

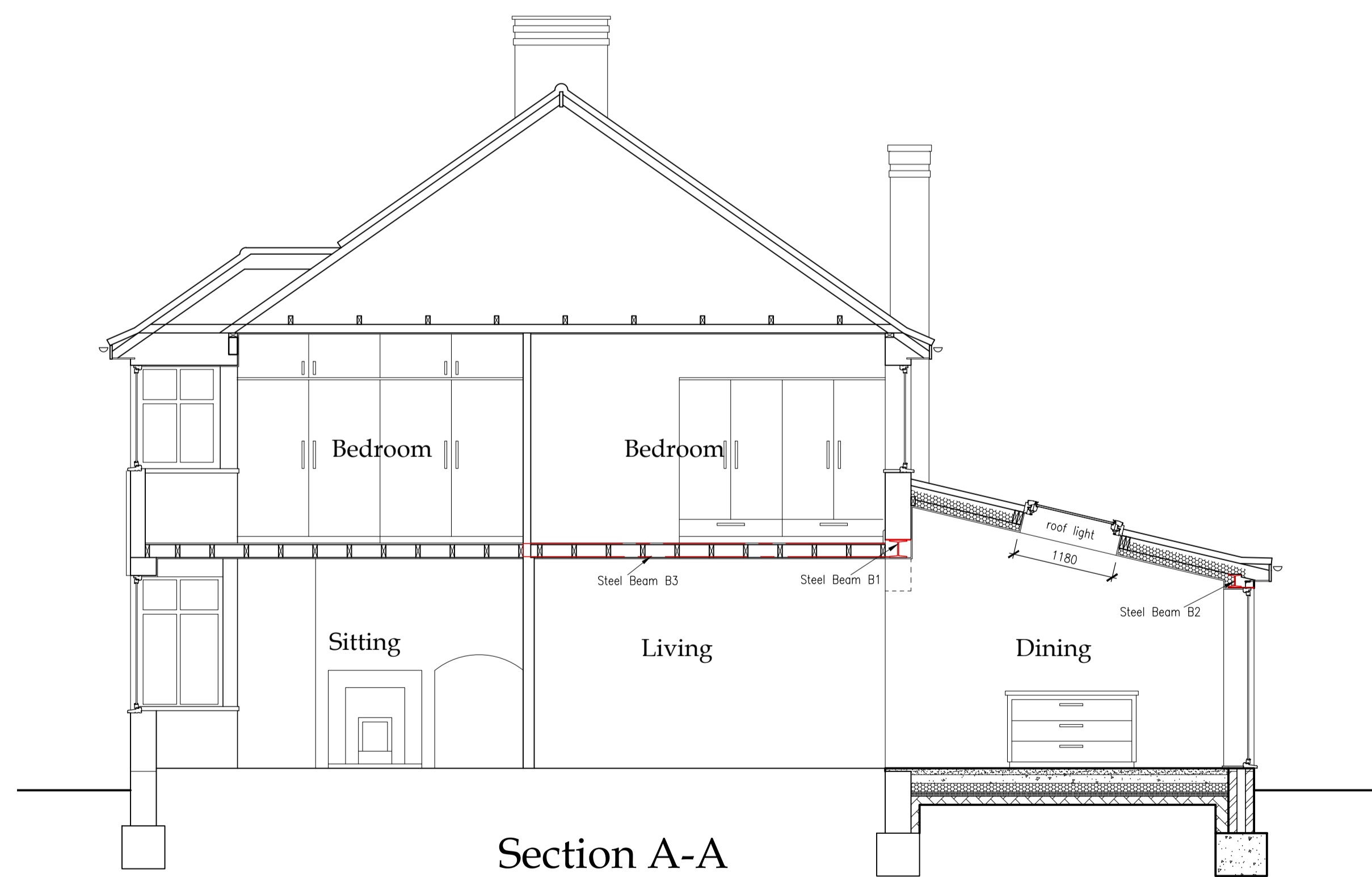
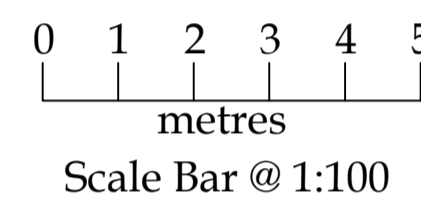


Side Elevation

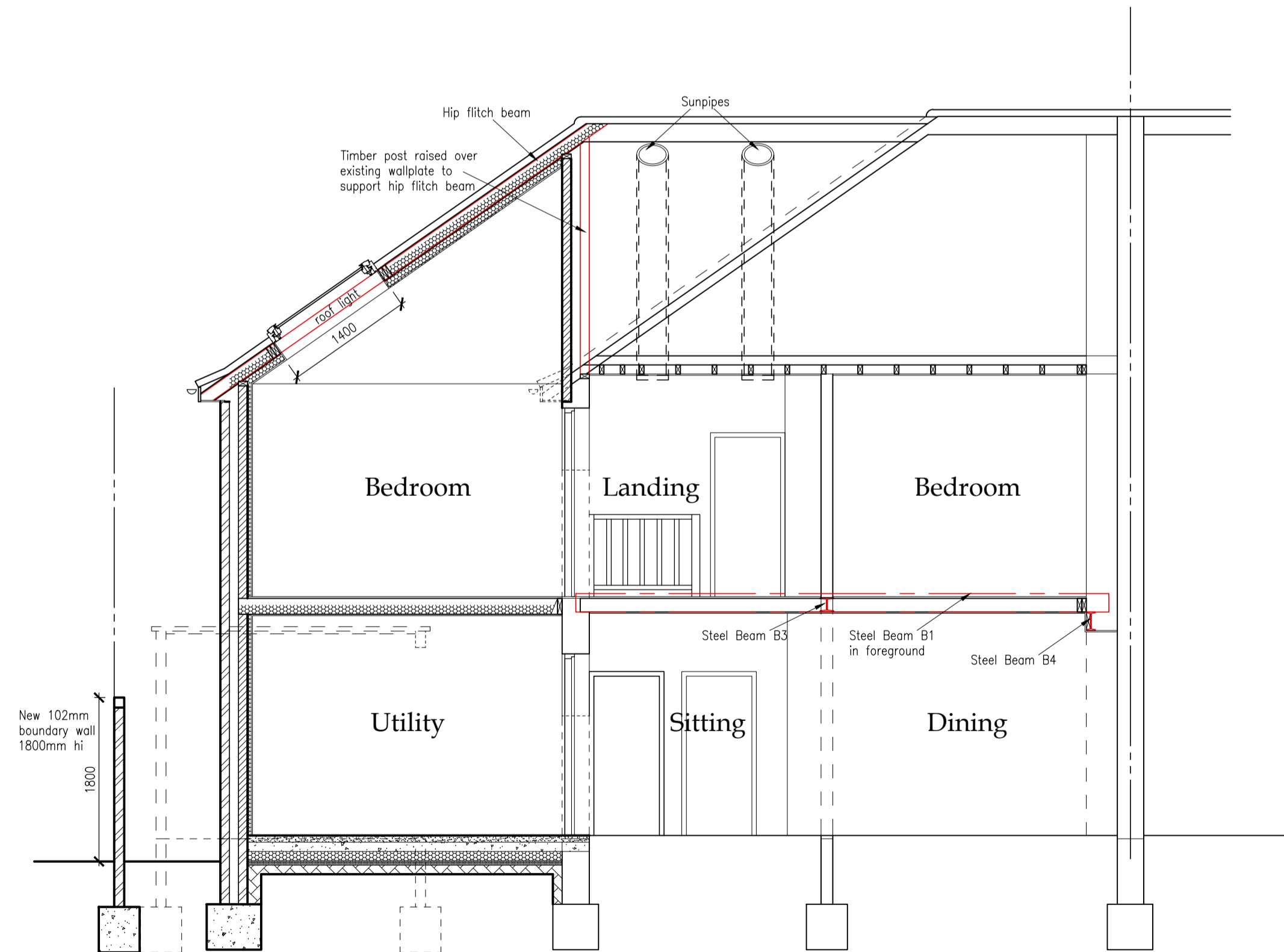
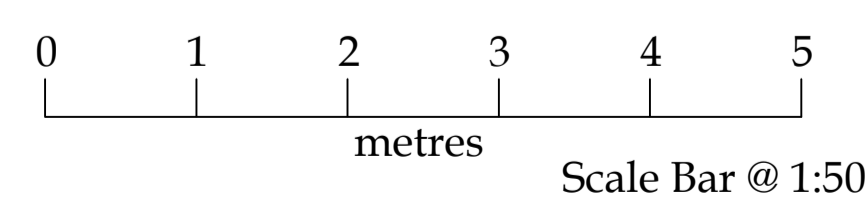
Rear Elevation

Side Elevation

Front Elevation



Section A-A



Section B-B

Continued From BR-100

Lean to Roof(over ground floor rear extension):- Provide roofing to BS5534. Concrete tiles to suit roof pitch (13 degrees, Forticrete Centurian or similar tiles to suit low roof pitch) on 38x25 s.w treated battens on one layer Tyvek 'Supro' roof felt on 150x50 C24 rafters @ 400mm ctrs. birdsmouthed over 100x50 top plate rawbolted to house wall @ 600 ctrs. with 12mm ø rawbolts and supported onto top of steel lintol by having every other rafter mechanically fixed to top of steel lintol with angle cleat shot fired to steel beam and bolted through rafter. Roof angle is very low so every effort needs to be made to increase angle by having more shallow rafters at closer centres and by having no wall plate above steel lintol. Use Velux low pitch roof windows where the roof angle is as low as 10 degrees. This rooflight is suited for roof angles between 10-20 degrees. Provide multiple rafters bolted together all around 4 no. 1180x780 rooflights with jiffy hanger connections. Lay 100mm Celotex tuff-R GA4000 insulation board between rafters (with 50mm air gap above) and 75mm below to sloping ceilings with 12.5mm plasterboard finish. Timber should be separated from the flue by at least 200mm. Provide 150mm high code 4 lead cover flashing (75mm underneath window cill with non-setting mastic seal between flashing and window cill) if applicable where roof abuts house wall. Fascias to be 25mm treated softwood and soffits to be 9.5mm W.B.P. ply (or uPVC). Provide Tyvek eaves carrier at eaves. Provide vapour barrier at ceiling level over kitchen.

Ventilation Details:- Mechanical: Shower room and en-suite to be mechanically ventilated, ducted to external air and fan to have an extract rate of 15litres/sec. and to be connected to light switch. Kitchen and utility to be mechanically ventilated to, ducted to external air and fan to have an extract rate of 60litres/sec (30litres/sec if cooker hood). New extract fans to have a 15 minute overrun facility and to be tested and commissioned upon completion of building works.

Purge: To be achieved by opening doors and windows in new areas and new bedroom, all opening windows to open 30' or greater and opening area to be a minimum of 1/20 of the floor area.

Trickle vents: Trickle vents in habitable rooms to be 8000sq.mm and other rooms to be 2500sq.mm. Trickle vents go in the head of the frames of windows or doors.

Drainage:- Remove existing gully/manhole/SVP and Grub up existing drain. Erect 100 dia. uPVC soil and vent pipe to en-suite and existing bathroom, terminated through roof, fitted with PVC cage to top minimum 900mm above any opening and provided with lead pipe/flash where passing through roof. Provide 100 dia. uPVC stub stack to shower room fitted with air admittance valve above flood level of handbasin. Provide trapped gully to kitchen and utility. Form new 450 dia uPVC shallow access manholes as shown with one on existing drain line. New underground drainage to be 100 dia. uPVC laid to 1:40 fall and with a 100 pea shingle bed and surround. Any drains with less than 600mm cover are to have concrete paving slabs laid as a bridge above the pipes with at least 75mm granular fill between the top of the pipe and the underside of slab. Proposed SVP and proposed gullies to connect to new uPVC manholes as shown. Check carefully to see if any drains come across from adjoining property.

Plumbing:- W.C. to have side outlet "P" trap to 100 dia. uPVC waste. Bath and shower to have 38 dia. uPVC waste (50mm if over 3.0 metres long). Basin to have 32 dia. uPVC waste, (38mm if over 1.7 metres long). Sink and washing machine to have 38 dia. uPVC waste (50mm if over 3.0 metres long). All through 75 deep traps and all to connect to new SVP/stub stack/gully. Provide rodding access at any change in direction of wastes. All work to be to BS1256 and BS752.

Rainwater Disposal:- 100mm dia. gutters, 65mm downpipes to 100 dia. uPVC drains laid to fall min 1:40 and with a 100 pea shingle bed and surround to new soakaway min. 5m from building, 1m3 capacity below invert and filled with hardcore. Connect new gutters to existing. Cut off existing rainwater pipe and spill on new roof as shown.

First Floor Partitions:- 100x50 studwork @ 600 ctrs raised off a 100x75 sole plate and with one layer 12.5mm p/bd and skim coat finish to each face. Provide double joists under partitions bolted together @ 600 ctrs with 12mm dia. bolts and solid block bonding under partitions at right angles to joists. Provide 100mm mineral wool insulation with min. density of 10kg/m3. within studwork.

Space & Water Heating:- Provide radiators to new rooms linked to existing central heating system. Provide heated towel rail to shower/en-suite. Fit thermostatic radiator valves to new radiators. All pipe work in unheated areas to be fully lagged. Relocate existing boiler to new position as shown in utility. Boiler and flue to be installed in accordance with manufacturer's instructions. The new hot water cylinder is to be unvented then it will need to be installed and certified by a registered competent person. New works to be undertaken by a registered competent person (e.g gas safe registered). The person carrying out the work to provide to the local authority a notice confirming that these building services have been commissioned in accordance with approved procedures & in accordance with manufacturers instructions. this notice to be provided no more than 30 days after completion of work. Gas safe certificate to be provided on completion.

To Be Continued On BR-102

all dimensions to be checked on site as work commences and any discrepancies or omissions reported immediately.

client Dr. M. Slater & Miss S. Gray,
5 Gallows Hill Lane,
Abbots Langley,
WD5 0DB.

job title: Proposed Two Storey Side/ Single Storey
Rear Extensions And Alterations.

dwg title: Proposed Elevations & Sections.

dwg no: 2023053-BR-101 drawn by: PG scales: 1:50,100 @ A1

revision suffix: - status: Building Regs date: Sept. 2023

Rev.	Description	Date
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