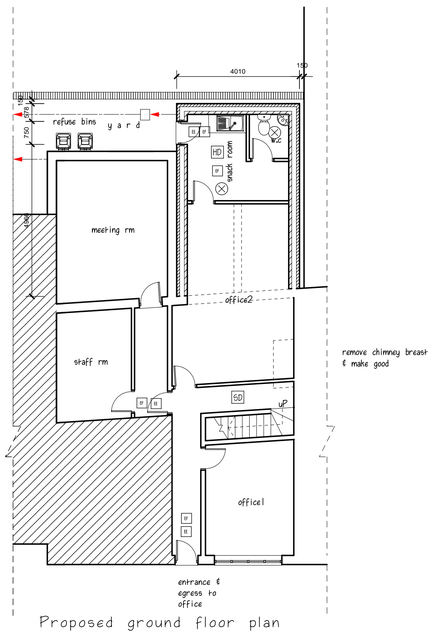
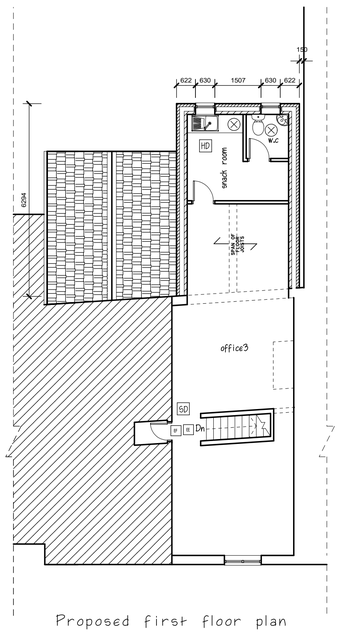
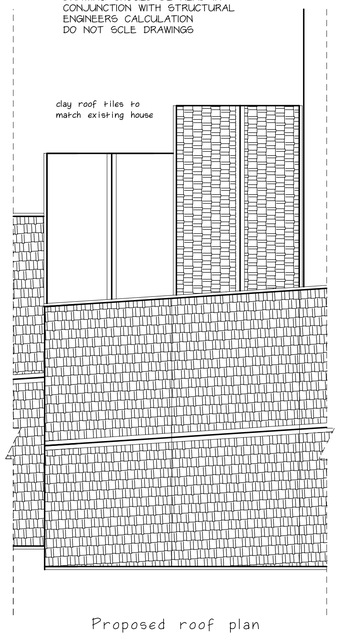


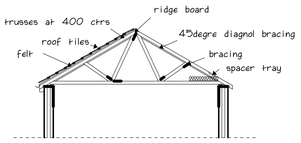
Proposed ground floor plan



Proposed first floor plan



Proposed roof plan



SECTION THRO TRUSSED ROOFING AREA

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/ agrement 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. cainic or other approved linkels over new or altered openings.
18. mechanical ventilation to kitchen (250m3/h) and bathroom (170l/s).
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 propertyland - 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.

Walls:
All internal timber partition to be constructed of 50mm x 75mm s/w ood battens @ max 600mm centres vertical and horizontal. Void between frame-work to be filled in with 100mm fibre glass quilt insulation. Fire-line 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.

Floor construction:
75mm x 150mm timber joists minimum 100mm into outside walls either side of window @ 400mm centres or 75mm x 150mm timber wall plates with proprietary bolts on shoe joist. 22mm T&G chipboards fixed down on top of Timber joists 75mm x 150mm @ 400 centres. Min 100m into wall or 100mm thick rockwool quilt insulation laid between timber floor joists supported by chicken wire draped around floor joists min 10kg /m3 density. 12.5mm fire-line board min 2no layers and skim to achieve 1/2 hour F.R.

Smoke detectors:
Install automatic 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: FDS
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 225mm 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.

Disclaimers
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated 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.

Height of electrical sockets and switches From finnished floor level.
(with 450mm-1200mm)

where the brick line meets the existing property tie in using saberfix stainless steel adjustable brick wall ties and use GEOCEL 201 Polymer mastic Sealant (Polysulphide) to create a 6 to 10mm movement joint. This will allow any slight displacement as the new structure settles relative to the existing property.

Notes:

Foundations:
600mm x150mm concrete strip footings to project at either side, PDNG 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 radon 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 construction: kitchen
75mm brick outer leaf with a 150mm minimum cavity with 100mm kingspan insulation bloch (U value of 0.18W/m2K. 100mm thick high strength 7k thermolite turbo 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 roof tiles on 37x25 s/w battons on un rearable sarking felt to BS 747 type on timber roof trusses by specialist manufacturer @ 20 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 30x5mm galvanised m/s straps @ 900mm centres to BS 5208 part3.
100mm fibre glass insulation between joists and a further 150mm laid across @ right angles to each other and 9.5mm fire line plaster board, skim and finish ceiling. 225mm 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.

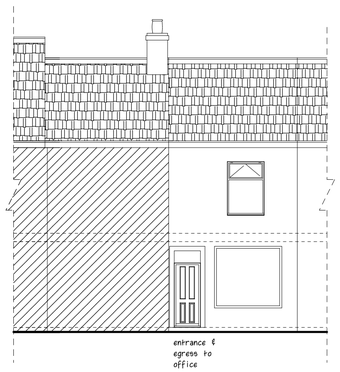
Frame & Glazing:
All (critical zones) side window and door glass to be toughened safety glazing to B.S. 6202 1982. Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. 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.

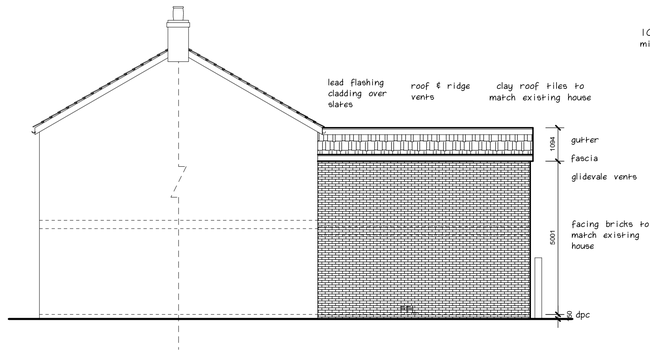
Bathrooms:
Minnimum15litres of extraction per second connected via light switch with a 15minute over run facility.

Boiler:
Old boiler to be upgraded to suit. Details to be submitted by client before installation. to comply with SEDBUK 86% efficiency rating. installed by a corgi registered contractor.

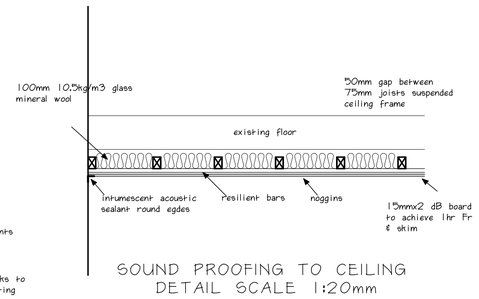
Lighting:
Minimum 1 in 4 lights to be energy efficient.



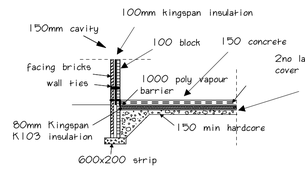
Proposed front elevation



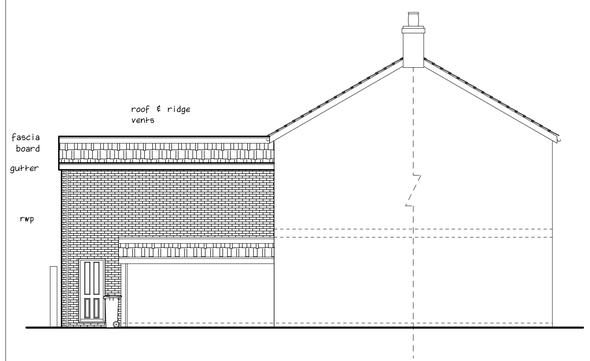
Proposed side elevation (East)



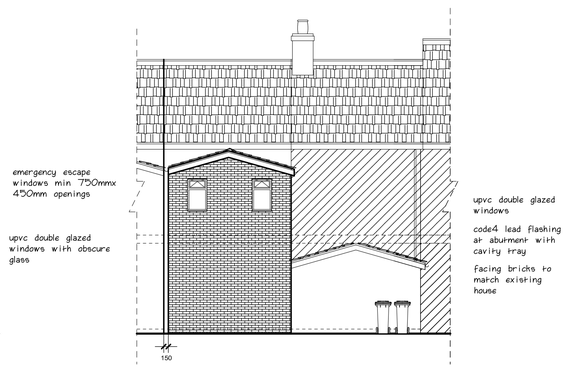
SOUND PROOFING TO CEILING DETAIL SCALE 1:20mm



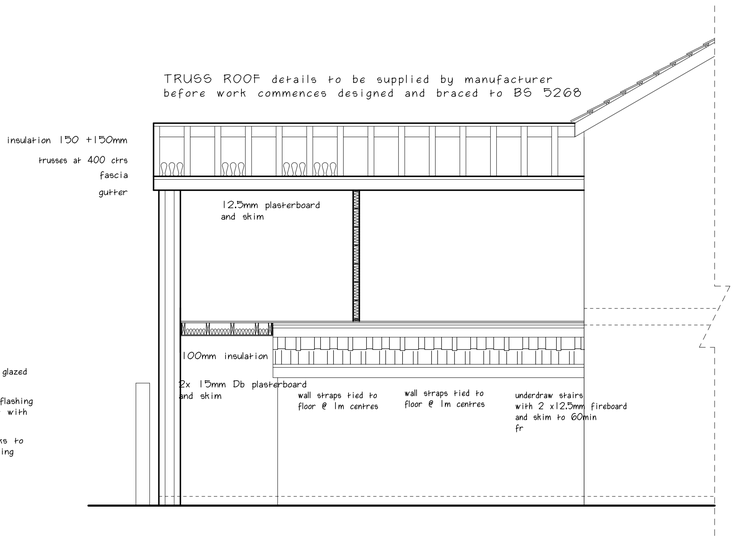
FOUNDATION DETAIL



Proposed side elevation (West)



Proposed rear elevation



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

- Extractor fans
- E Emergency exit sign
- P Emergency lighting
- Alarm bell sounder
- HD Heat detector
- SD Somke detector interlinked

DRAWING AMENDED FOR PLANNING 01/07/2026
DRAWING AMENDED FOR PLANNING 31/08/2026
DRAWING AMENDED FOR PLANNING 02/09/2026
DRAWING AMENDED FOR PLANNING 15/09/2026

0 1 2 3 4 5 6 7 8 9 10 1:100
0 1 2 3 4 5 1:50

SYED HELAL UDDIN
ARCHITECTURAL SERVICES
58 SOUTHWOOD DRIVE, BAXENDEN, ACCRINGTON, LANCASHIRE, BB5 2PZ
TEL:01254 238202 FAX:0879 2352826
MOBILE: 07879 261142
EMAIL: SYEDHELALUDDIN@YAHOO.COM

SCALE:1:100 PAGE 2/3 (A1)
DRAWING NO: 2222 VER4
PROPOSED LAYOUT
LOCATION:154 BURY NEW ROAD, WHITEFIELD, M45 6AD
PROP: REAR TWO STOREY EXTENSION
CLIENT: MR. TANVIR ASGHAR
DATE: JUNE 2026
PLEASE DO NOT SCALE DRAWING