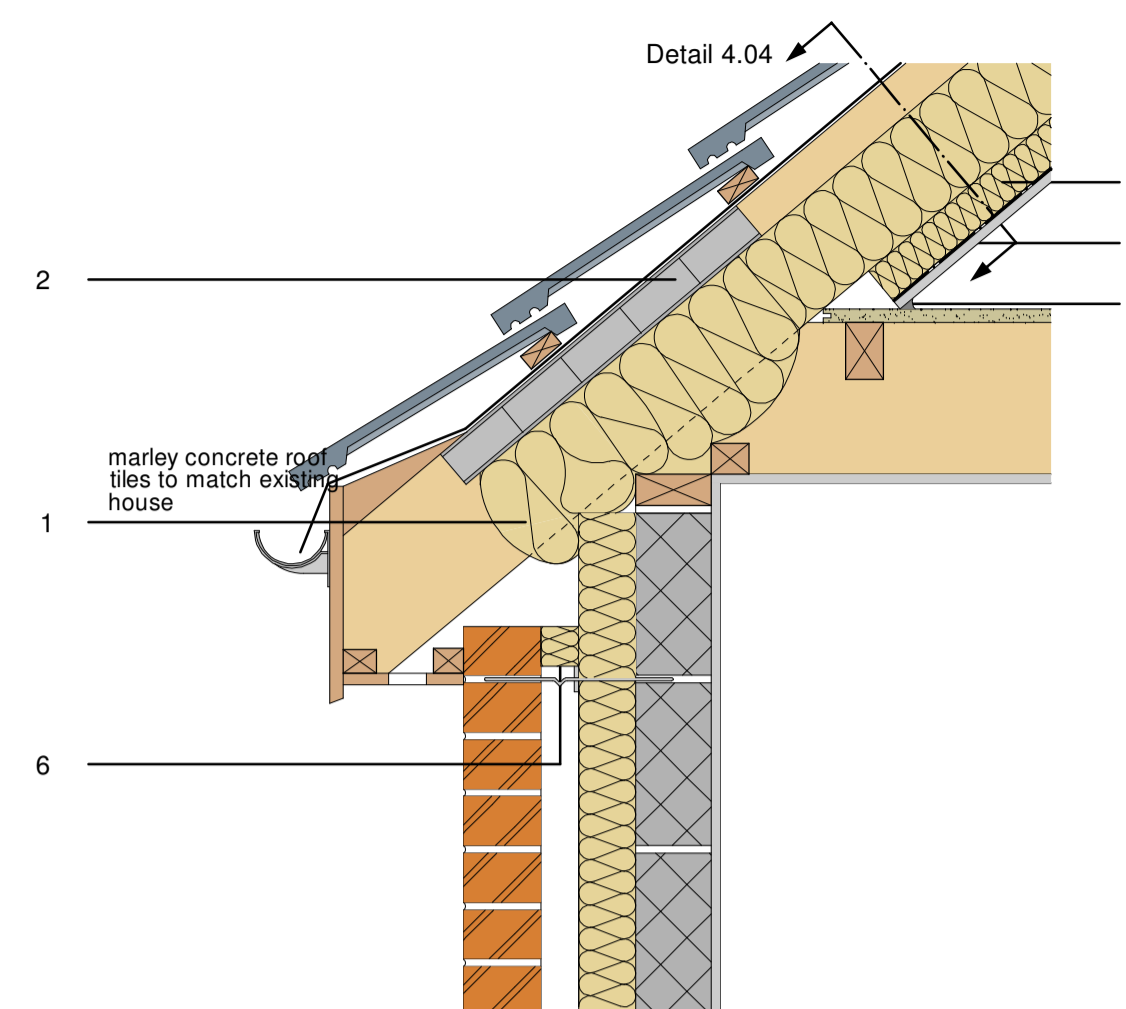
Proposed side elevation (East)



Proposed rear elevation

code4 lead flashing at abutment with cavity tray  
trusses at 400 ctrs  
fascia  
gutter  
facing bricks to match existing house

4.03 Pitched roof. Ventilated rafter void. Eaves.



Notes

- Tightly pack any gaps between wall insulation and roof insulation with mineral wool (or similar) to limit air leakage.
- Use suitable crossflow ventilator and maintain 50mm (min) ventilation path over insulation.
- Secondary insulation lining to u/s of rafter if required to achieve U-value.
- Vapour control layer behind plasterboard.
- Seal gap between floor and sloping ceiling.
- Fully close cavity with calcium silicate board or mineral wool closer (shown). Compliance with Approved Document B should be checked with wall insulation manufacturer.

This detail is also suitable for monopitch roofs subject to suitable ventilation provision.

This detail should be read in conjunction with detail 4.04.

Masonry: Cavity Wall Insulation: Partial-Fill

robustdetails

**Electrical:**  
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings. Installed and tested by a person competent to do so IEE NIC EIC or other approved institute, to BS standards, to clients request and LA satisfaction.

**Heating:**  
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

**Plumbing:**  
Soil pipes and accessories to BS4514. 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance.  
All pipe works in roof space to be insulated in accordance to B.S. 5422:1977

**Drains:**  
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 1:40 fall.

**Disclaimer:**  
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

**All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.**

**The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.**

**GENERAL NOTES:**  
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes:  
1. this drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.  
2. asbestos, it is important that a check is made for the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun. any action taken must comply with current relevant legislation.  
3. all materials and workmanship to be to the appropriate standard and code of practice/ agreement certificate.  
4. windows to be not less than 1/10th of the floor area to habitable rooms.  
5. opening light to windows to be not less than 1/20th of the floor area.  
6. trickle ventilations to heads of all windows to give not less than 8000mm<sup>2</sup> of free air area.  
7. no dimensions to be scaled off this drawing.  
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.  
9. all figured dimensions to be checked on sight before any works are put on hand.  
10. new walls either bonded into existing or mechanically connected.  
11. cavities to be continued through.  
12. vertical and horizontal damp proof membrane to all external openings.  
13. all work drainage to the complete satisfaction of the local authority.  
14. 90mm minimum bearing to all structural timber.  
15. 225mm minimum structural bearing to all structural steelwork.  
16. universal beams to rest on 6" insitu concrete padstone.  
17. catnic or other approved lintels over new or altered openings.  
18. mechanical ventilation to kitchen (250m<sup>3</sup>/h) and bathroom (1703/h).  
19. permission required in writing from affected neighbours before plans are submitted or any work is put in-hand or undertaken which ever comes first.  
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding, there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.  
**Alternative roof construction:**  
Marley grey concrete tiles on 170mm x 50mm s/w rafters on un-tear able felt on 25, degrees pitch at 400mm cross. 125mm x 50mm ceiling joists @ 400mm cross supported via 50mm x 50mm s/w binders. 100mm x 75mm softwood wall plate.  
150mm with 150mm fibre glass insulation cross piled between joists and 12.5mm fire lined plaster board & skim finish ceiling to provide 1/2 hr f.r.  
225mm x 75mm Upvc fascia board under gutter leaving 50mm gap at eaves for ventilation.  
Code 4 lead flashing and cavity tray at abutment.  
New ceiling height minimum 2200mm.

**Notes:**

**Foundations:**  
600mm x 150mm concrete strip footings to project at either side, FDN3 taken minimum 750mm below ground level to suit conditions and below any adjacent drains to the complete satisfaction of the building inspector.

**FLOOR:**  
65mm screed on 1000 grade poly vapour barrier on 120mm polystyrene (U value of 0.22/m<sup>2</sup>k) with minimum 12mm floor edge insulation and opening closures. 1200 gauge visqueen gas/ Methane barrier taken to DPC across whole site. Joints to be taped and taken up inside face and linked into DPC, above 150mm above ground level over 150mm concrete slab with 1 no A142 (BS 503) mesh 40 cover, 50mm sand blinding on 150 graded builders hardcore.

**Wall construction:** kitchen Brickwork match existing house outer leaf with a 100mm minimum cavity with 50mm kingspan insulation block (U value of 0.30/Wm<sup>2</sup> K. 100mm thick high strength 7k thermolite turbo block or 100mm celcon block inner leaf and finish internally with 13mm plaster and skim.

**Cavity wall ties:**  
250mm stainless steel butterfly ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closers cut stone or block to eaves and verges reveal and cut block openings.

**Lintels:**  
Suitable IG lintels over new window and door openings min 150mm end bearing with cavity tray over

**Rain water:**  
110mm diameter half round gutter 68mm diameter rainwater pipe.

**Frame & Glazing:**  
All side window and door glass to be safety glazing to B.S. 6202:1982. Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be "K" Pilkington glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.8wm<sup>2</sup>k. filled with argon gas.

**New roof: construction**  
Concrete interlocking tiles or Marley grey roof tiles on 37x25 s/w batons on un-tear able sarking felt to B.S. 747 type on timber roof mono trusses by specialist manufacturer @25 degrees pitch at 400mm centres. Trusses sat on 100x75mm wall plate at each end strapped to walls. Trusses refrained to gable with 30x5 galvanized m/s straps @ 900 centres to BS5208 part 3. Truss details to be provided by manufacturer.

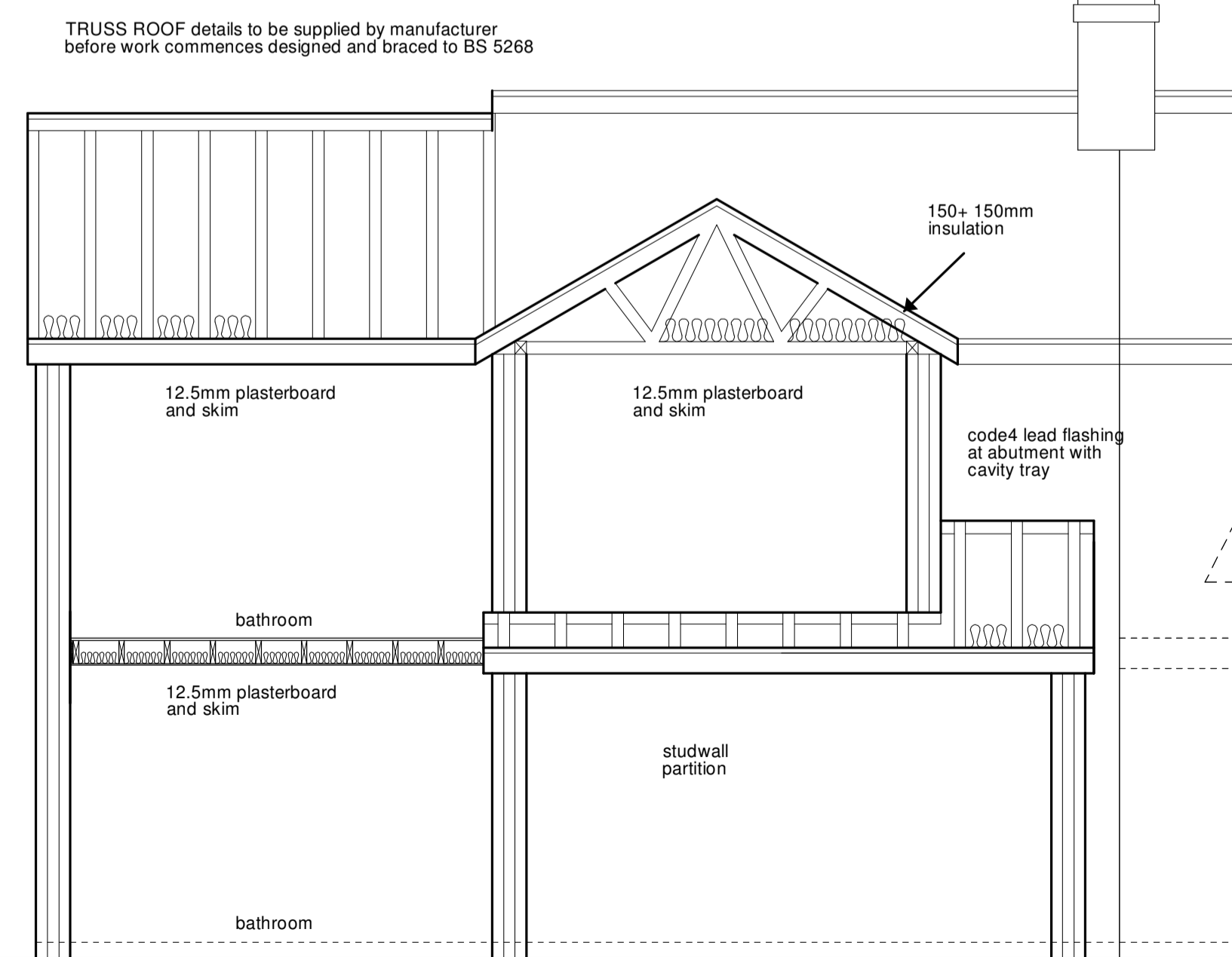
150mm fibre glass insulation between joists and a further 150mm laid across @ right angles to each other and 9.5mm fire lined plaster board & skim finish ceiling.  
225mm x 75mm Upvc fascia board under gutter, leaving 50mm gap at eaves for ventilation.

Code 4 lead flashing and cavity tray at abutment. New kitchen ceiling minimum 2200mm height.

**Ventilation:**  
Mechanical ventilation operated intermittently to kitchen to extract minimum 60litres per second or 30 litres if operated via cooker extraction hood.  
Kitchen to have an opening window to have background ventilation of 4000mm<sup>2</sup>.  
All occupiable rooms: to have openings to the outside to provide 1/20th of the floor area. To have background ventilation equivalent to 4000mm<sup>2</sup> to have no extract ventilation.

**Boiler:**  
Old boiler to be upgraded to suit. Details to be submitted by client before installation. to comply with SEDBUK 86% efficiency rating.

**Lighting:**  
Minimum 1 in 4 lights to be energy efficient.



Proposed rear elevation cross section scale:1:50



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Scale: 1:100 Page 2/2 (A1)
Drawing no: 1751
Proposed layout
Location: 14 Consort Avenue, Royton, OL2 5SE
Prop: Two/single storey extension
Client: MOHAMMED FOYEZ ALI
Date: March 2021
please do not scale drawing