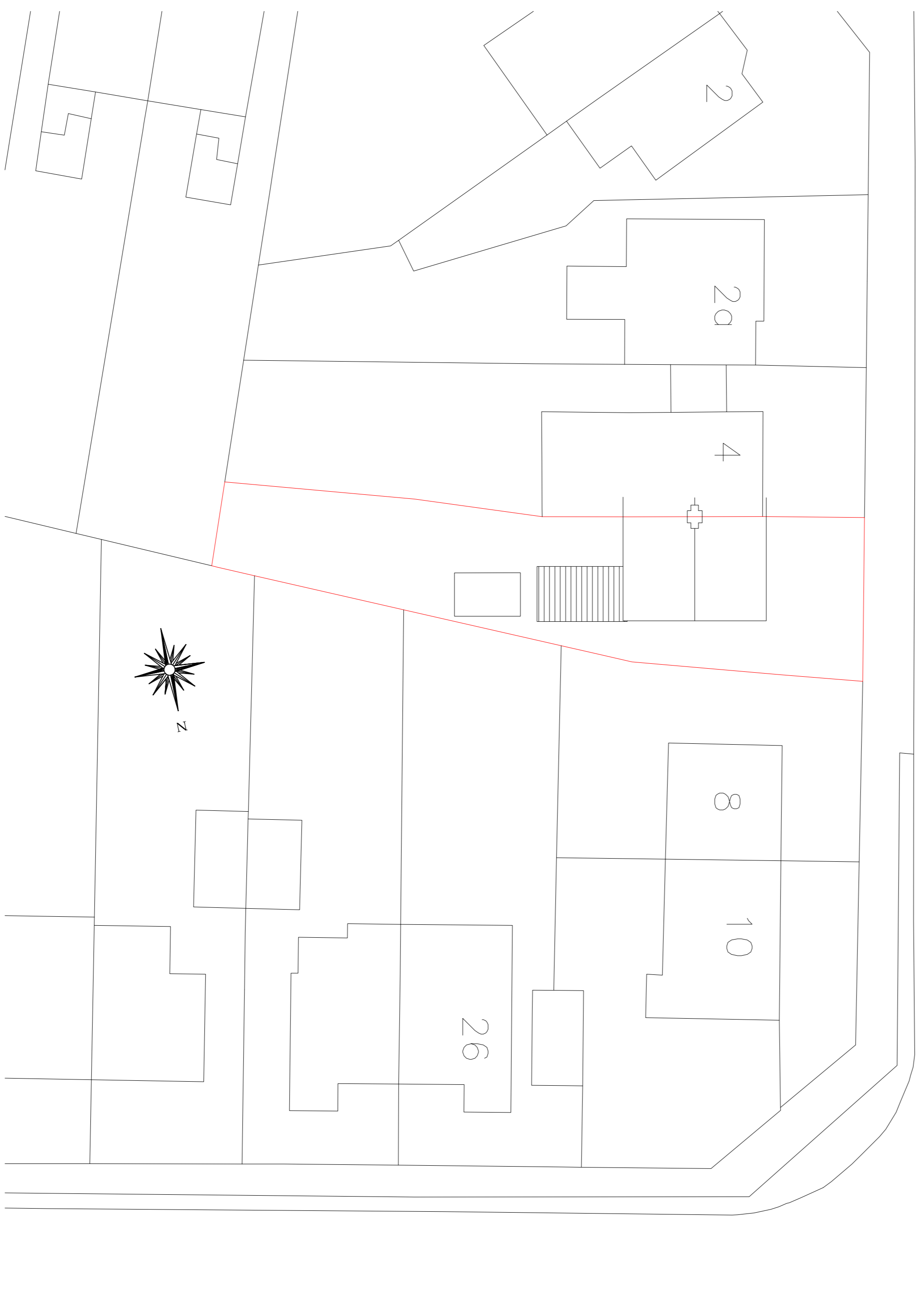


MANOR WAY

QUEENSWAY

Roof Plan
0 1 2 3 4 5 metres
Scale Bar @ 1:100



Block Plan
0 1 2 3 4 5 metres
Scale Bar @ 1:200

Roof: Remove existing concrete roof. Provide single layer rubberised waterproof membrane (A4 rated for surface spread of flame) membrane laid in accordance with manufacturers instructions on 150mm Celotex RR insulation board laid in accordance with the manufacturers instructions on 19mm W.B.P. ply decking on 100mm x 100mm x 25mm joists at 400 centres running side to side over existing concrete slab. Ceiling to have one layer of 12.5mm plasterboard 1.2m c/c. Timber should be separated from the flue by at least 200mm. Fascias to be 25mm treated softwood. Felt to be dressed up under code 4 lead flashing at abutment with roof building. The new flat roof covering will need to achieve a fire rating of BR/COR(14).

Ventilation Details: Mechanical: Shower room 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. 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 window in new room, all opening windows to open 30° or greater and opening vent to be a minimum of 1/20 of the floor area.

Trickle vents: Trickle vents in study to be 8000sqm and other rooms to be 2500sqm.

Dampcourse: Rainwater gully/roofslope/slope. Provide 100mm dia. uPVC stub stack to shower fitted with air disturbance valve above flood level of bondcourse.

Connect proposed stub stack to existing drain via long radius bend connecting to existing manhole underground drainage to be 100 dia uPVC laid to 1:40 fall and with a 100mm pipe above bed of pipe above the pipes with at least 75mm granular fill between the top of the pipe and the underside of slab.

Check carefully to see if any drains come across from adjoining property.

Plumbing: Remove rear sink and replace with uric to allow current W.C. in bathroom to have new waste pipe laid to shallow fall to connect above roof level.

Ground floor W.C. to have side outlet 100mm dia P trap.

Shower to have 38 dia. uPVC waste (50mm if over 3.0 metres long).

Bath to have 32 dia. uPVC waste (38mm if over 1.7 metres long).

All through 75 deep traps and all to connect to new SFP/stub stack.

Provide rodding access at any change in direction of wastes.

Spaces & Water Heating: Provide radiators to new rooms linked to existing central heating system.

Fit thermostatic radiator valves to new radiators.

All pipe work in unheated areas to be fully lagged.

New works to be undertaken by 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.

Electrical: Provide power points and lights to new rooms linked to existing circuits. Retain existing MCB board.

New light fittings to only accept bulbs with a luminous efficacy greater than 45 lumens per candle-watt. Electrical work to comply with Building Regulations part P.

Electrical installation to be inspected and tested by competent person.

Electrical installation certificate (Part P) to be issued by competent person.

Door & Windows: All to be double glazed with low E glass and to have U Value 1.4W/sq.m.

New windows to have opening sash of minimum clear opening 750mm high x 450mm wide with any glazed openings between finished floor level and 1500mm above that level in a door or in a side panel/window close to either edge, and any windows less than 800mm above floor level to be glazed using safety glass as defined in BS6206: 1981.

All new internal doors to be undercut 10mm.

Accreted Details: New insulation to be linked to edge junction between glass-similar elements (e.g. walls to floor/walls to ceiling) to be sealed with mastic.

Fill any voids where pipes pass through walls and floors with mineral wool and seal with mastic.

Peck closed eaves with fibrous insulation to reduce thermal bridging.

Any hollow section lintels to have integral insulation. Exig. lintels accepting additional bonding to be exposed and checked for obliquity.

Landwork: Land shrouding to BS8112:2008, and installed in accordance with BS6915 and the recommendations of lead sheet association. To be installed by a member of the lead contractors association.

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

client **Mr. & Mrs. D. De-St-Aubin,**
6 Manor Way,
Higham Ferrers,
NN10 8BY.

job title: **Conversion Of Outbuilding To Living Accommodation And Internal Alterations.**

dwg title: **Proposed Roof Plan & Block Plan.**

dwg. no:	202307uPL-101	drawn by:	RC	scales:	1:100,200 @A1
revision suffix:	-	status:	Building Regs	date:	January 2024
Rev.	-	Description	Date	-	-

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