

Ridge 3.528

Ventilated dry ridge system to be installed to allow roof to be well ventilated (installed in accordance with manufactures guidance).

2 x timber ridge beams (C24 100 x 250mm) bolted together at 400mm centres using M12 grade 4.6 bolts and 18mm washers on both sides.

Min. 150mm Code 4 abutment lead flashing (to BS1178). 1.5m max. lengths for lead work, and should be treated with patination and lead seal.

Velux roof lights (not shown) should be installed to manufactures instructions with the appropriate flashing kit for the roof pitch. Rafters to be doubled up either side of velux opening.

25mm eaves ventilation system to be installed (in accordance with manufactures guidance).

Rafters to be C16 63x170mm @ 400 centres (to support recommendations from TRADA and to satisfy Building Control). 150mm Celotex XR4000 insulation fitted between rafters (or similar). Sarking felt installed and fixed to the top of the rafters. 25x50mm counter batten fixed above rafter and felt, with tile batten and roof tiles (Marley Modern flat concrete interlocking tiles for 17.5° pitch). 50mm min ventilation achieved from tile battens, counter battens and top of insulation. Roof internally finished with Celotex PL4040 (40 + 12.5mm) (52.5mm) insulated dry-lining board, joints sealed & taped as VCL, and 3mm plaster finish. Roof U Value to achieve min. 0.15 W/m²K (comply with Approved Document Part L). Marley dry verge system fitted to roof verge externally (installed in accordance with manufactures instructions).

17.5°

Eaves 2.175

External cavity wall construction to comprise of 102.5mm facing brickwork (to match existing), 50mm clear cavity, partial fill with Celotex CW4000 100mm (or similar), 100mm dense block (1.13 W/mK) inner leaf, finished with dot and dab 12.5mm plasterboard and 3mm plaster skim, to achieve min. 'U' value of 0.18W/m²K to comply with Approved Document Part L. Double drip type stainless steel wall ties with retaining clip (BBA Approved) to BS EN 845-1 to maximum horizontal spacing of 750mm and the maximum vertical spacing of 450mm.

GF 0.000

Solid ground floor construction to comprise of 75mm sand and cement screed laid on 80mm Kingspan Kooltherm K103 floorboard insulation, with a polythene separation sheet (min. 500 gauge) between - with 150mm overlaps and turned up 100mm at the wall. 25mm thick edge insulation laid around the perimeter of the extension walls to reduce thermal bridging. 150mm thick C30 concrete slab on 1200 gauge polythene DPM on 25mm sand blinding layer on 150mm well compacted clean hardcore. Floor to meet the required U value of 0.18W/m²K to comply with Approved Document Part L.

New foundations to be taken to a depth approved by building control and Approved Document Part A to suit the conditions of the ground. Ground to be checked by building contractor and if ground is unstable then foundations should be designed by a structural engineer (in the event that satisfactory strip foundations cannot be installed).

BUILDING SECTION A-A

Do not scale off these drawings. All measurements should be checked on site.

Notes about general construction:

1. Installation of any roof work, it is advisable, to use someone who is NFRC and/or CORC approved for insurance backed guarantee.
2. Installation of heating systems to be carried out by CORGI approved contractor, install new pipe work from existing system (if feasible - if not a new design will be needed) and new radiators with thermostatic valve control.
3. Glazing to all windows/doors to be double glazed K glass units with a min. 16mm air gap that achieves 'U' value of 1.4W/m²K (Energy Rating B). Windows units to have trickle ventilation provided equivalent to 8000mm to habitable rooms. Any glass less than 800mm above the floor needs to be safety glass.
4. Roof lights to be installed as per manufacturers instructions and to their specific construction details and suitable to the roof pitch requirements.
5. Trickle ventilation to all windows in all rooms. Ventilation should comply with Approved Document Part F.
6. Any exposed timbers to be treated with a suitable preservative to BS1282:1975.
7. All new cavities to be closed with Kingspan Thermabate cavity closer (or similar) to prevent cold bridging.
8. All new plumbing to be installed by a qualified and competent person and designs should be incorporated into the existing plumbing facilities (if feasible - if not a new design will be needed). All plumbing installations are to comply with BS:5572. All boxing in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids.
9. All pipework incorporated in the water/heating system, that is situated in an unheated space, is to be surrounded in 40mm of insulating material (min. conductivity 0.045 W/mK).
10. Below ground drainage - qualified and competent person to check existing below ground drainage system and design appropriate system to link new draining with existing.
11. Insulated DPCs inserted to all head, jambs and sills of new external openings or Kingspan Thermabate closer's installed to reduce thermal bridging.
12. All disturbed surfaces to be made good.
13. If new concrete lintels are to be installed they are to have a minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer. Lintels should be in accordance with BS5977 part 2 1986 (150mm deep). Cavity tray to be fitted to lintels within external wall with stop ends and weepholes at each end and at 900 cts. Load bearing walls to be 100mm concrete blockwork.
14. Any new steel lintels/structural work to be designed and specified by a structural engineer and should comply with Building Regulations and be approved by the local Building Control officer, prior to any work being undertaken.
15. Any new structural timbers to be checked and agreed by a structural engineer and illustrated on any calculations. These should comply with TRADA spans and Building Control.
16. All workmanship and materials to comply with Building Regulations (Approved Document Part 7), British Standards and Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufactures instructions or specifications. All materials shall be suitable for their purpose. The contractor(s) shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the drawings.
17. Approved Document P (Electrical Safety). All electrical work to which the requirements of Part P (Electrical safety) apply, will be designed, installed, inspected and tested by a competent person. Prior to completion of works the LA must be satisfied that either: An Electrical Installation Certificate issues under a 'Competent Persons' scheme has been issued or appropriate certificates and forms defined in BS 7671 have been submitted that confirms that the work has been inspected and tested by a 'competent person'. A 'competent person' will have a sound knowledge and suitable experience to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
18. Contractor to agree position of electrical items and radiators with client prior to work commencing.
19. Fire Alarm System : A mains powered interlinked fire alarm and heat detector with battery back-up required to extension - as directed in BS 5839-6:2004.
20. Existing foundations and other hidden existing elements shown on the plans are for illustration purposes only. The building contractor is responsible for exposing these elements before construction starts in order to establish their exact nature and whether additional drawings/structural calculations are required.
21. Do not scale off these drawings.

For Planning



LCH Architectural Designs | Mansfield | Nottinghamshire

PROJECT

Mr & Mrs Bishop
4, Aspen View, Whinmoor, Leeds. LS14 2FF

TITLE

Building Section A-A

SCALE

1:25 @ A3

DATE

14.03.2024

DRAWN BY

L.C.Hanson

DRAWING NO

02.07

REVISION

Notes:

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) Exceeds 500 person days.

All contractors/sub-contractors must ensure that they are in possession of the currently issued drawings and details before commencing the relevant 'work-stage'. All measurements to be checked before work begins; any discrepancies must be reported to the designer so that alterations can be made prior to commencement of building works.