

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



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 made for 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 appropriate standard and code of practice/ agreement/certificate.
4. windows to be not less than 1/10th of the floor area 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. no 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 to be carried out to the complete satisfaction of the local authority.
14. 40mm minimum bearing to all structural timber.
15. 22.5mm minimum structural bearing to all structural steelwork.
16. vertical beams to rest on 6" insitu concrete padstone.
17. canic or other approved linels over new or altered openings.
18. main penetration to kitchen (250mm/3h) and bathroom (1703h).
19. permission required in writing from affected neighbours before plans are submitted or any work is carried out.
20. it may be that covenants exist on all or part of the property/yard - the applicant is advised to check before proceeding, there are also the requirements of the party wall act 1976, which the owner must take into account if the works are affected by this legislation.

Walls:
All internal timber partition to be constructed of 100mm x 75mm s/w and 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. Fr.
Double up floor joists below partition walls around stairs and bashes

Ventilation:
Provide min 40 vent tiles with 2no @ high level near ridge & 2no low level to front side of sloping roof.

Floor constructions:
75mm x 100mm 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 TGO chipboards fixed down on top of Timber joists 75mm x 150mm @ 400 centres. Min 100mm into wall or 100mm thick roadweld quilt insulation laid between timber floor joists supported by chicken wire draped around floor joists min 10kg/m² density. 12mm Fireline board min 200mm layers and skim to achieve 1/2 hour F.R.

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

Heat detectors 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 work of existing mains supply by qualified competent 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 [E.N.C. or other approved institute, to BS standards, to clients request and LA satisfaction.

Heating:
Heating and hot water to be carried out/ coordinated by registered engineer to client's request.

Plumbing:
Soil pipes and accessories to B64514, 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 BS, 5422:1977

Drains
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm concrete bricks, built on a 100mm thick engineering 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 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 finished floor level.
(with 450mm-1200mm)

where the brick line meets the existing property tie in using sabsfix stainless steel adjustable brick wall ties and using 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 x 150mm 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:
 60mm 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. Joists to be taped and taken up inside face and linked into DPC, 150mm above 150mm above ground level over 150mm concrete slab with lno A142 (B6 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
block (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 37x225 s/w battens on an reusable sarking felt to BS 747 type on timber roof trusses, by specialist contractor. 1000mm pitch (check existing slope before manufacture to match existing) at 400mm centres. Trusses set on 100x70mm wall plates at each end, strapped to gable with 30x20mm galvanised m/s straps @ 900mm centres. BS 5208 part-3.

1000mm fibre glass insulation between joists and a further 100mm laid across @ right angles to each other and 9.5mm fine line plaster board, skim and finish ceiling. 222mm x 11mm Upvc fascia board under gutter, leaving 50mm gap for ventilation for vent pipes.

code 4 lead flashing and cavity tray at abutment.

PEAMG:
Blast clean, prime & paint all steelwork
before fixing.
Builder to provide adequate support piers
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. 62022 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 inspectors' satisfaction. Note glazing to be 'h' 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:
Minimum 15 litres of extraction per second connected via light switch with a 15 minute 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.



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 2/2 (A1)

DRAWING NO: 2222

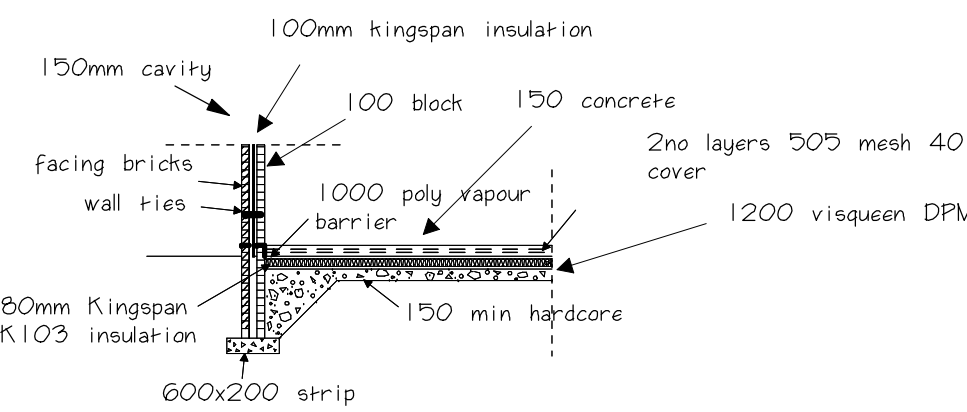
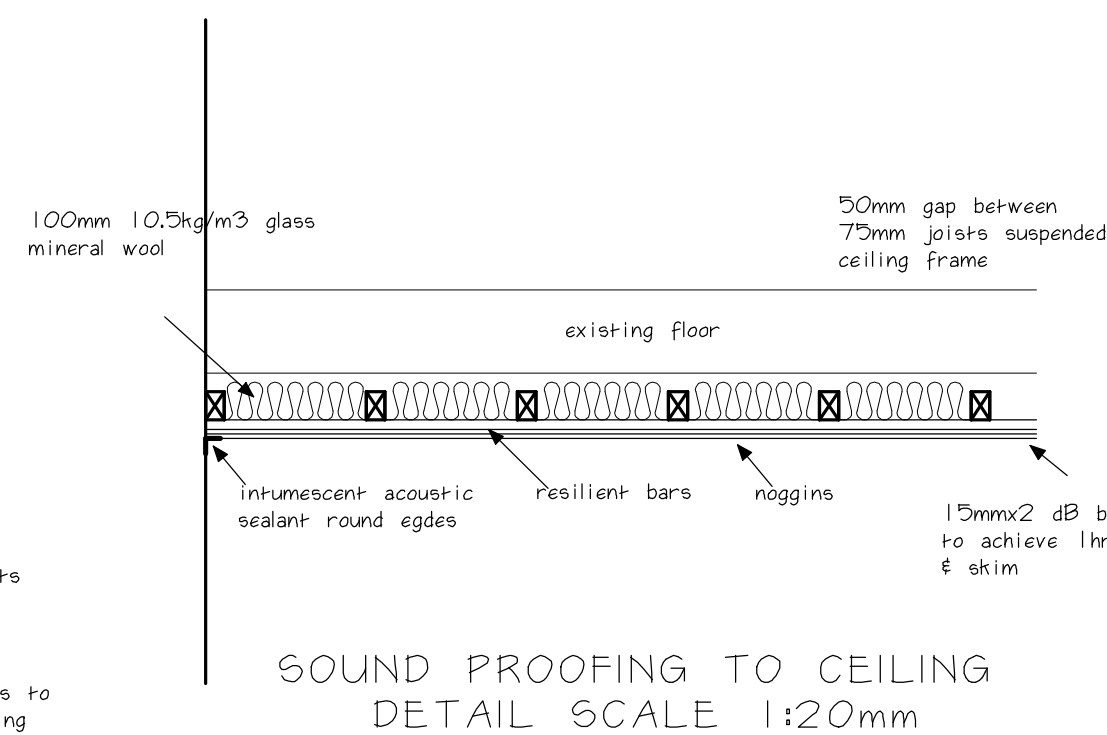
PROPOSED LAYOUT

LOCATION: 154 BURY NEW ROAD,
WHITEFIELD, M45 6AD

PROP: REAR TWO STOREY EXTENSION

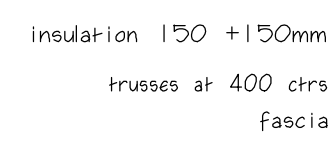
CLIENT: MR. TANVIR ASGHAR

DATE: JUNE 2026



FOUNDATION DETAIL

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- ☒ Extractor fans
- ☐ Emergency exit sign
- ☐ Emergency lighting
- ☐ Alarm bell/sounder
- ☐ Heat detector
- ☐ Smoke detector interlinked

