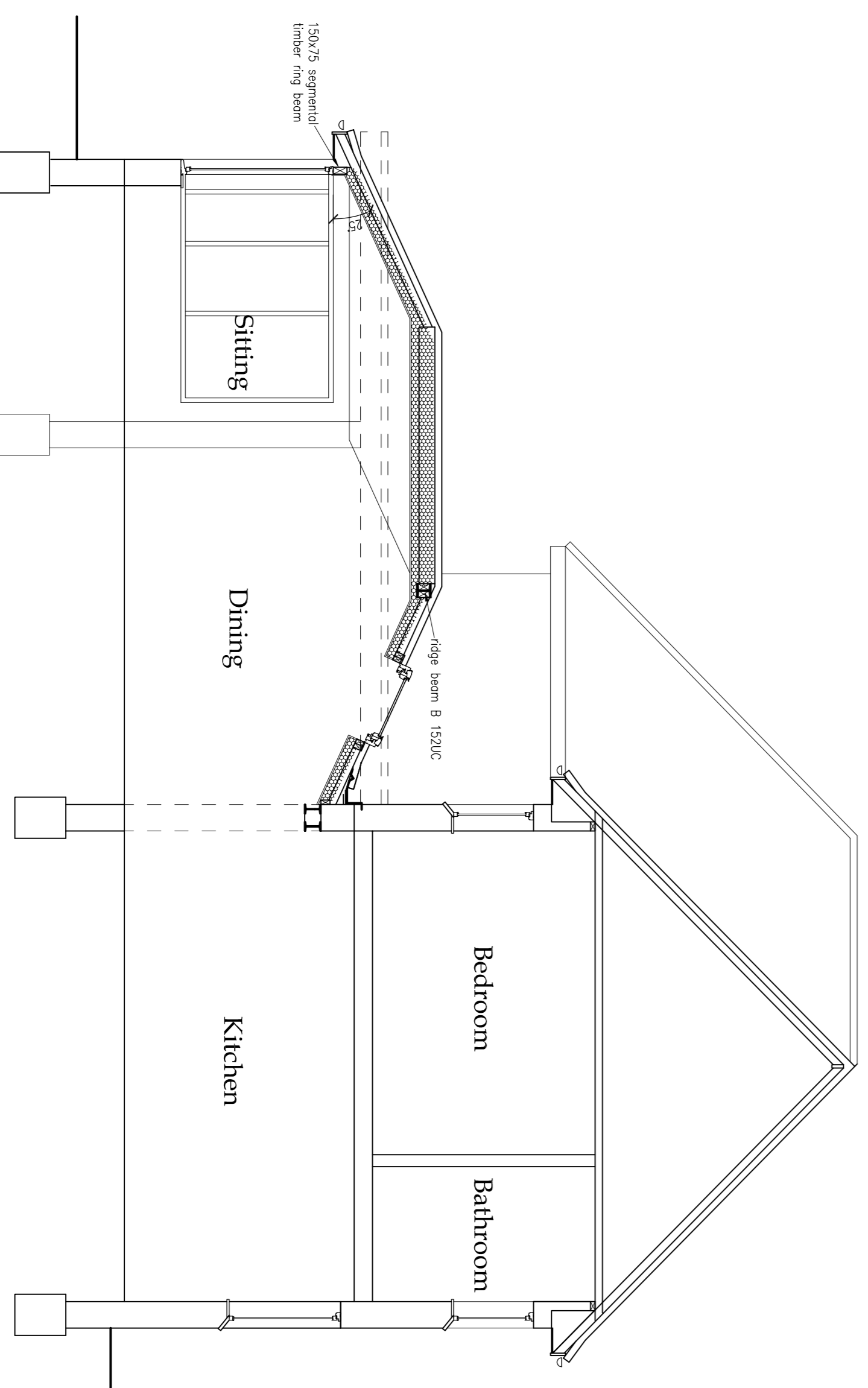
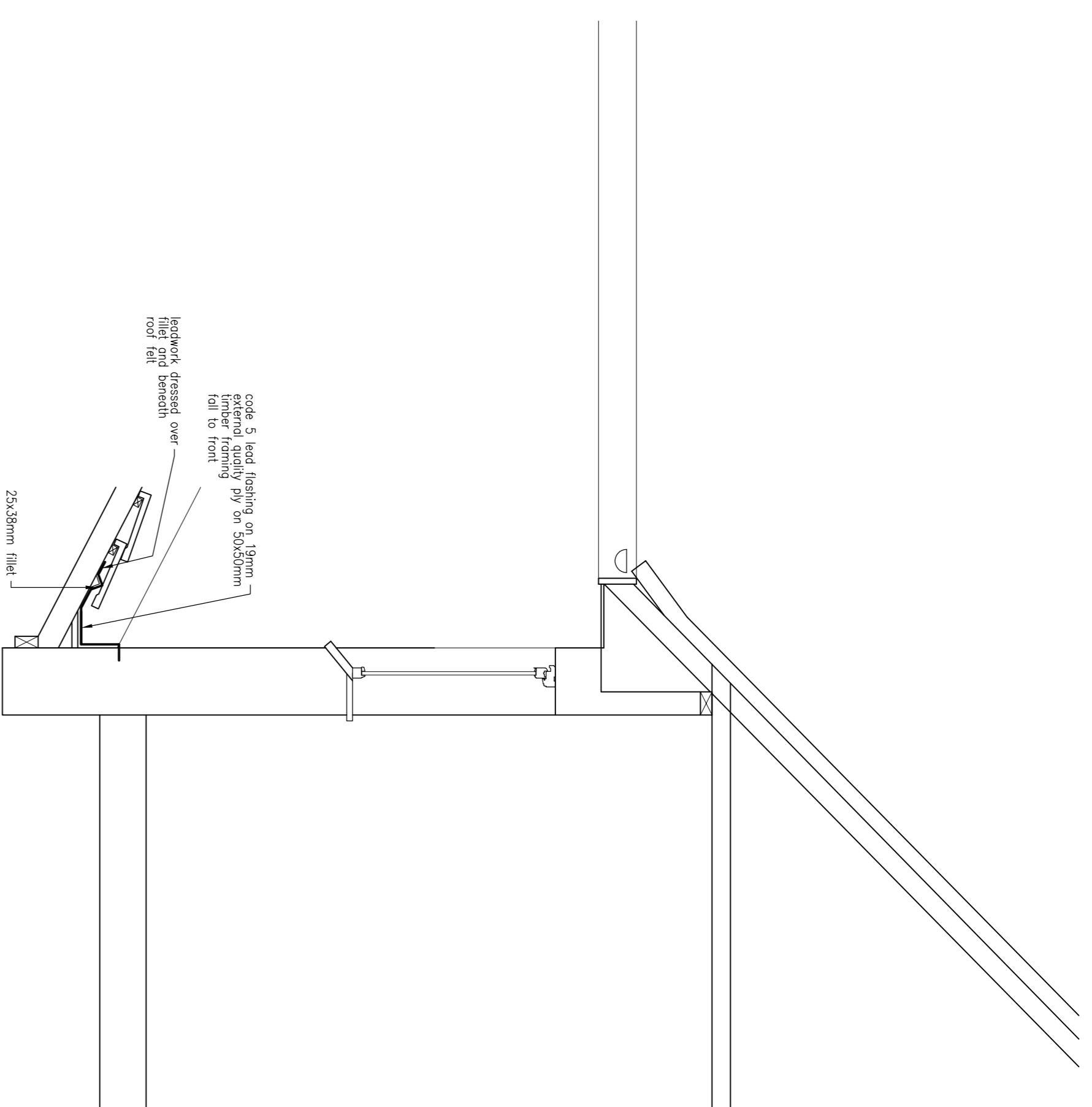


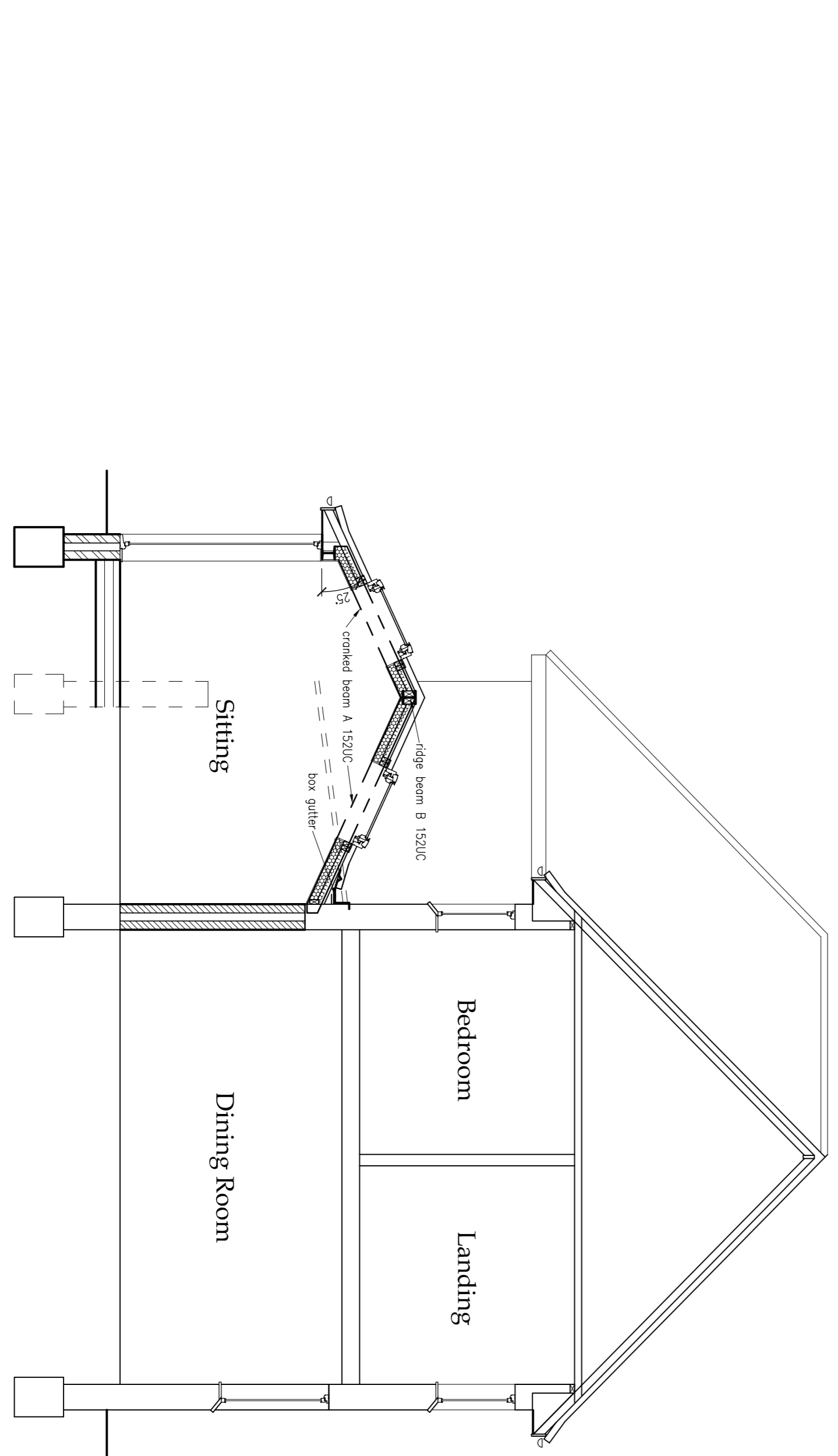
Scale Bar @ 1:200



Scale Bar @ 1:50



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Continued from BR-100

**Lean to Roof:** Provide roofing to BS5534. Cover the roof with a 150mm thick 'Super' heatstable membrane on 150x50 rafters @ 400 cts, bitumenfaced over 100x50 multiple strapped down to walls @ 1.2m centres, and 100x50 top plate rafterbolt to house wall @ 600 cts, with 12mm edge boards to curved roof. Provide double rafters bolted together all around rooflights with jiffy hanger connections. Lay 100mm Celtek Ultra-40400 insulation board between rafters (with 50mm air gap above). Provide 150mm high code 4 lead cover flashing where roof abuts house wall. Fascias to be 25mm treated softwood and soffits to be 9.5mm M.B.P. ply (or uPVC). Provide 17vek eaves carrier at eaves.

**Ventilation Details:**  
Purge: To be achieved by opening doors and windows in new rooms, 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 in heads of windows/doors

Drainage: Retain foul drainage unobstructed.

**Rainwater Disposal:** 100mm dia. gutters, 65mm downpipes to 100 dia. uPVC drains laid to fall min. 1:40 and with a 100 pad shingle bed and surround to new soakaway min. 5m from building. Connect new rainwater drains to existing rain water drains if possible. Cut off existing rainwater pipes and spill on new soil as shown.

**Space & Water Heating:** Provide radiators to new rooms linked to existing central heating system. Adjust existing pipework as required.

Fit thermostatic radiator valves to new radiators.

Relocate existing boiler in current position.

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 commenced in accordance with approved procedure & in accordance with manufacturers instructions this notice to be provided no more than 30 days

Gas safe certificate to be provided on completion.

**Electricity:** Provide power points and lights to new rooms linked to existing circuits.

Relocate existing MCB board.

Relocate existing light fittings with a luminous efficacy greater than 45 lumens per watt.

Electrical work to comply with Building Regulations part P.

Installation to be designed, installed, inspected and tested by competent person.

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

**Lateral Rainlights:** Provide gable end eaves rainlights @ max 2m centres across top of end three rafters and turned down into eaves min. 200mm.

Provide solid blocking under strap min. 90x38mm.

**Stairs:** Re-model bottom of stairs with new balustrading and handrails throughout. Flight to have solid risers and equal treads to match existing, with width to match existing.

Work to be undertaken by a registered competent person (e.g. gas safe registered).

Provide 900mm high handrail throughout flight with vertical balustrading with max. 100mm gaps. Minimum min. 2m clear headroom throughout flight measured vertically from pitch line. Precise rise and going to be checked on site by manufacturer prior to manufacture and installation.

**Doors, Windows & Rooflights:** All to be double glazed with low E glass and to have 'U' value of max. 1.4W/m<sup>2</sup>ca. (or better).

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 to be glazed using safety glass as defined in BS5206:1981.

Any windows less than 800mm above floor level to be glazed using safety glass as defined in BS5206:1981.

Accredited Construction Details: External doors shall be fitted to overlap the eaves by 50mm, in accordance with the Accredited Construction Details.

Rooflights to be 980x780mm (9 no.), A4 rated for surface spread of flame.

All new internal doors to be undercut 10mm.

**Accredited Details:** New insulation to be linked to eaves/proposed junction between dis-similar materials (e.g. walls to roof/rafters to roof) to be sealed with mastic, wool and seal with mastic.

Finish closed eaves with fibrous insulation to reduce thermal bridging.

Any hollow section lintels to have integral insulation. Exdg. lintels accepting additional loading to be exposed and checked for adequacy.

**Leadwork:** Lead sheathing to BS5125:1988 and installed in accordance with BS5915 and the recommendations of lead sheet association.

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

client **Mr. K. Boad,**  
**Slowe Mount, 44 Pound Hill,**  
**Great Brickhill,**  
**MK17 9AS.**

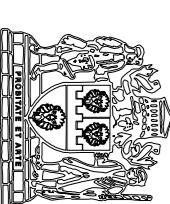
job title: **Proposed Single Storey Rear Extension.**

dwg title: **Proposed Sections and Block Plan.**

dwg. no:	2023041BR-101	drawn by:	Kevin Todd	scales:	1:30, 1:200 @ A1
revision suffix:	-	status:	Building Regs	date:	Dec. 2023
Rev.	-	Description		Date	

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