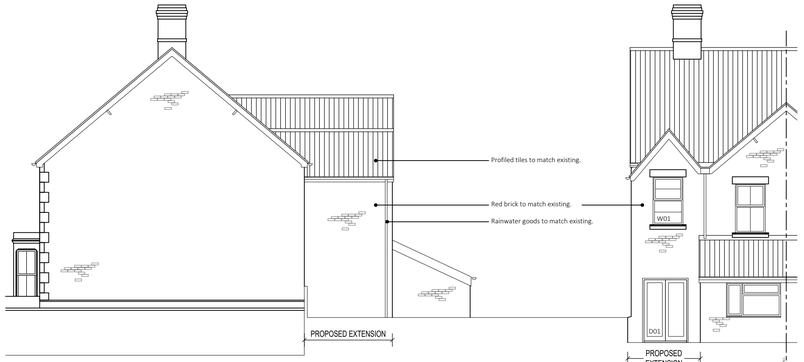
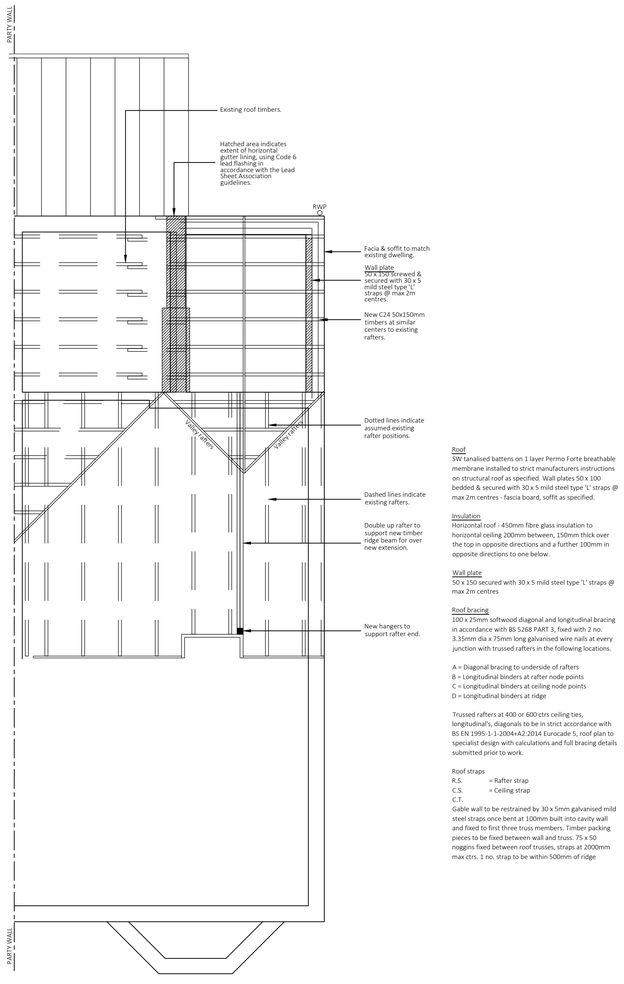


PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



PROPOSED ROOF PLAN

Roof
SW tanalised battens on 1 layer Permo Forte breathable membrane installed to strict manufacturers instructions on structural roof as specified. Wall plates 50 x 100 bedded & secured with 30 x 5 mild steel type 'L' straps @ max 2m centres - fascia board, soffit as specified.

Insulation
Horizontal roof - 450mm fibre glass insulation to horizontal ceiling 200mm between, 150mm thick over the top in opposite directions and a further 100mm in opposite directions to one below.

Wall plate
50 x 150 secured with 30 x 5 mild steel type 'L' straps @ max 2m centres

Roof bracing
100 x 25mm softwood diagonal and longitudinal bracing in accordance with BS 5268 PART 3, fixed with 2 no. 3.35mm dia x 75mm long galvanised wire nails at every junction with trussed rafters in the following locations.

A = Diagonal bracing to underside of rafters
B = Longitudinal binders at rafter node points
C = Longitudinal binders at ceiling node points
D = Longitudinal binders at ridge

Trussed rafters at 400 or 600 ctrs ceiling ties, longitudinal's, diagonals to be in strict accordance with BS EN 1995-1-1-2004+A2-2014 Eurocade 5, roof plan to specialist design with calculations and full bracing details submitted prior to work.

Roof straps
R.S. = Rafter strap
C.S. = Ceiling strap
C.T.
Gable wall to be restrained by 30 x 5mm galvanised mild steel straps once bent at 100mm built into cavity wall and fixed to first three truss members. Timber packing pieces to be fixed between wall and truss. 75 x 50 noggins fixed between roof trusses, straps at 2000mm max ctrs. 1 no. strap to be within 500mm of ridge

PROPOSED SECTION A-A

Main pitched roof (u-value = 0.16w/m²k)
Sizes of rafters, ceiling joists, purlins and binders to be as specified on Structural Engineer drawings but all specifications are to strength class C16 or C24 as noted on drawings. Sizes to be determined using the tables given in the TRADA Technology Ltd publication (span tables for solid timber members in floors, ceilings & roofs).

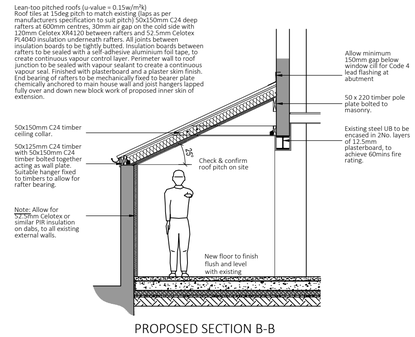
Roof tiling type & finish to be as specified on plans. Tiles to be on either 25 x 50mm or 25 x 38mm sawn treated softwood on Breathable roofing membrane Klober Permo Forte or Proctor Roofshield to BS 5534:2014(+A2:2018), BS EN 1991-1-1:2005.

Rafters to be set at 400mm centres and to be doubled up where indicated on drawings but generally where rooflights and dormers are to be installed. Rafters to be notched over 50 x 100mm tanalised s.w wallplate (bedded on mortar) holding down straps 2.5 x 30 x 1000mm galvanised ms to wall plate to be fitted where shown on roof plan minimum 2000mm centres. Roofshield to be dressed down over klobber underlay support tray as eaves carrier. Eaves comb filler to be installed. Ceiling to be lined with 12.5mm plasterboard to two storey units with escape windows or 12.5mm Fireline board to all others.

Where ceiling follows roof pitch (Warm Roof) then Proctor Roofshield membrane to be installed over rafters with no ventilation to eaves or ridge. Insulation to be 120mm thick Celotex GA4120 rigid PIR insulation or similar fixed between rafters and ceiling finished with 30mm thick Celotex GA4050 vapour check graded beneath, finished with 12.5mm plasterboard and 3mm skim. A minimum 30mm air gap is to be maintained between the top of the insulation board and the roofing membrane

All joints to ceilings to be taped / jointed with Celotex products OR to receive 3mm skim finish; all to manufacturer's recommendations.

WALL TYPE 1
-Red brick to match existing external blockwork
-100mm full fill cavity containing 90mm Celotex Thermaclass Cavity Wall 21 PIR insulation
-100mm 7.3N/mm2 Tarmac Toplite 7 blockwork inner leaf
-1No. 12.5mm plasterboard on dabs (25mm o/a thickness) with 3mm skim finish.
-Above wall achieves 0.18W/m2K u value.



Lean-too pitched roofs (u-value = 0.15w/m²k)
Roof tiles at 15deg pitch to match existing (laps as per manufacturers specifications to suit pitch) on 50x100mm C24 deep rafters at 400mm ctrs with 100mm (min) on the cold side with 120mm Celotex XR4120 between rafters and 52.5mm Celotex PL4040 insulation underneath rafters. All joints between insulation boards to be tightly butted. Insulation boards between rafters to be sealed with a self-adhesive aluminium foil tape, to create continuous vapour control layer. Perimeter wall to roof junction to be sealed with vapour sealant to create a continuous vapour seal. Finished with plasterboard and a plaster skim finish. End bearing of rafters to be mechanically fixed to bearer plate chemically anchored to main house wall and joist hangers lapped fully over and down new block work of proposed inner skin of extension.

PROPOSED SECTION B-B

PROPOSED BLOCK/ROOF PLAN

Main pitched roof (u-value = 0.16w/m²k)
Sizes of rafters, ceiling joists, purlins and binders to be as specified on Structural Engineer drawings but all specifications are to strength class C16 or C24 as noted on drawings. Sizes to be determined using the tables given in the TRADA Technology Ltd publication (span tables for solid timber members in floors, ceilings & roofs).

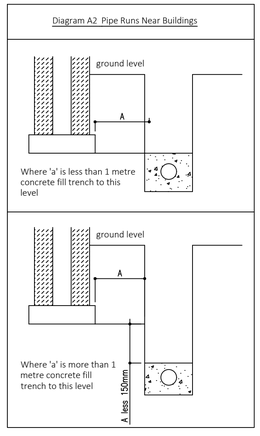
Roof tiling type & finish to be as specified on plans. Tiles to be on either 25 x 50mm or 25 x 38mm sawn treated softwood on Breathable roofing membrane Klober Permo Forte or Proctor Roofshield to BS 5534:2014(+A2:2018), BS EN 1991-1-1:2005.

Rafters to be set at 400mm centres and to be doubled up where indicated on drawings but generally where rooflights and dormers are to be installed. Rafters to be notched over 50 x 100mm tanalised s.w wallplate (bedded on mortar) holding down straps 2.5 x 30 x 1000mm galvanised ms to wall plate to be fitted where shown on roof plan minimum 2000mm centres. Roofshield to be dressed down over klobber underlay support tray as eaves carrier. Eaves comb filler to be installed. Ceiling to be lined with 12.5mm plasterboard to two storey units with escape windows or 12.5mm Fireline board to all others.

Where ceiling follows roof pitch (Warm Roof) then Proctor Roofshield membrane to be installed over rafters with no ventilation to eaves or ridge. Insulation to be 120mm thick Celotex GA4120 rigid PIR insulation or similar fixed between rafters and ceiling finished with 30mm thick Celotex GA4050 vapour check graded beneath, finished with 12.5mm plasterboard and 3mm skim. A minimum 30mm air gap is to be maintained between the top of the insulation board and the roofing membrane

All joints to ceilings to be taped / jointed with Celotex products OR to receive 3mm skim finish; all to manufacturer's recommendations.

Diagram A2 Pipe Runs Near Buildings



Section 1-1 Section 2-2

Drains Under Buildings (NTS)

Section Through Drain Penetrating Foundation (NTS)

NOTES
1. Concrete bed and surround shall be provided as section 1-1 where distance between underside of slab and pipe soffit is less than or equal to 300mm.

2. Where pipes with flexible joints are used the concrete protection shall be interrupted over its full cross-section at each joint by a shaped compressible filler.

3. If pipes are surrounded in concrete, the joints shall be protected from the ingress of concrete by wrapping then with two coats of mastic bandage tape.

RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Specific health & safety risks associated with this house type are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawing.
	Unless highlighted there are no specific health & safety risks associated with this house type, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.

RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Risk - Handling of large / heavy flat gauge lintel or steel beam Action - A method statement to be provided by installer and approved prior to commencement on site

Notes

* These drawings are for planning & building regulations approval only.

* Any works carried out prior to the necessary approvals being granted are carried out at the clients own risk.

* These drawings are copyright and their use or reproduction without the written permission of Poulsom Architectural Design and Planning Services is prohibited.

* Party Wall - where work involves alterations to a party wall or works close to a boundary, it is the owners responsibility to comply with the necessary notices etc. required by the Party Wall Act. 1996. Notices to be served at least two months before work commences.

* General Notes - the contractor must comply in all respects with current building regulations & relevant building standards & practice whether specifically stated on this drawing or not.

* Before the start of work all site measurements, angles & levels must be checked by the contractor in the event of any inaccuracies on this drawing no liability or responsibility will be accepted once work has started.

* Only the materials on this drawing are to be used. Any substitutions must be of a similar quality & standard as that stated. All materials are to be used in accordance with manufactures instructions unless otherwise directed.

* All construction projects large and small are subject to the CDM Regulations (2015). If the development will be for a domestic Client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the Main Contractor. In all cases the Client may devolve the responsibility to a CDM Planning Supervisor, who will act on the Clients behalf. Please refer to Panning Supervisor for advice.

* Before starting work you need to check if any asbestos is present, in Commercial properties there should be a plan/register - Ask to see it. You need to check that the plan covers the area of the building that you will be working in and if you are doing refurbishment work that it includes a survey that tells you what types of asbestos is present and its condition. If there is no Register or survey or the report is not clear - Do not start work.

do not scale this drawing, check all dimensions on site. this drawing is only to be used on the site for which designed all materials specified are subject to confirmation on site prior to works commencing. figured dimensions and levels to be used. any inaccuracies must be notified to Poulsom Architectural Design and Planning Services. detail drawings and large scale drawings take precedence over smaller drawings.

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PRELIMINARY		TENDER	
PLANNING		CONSTRUCTION	✓

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Revision Description

Drawing No. 296/103 Rev. –

Client Name – Mr and Mrs Fleming
Site - 28 Park Lane, Chippenham, Wiltshire
Drawing Title - Proposed drawings
Scale - 1:50 & 1:100 @ A1
Date - June 2023
Drawn - RP