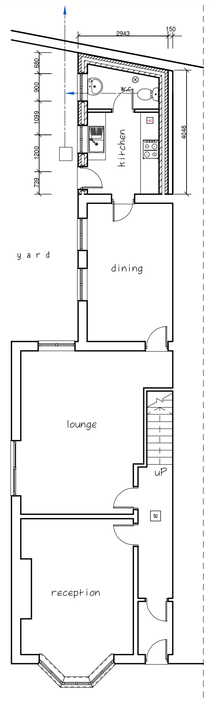
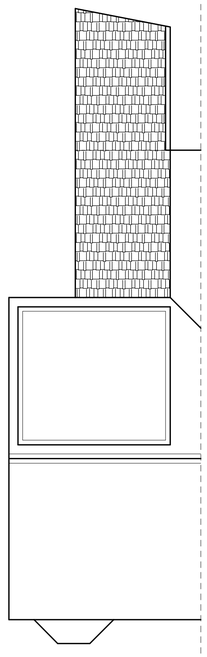
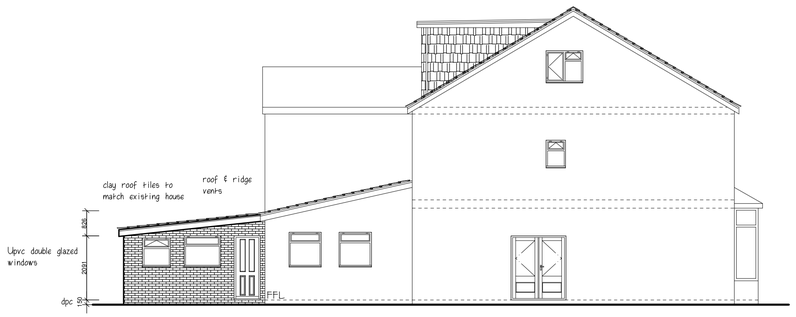


Proposed ground floor plan



Proposed roof plan

Proposed front elevation



Proposed side elevation (West)

Roof construction:
Marley grey concrete tiles on
150mm x 50mm s/w rafters on un-tear
able felt on 15, 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 hr f. r.
222mm 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.

Walls:
All internal timber partition to be constructed of
50mm x 75mm s/w cod battens @ max 600mm
centres vertical and horizontal. Void between
framework to be filled in with 100mm fibre
glass quilt insulation. Fireline both side of
partition to min 1/2 hr fr.
Double up floor joists below partition walls
arround stairs and baths

Ventilation:
Provide min 4no vent tiles with 2no @ high
level near ridge & 2no low level to front side
of sloping roof.

Smoke detectors:
Install automaric smoke detectors to mains
power and battery backup and intrlinked
where shown on plan.

Heat detector: HD
Fit one main's wired heat detector to kitchen
to BS 5839 Part 1

Doors: FD6
All escape route passage doors to be fire
doors with self closures and smoke sealed
except W.C/bathroom.

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 IE NIC
EIC orother 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 223mm 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 investigared
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
madefor 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
appropriatestandard and/code of practice/
agrément certificate.
4. windows to be not less than 1/10th of the
floor areato 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 8000mm2 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 linkels over
new or altered openings.
18. mechanical ventilation to kitchen (250m3/h)
and bathroom (170l/h).
19. permission required in writing from
affected neighboursbefore plans are submitted
or any work
is put in-hand orundertaken 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.

Notes:

Foundations:
600mm x150mm concrete strip footings to project
at either side, FDN5 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 80mm Kingspan K103 (U value of
0.18/m2k) 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
1no A142 (BS 503) mesh 40 cover, 50mm
sand blinding on 150 graded builders
hardcore.

Wall constructions kitchen
75mm red facing brick outer leaf with a 150mm
minimum cavity with 100mm kingspan insulation
block (U value of 0.18W/m2K. 100mm thick
high strength 7k thermolite hurbo 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.

ROOF CONSTRUCTION:
Concrete interlocking tiles or Marley grey wessex
roof tiles on 37x25 s/w battons on un rearable
sarking felt to BS 747 type on timber roof mono
trusses by specialist manufacturer @ 15 degree
pitch (check existing slope before manufacture
to match existing) at 400mm centres. Trusses
sat on 100x75mm wall plates at each end
strapped to gabble with 30x7mm galvanised
m/s straps @ 900mm centres to BS 5208
part3.
150mm fibre glass insulation between joists
and a further 150mm laid across @ right angles
to each other and 95mm fire line plaster board,
skim and finish ceiling. 222mm x 75mm Upvc
fascia board under gutter, leaving 50mm gap
at eaves for ventilation.
code 4 lead flashing and cavity tray at abutment.

BEAMS:
Blast clean, prime & paint all steelwork
before fixing.
Builder to provide adequate support peirs
below beams
Where parallel beams used use 100x5300
M.s restraint bars fixed to both flanges at
each and mid-span by welding or bolting
with M20 8.8 bolts.

Frame & Glazing:
All (critical zones) side window and door
glass to be toughened 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 1.4w/m2k.
filled with argon gas.

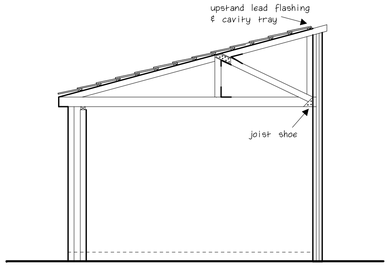
Ventilation:
Mechanical ventilation operated intermittently
to kitchen to extract minimum 60litres per
second or 30 litres if operated via cooker
extraction hood.
Kitchen to have an opening window to have
background ventilation of 4000mm2.
All occupiable rooms to have openings to
the outside to provide 1/20th of the floor area.
To have background ventilation equivalent
to 4000mm2 to have no extract ventilation.

Bathrooms:
Minnimum15litres of extraction per
second connected via light switch with a
15minure over run facility.

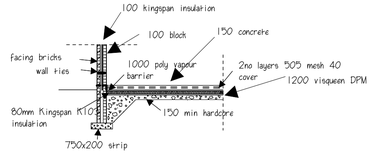
Boiler:
Old boiler to be upgraded to suit. Details to
be submitted by client before installation.
to comply with SEDBUK B&B efficiency rating.
installed by a corgi registered contractor.

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

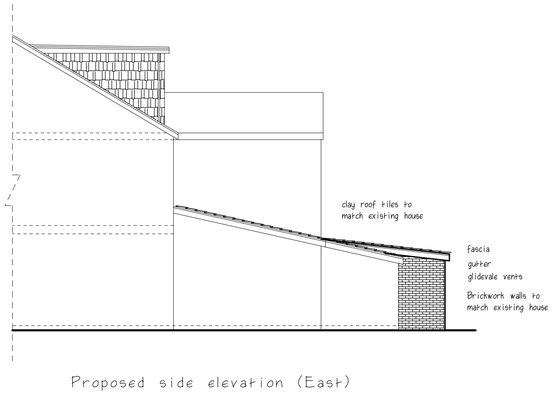
TRUSS ROOF details to be supplied by manufacturer
before work commences designed and braced to BS 5268



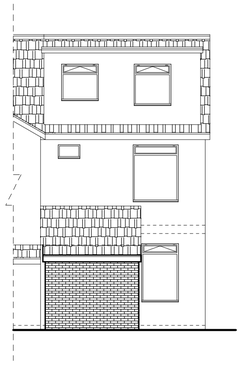
TRUSS DETAIL



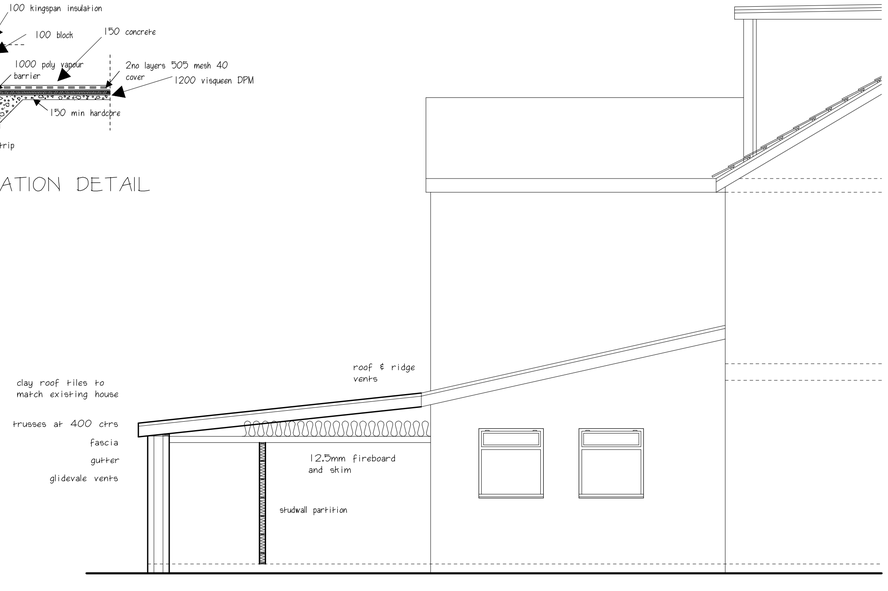
FOUNDATION DETAIL



Proposed side elevation (East)



Proposed rear elevation



Proposed side elevation (West) cross section scale:1:50

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Scale:1:100 Page 2/2 (A1)

Drawing no: 2021

Proposed layout

Location: 390 Burnley Lane, Oldham, OL1 2QP

Prop:Rear single storey extension

Client: MR. ATAUR RAHMAN

Date: February 2024

please do not scale drawing