

Side Elevation

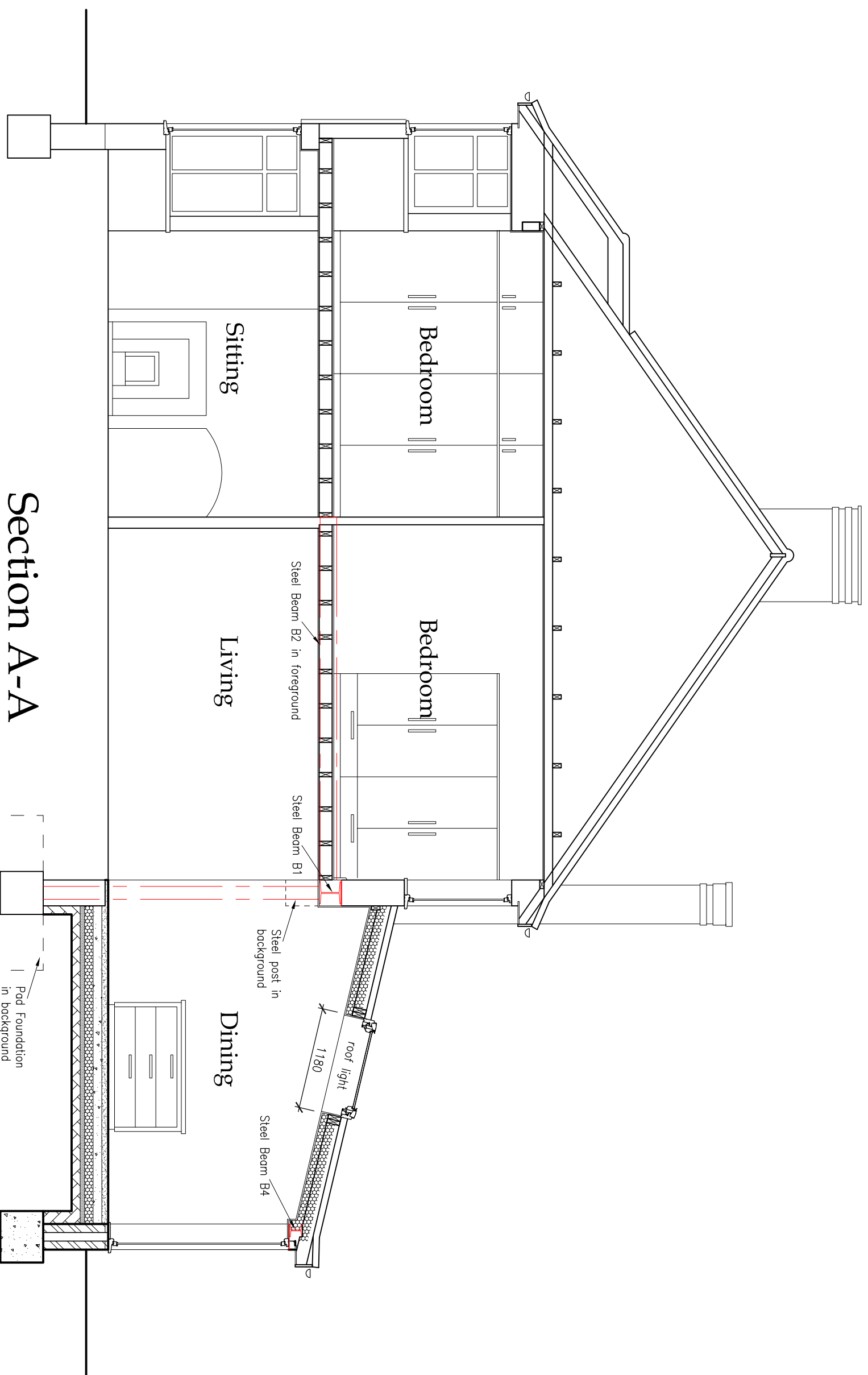
Rear Elevation

Side Elevation

Front Elevation

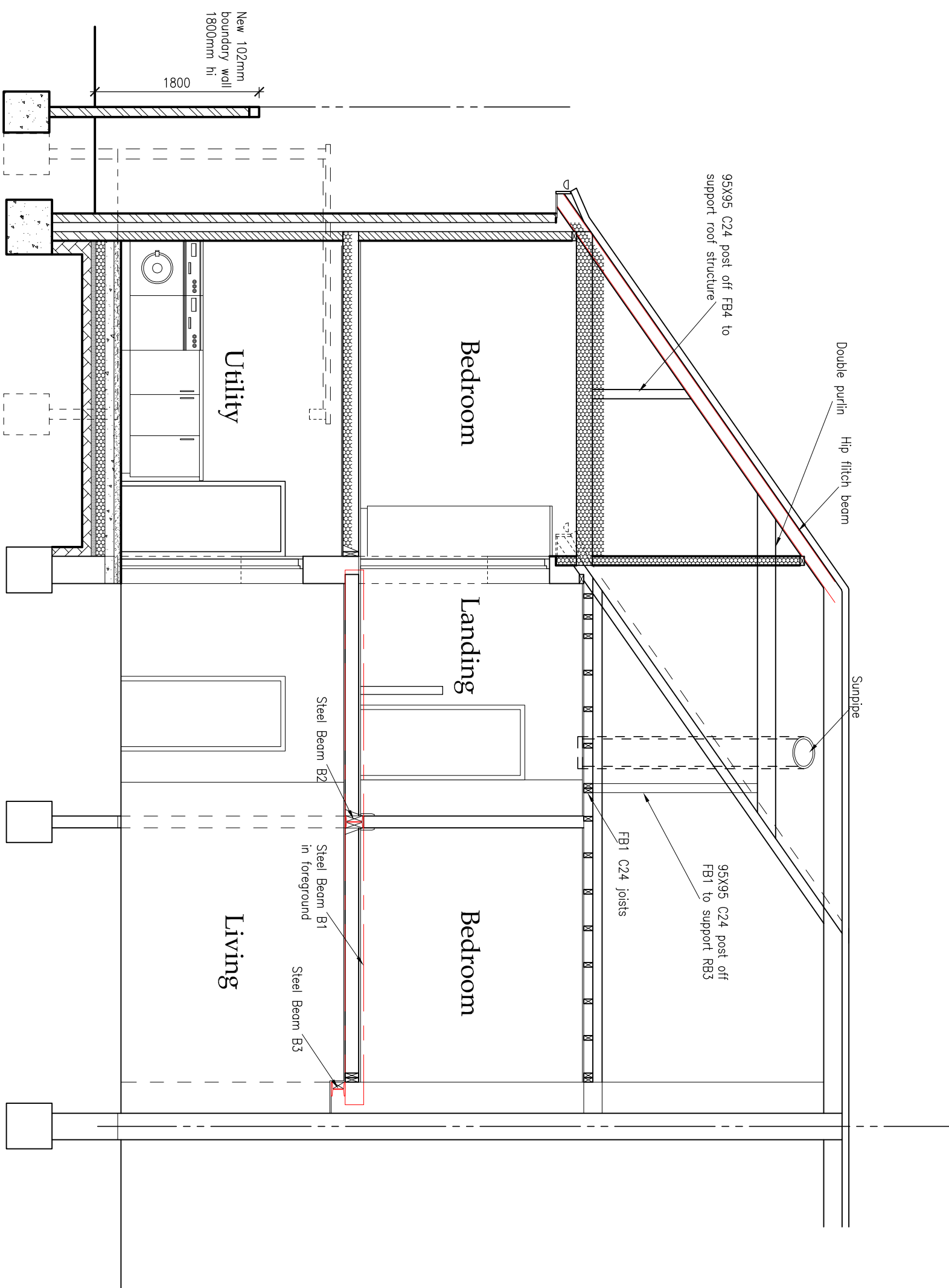
0 1 2 3 4 5 metres

Scale Bar @ 1:100



Section A-A

Scale Bar @ 1:50



Section B-B

Continued from BR-100

Lean to Roof/over ground floor rear extension) – Profile roofing to BS5534. Concrete ties to suit roof pitch (13 degrees). Forticrete Canturion or similar ties to suit roof pitch) on 38x25 s.w treated battens on one layer Tyvek. Sincor roof felt on 200x50 C24 rafters @ 400mm ctrs. Insulated over 100x50 top plate raftered to house wall @ 600 ctrs. with 12mm w ramblite and supported onto top of steel lintel by having every other rafter mechanically fixed to top of steel lintel with angle cleat stud fixed to steel beam and bolted through rafter. Roof angle is very low so every other rafter needs to be made to increase angle by using a 100mm x 25mm rafter. Rafter spacing is 400mm. Rafter angle is as low as 10 degrees. Use the 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 double rafters bolted together all around 3 no. 1180x780 rooflights with jiffy hanger connections. Lay 100mm Celotex Uff-R G4000 insulation board between rafters (with 50mm air gap above) and 12mm Sheepswool insulation (25mm protrusion finish). Timber should be supported from the line by at least 200mm. Provide 150mm high code 4 lead cover flashing (75mm underneath window sill with non-setting mastic seal between flashing and window sill) if applicable where roof abuts house wall. Fascias to be 25mm treated softwood and soffits to be 95mm W.B.P. ply (or uPVC). Provide Tyvek eaves corner 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 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 gross 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 800x4mm and other rooms to be 250x4mm. Trickle vents go in the head of the frames of windows or doors.

Drainage:
Remove existing gully/multiple/SYP and Grid up existing drain.

Extract: 100 dia. uPVC soil and vent pipe to en-suite and existing bathroom, terminated through roof, fitted with PVC cove to top minimum 500mm above any opening and provided with lead pipe/flash were passing through roof.

Shower: Shower drain to be connected to new SYP/Stub stack to shower room fitted with air admittance valve above flood level of handpan.

Provide trapped gully to kitchen and utility.

New underground drainage to be 100 dia. uPVC laid to a new concrete paving slab and the underside of slab.

Proposed SYP and proposed gully to connect to new uPVC manholes as shown. Check carefully to see if any drains come across from adjoining property.

All work to be to BS1256 and BS752.

Roofwater Disposal: – 100mm dia. gutters, 65mm downpipes to 100 dia. uPVC drains laid to fall min 1:40 and with a 100 ppa shingle bed and surrounded to new soakaway min. 5m from existing soakaway and 1m from existing soakaway.

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 g/9d and skim coat finish to each face.

Provide double joints under partitions bolted together @ 600 ctrs with 12mm dia. bolts and provide 100mm mineral wool insulation with min. density of 10kg/m³ within studwork.

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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.

Fit thermostatic radiator valves to new radiators.

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 the manufacturer's instructions. This notice to be provided no more than 30 days after completion of work.

Gas safe certificate to be provided on completion.

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

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

dwg title:
Proposed Elevations & Sections.

dwg. no:	2023053-BR-101	drawn by:	PC	scales:	1:30,1:100 @ A1
revision suffix:	B	status:	Building Regs	date:	Sept 2023
Rev.	A	Description	Structural Information Updated	Date	Jan. 2024
B		Description	First floor extension made flush at front, various alterations.	Date	Feb. 2024

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