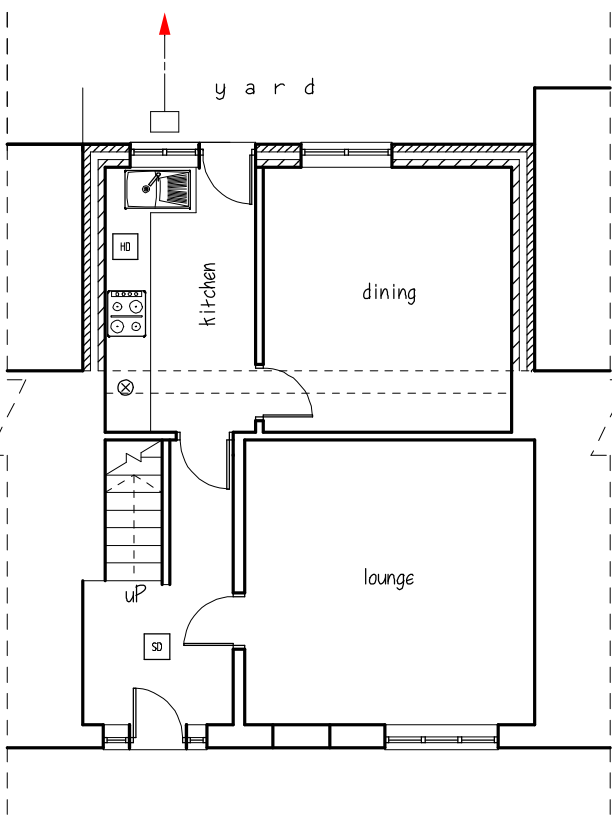
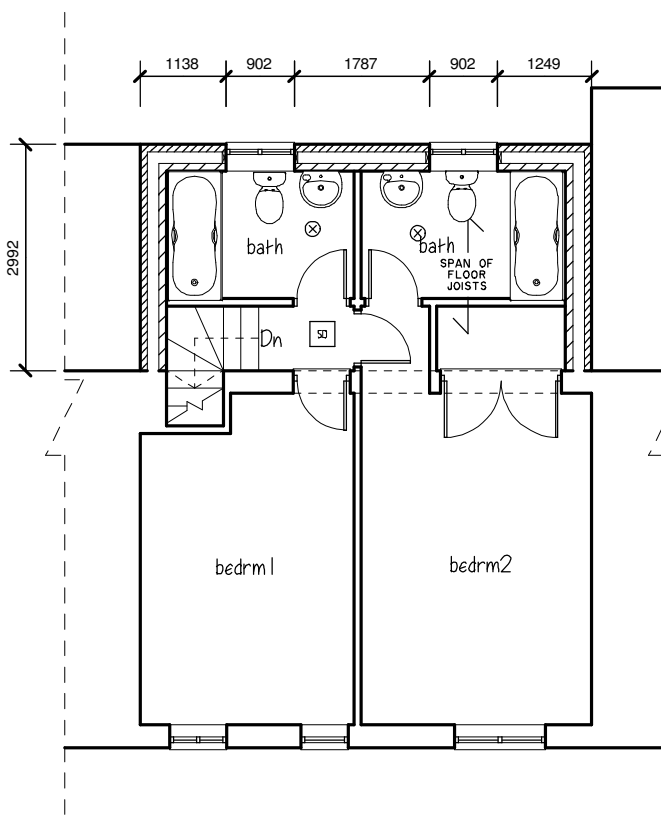
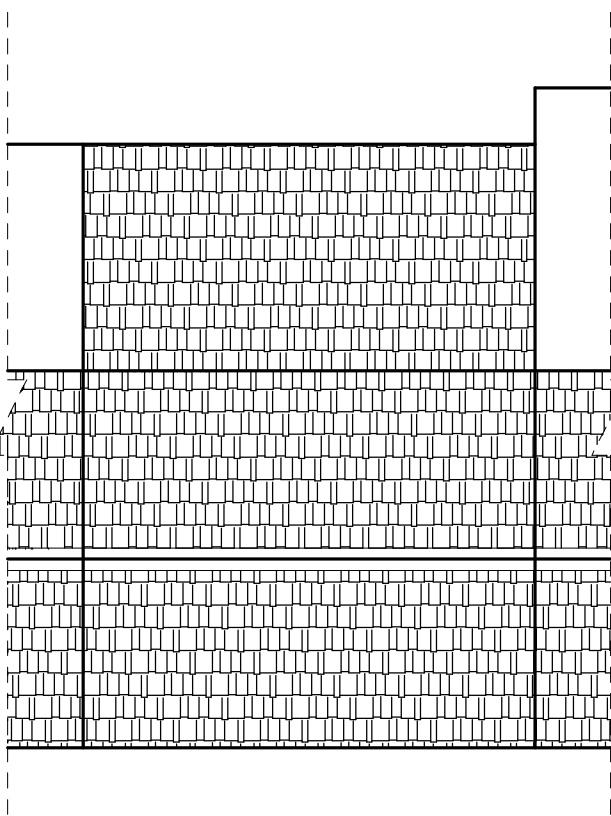




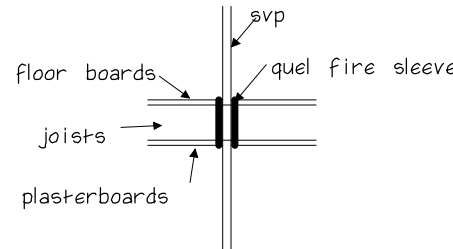
Proposed ground floor plan



Proposed first floor plan



Proposed roof plan



GVP THRU SEPERATING FLOOR DETAIL

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 or other approved institute, to BS standards, to clients request and LA satisfaction.

Hearings
Heating and hot water to be taken of existing system. Work to be carried out comp registered engineer to client's request.

Plumbing
Sull 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 sinks. 70mm 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 appliances. 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 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 140 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.

emergency escape windows min 750mm x 450mm openings

Velux windows
To be installed in positions shown on x section from side of the roof slope. Velux window (type GPLP06) to form part of the emergency escape window to be located max 1700mm away from eaves gutter and min 800mm above floor level. Exact position to be decided on site with approval from LA building inspector.

Grazing
Dormer windows to form emergency escape with min opening of 850mm x 500mm Upvc double glazing ABD.

All side window and door glass to be safety glazing. 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 " Pilkington glass fitted with 22mm air gap filled with Argon gas and soft low e coating to achieve a U value of 1.4w/m2K.

Plumbing
Sull 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 bend.

New beams
New ridge beam and beam to front of dormer see structural Engineers notes.

ROOF CONSTRUCTION
Concrete interlocking tiles or Marley grey roof tiles on 37x25 s/w battens on un-rearable sarking felt to BS 747 type on timber roof mono boarding by specialist manufacturer @ 12 degree pitch (check existing slope before manufacture to match existing) at 400mm centres. Trusses sat on 100x75mm wall plates at each end strapped to gable with 30x5mm galvanised m/s straps @ 900mm centres to BS 5206 part 3.

150mm fibre glass insulation between joists and a further 150mm laid across @ right angles to each other and 100mm fire line plaster board, skim and finish ceiling. 225mm x 75mm Upvc fascia board under gutter, leaving 50mm gap at eaves for ventilation. (U value of 0.15/m2) code 4 lead flashing and cavity tray at abutment.

Notes

Foundations
600mm x 150mm concrete strip footings to project at either side, FDNG taken minimum 750mm below ground level to suit conditions and below any adjacent drains to the complete satisfaction of the building inspector.

FLOORS
60mm screed on 1000 grade poly vapour barrier on 80mm Kingspan Kooltherm 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 tapered and taken up inside face and linked into DPC, above 150mm above ground level over 100mm concrete slab with ino A142 (BS 5053) mesh 40 cover, 50mm sand binding on 150 graded builders hardcore.

Wall constructions kitchen
Brickwork match existing house 300mm x 75mm s/w cold 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.

Cavity wall ties
250mm stainless steel butterfly ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closers cut stone or block to caves and verges reveal and cut block openings.

Lintel
Suitable IG lintels over new window and door openings min 150mm and bearing with cavity tray over

Rain waters
110mm diameter half round gutter 68mm diameter rainwater pipe.

Walls
All internal timber partition to be constructed of 50mm x 75mm s/w cold 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.

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

Staircase
Max rise 210 min going 233 max angle 42 degrees with min head room 2000mm. Handrails @ 900mm above pitch line. It is imperative new floor to floor height is confirmed prior to manufacture of new timber stairs. Under draw and fire-line board to give min 1/2 hour fr.

Existing staircase
Fire-line 12.5mm plasterboard under draw and skim.

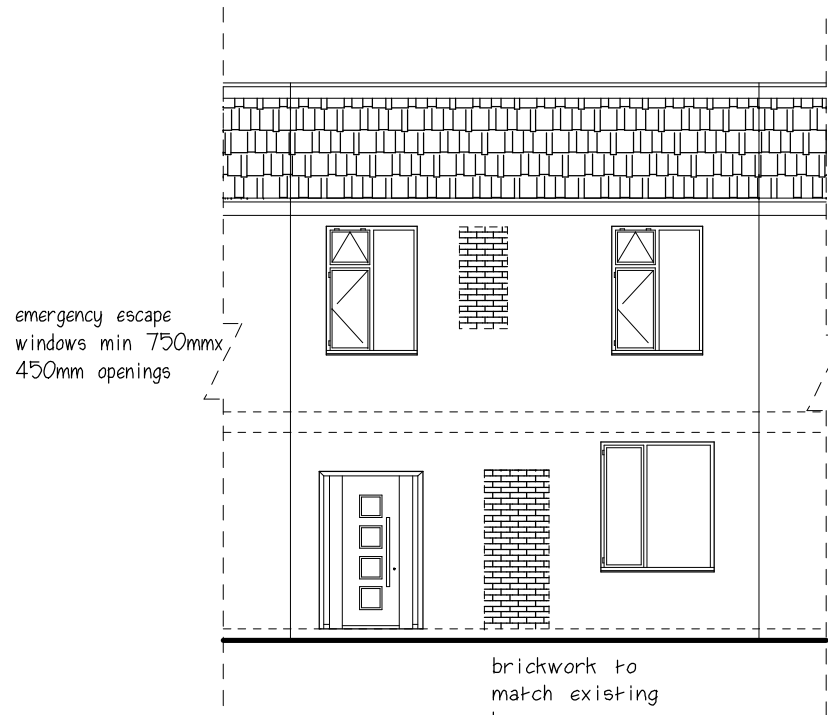
First floor constructions
50mm x 150mm timber joists minimum 100mm into outside walls either side of window @ 400mm centres or 50mm x 150mm timber wall plates with proprietary bats on shoe joist. 22mm T&G chipboards fixed down on top of Timber joists 50mm x 150mm @ 400 centres. Min 100mm into wall or 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 interlinked where shown on plan.

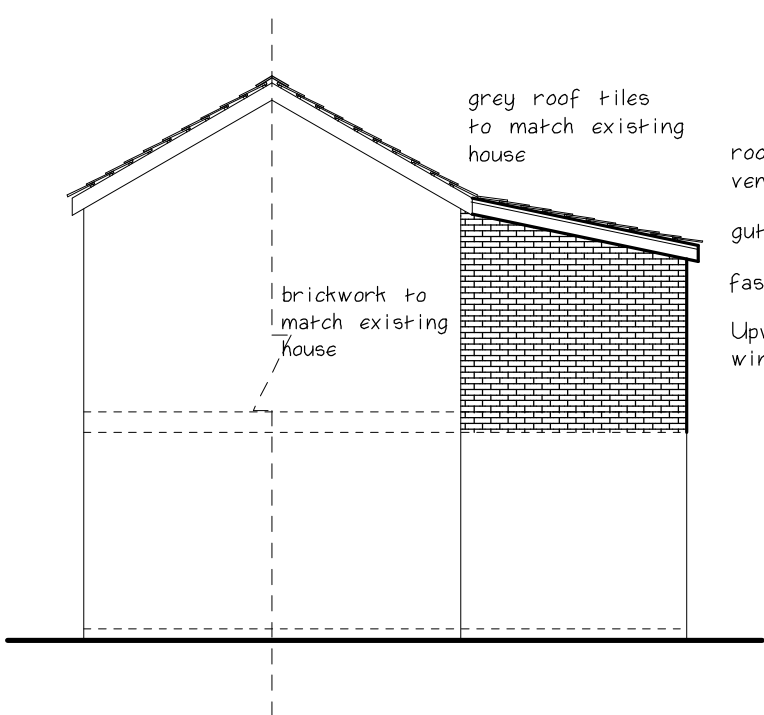
Heat detectors HD
Fit one main's wired heat detector to kitchen to BS 5834 Part 1

Doors FDG
All escape route passage doors to be fire doors with self closures and smoke sealed except WC/bathroom.

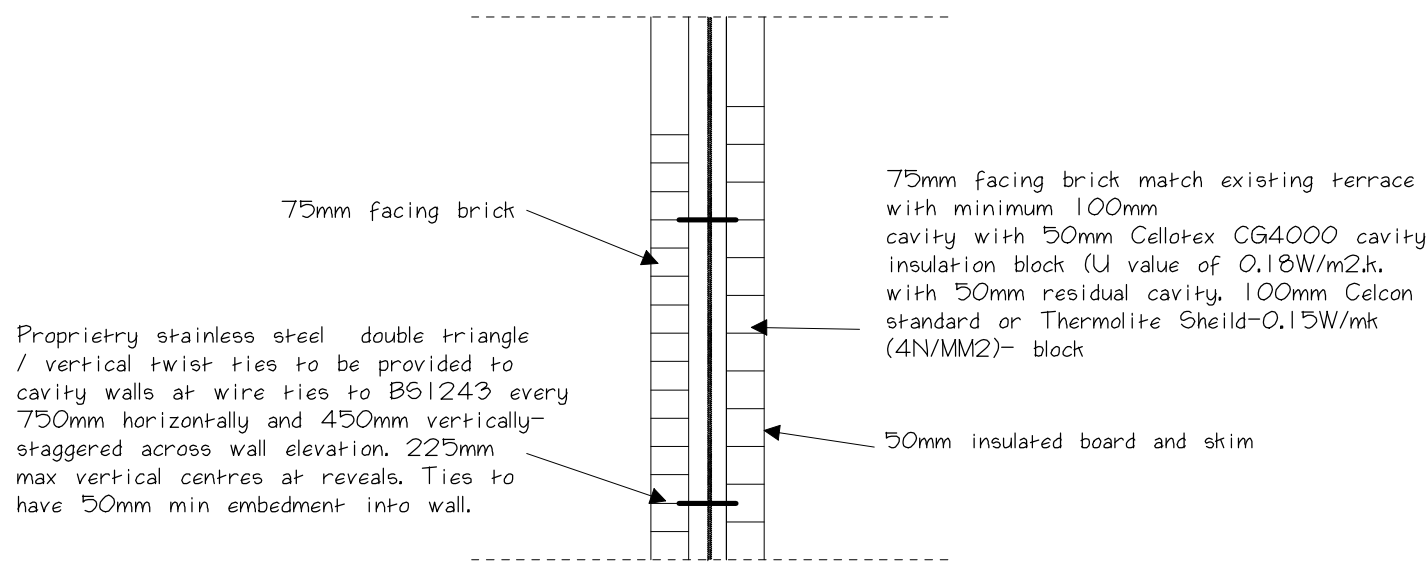
BEAMS
Blash clean, prime & paint all steelwork before fixing. Builder to provide adequate support pairs below beams. Where parallel beams used use 100x500. Use restrain bars fixed to both flanges at each and mid-span by welding or bolting with M20 BS bolts.



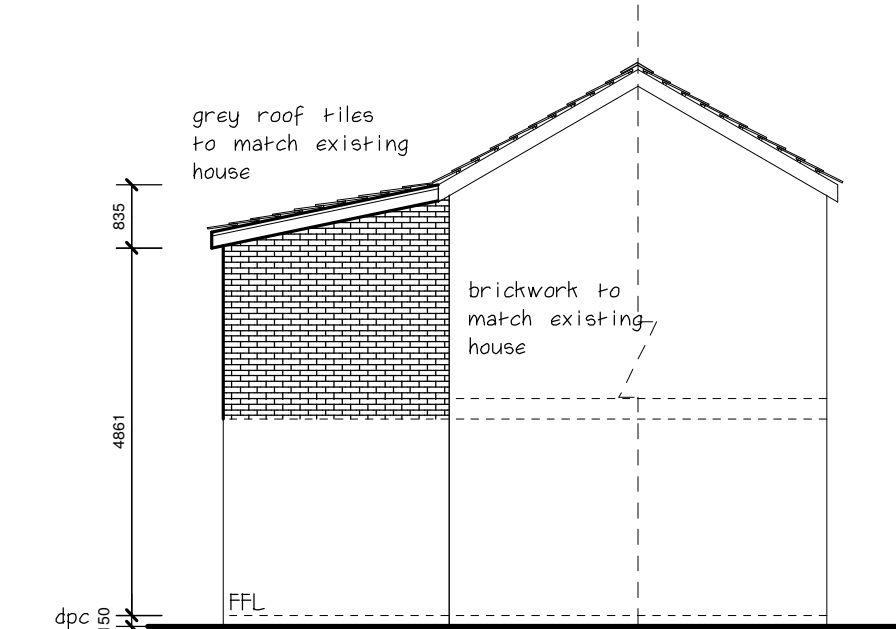
Proposed front elevation



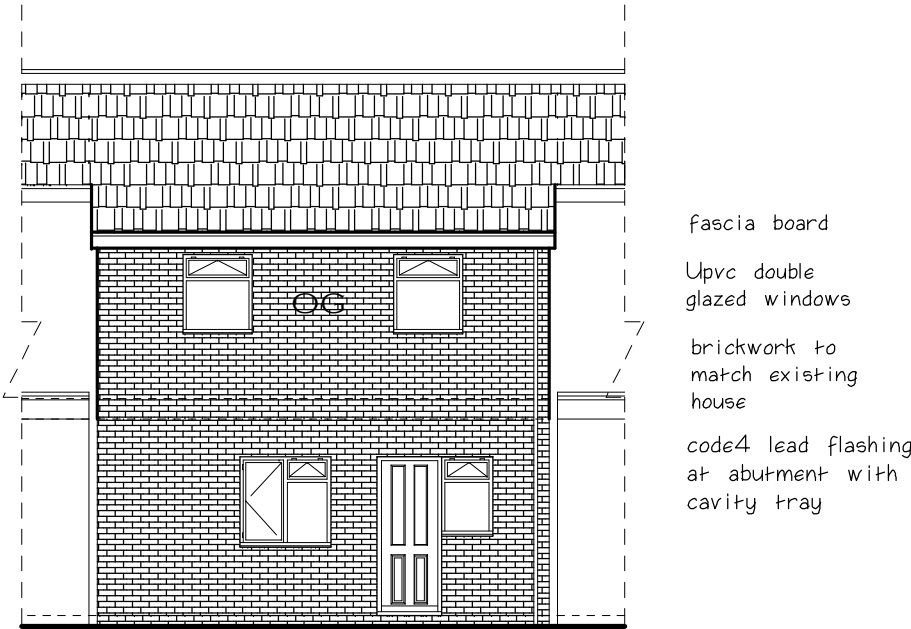
Proposed side elevation (East)



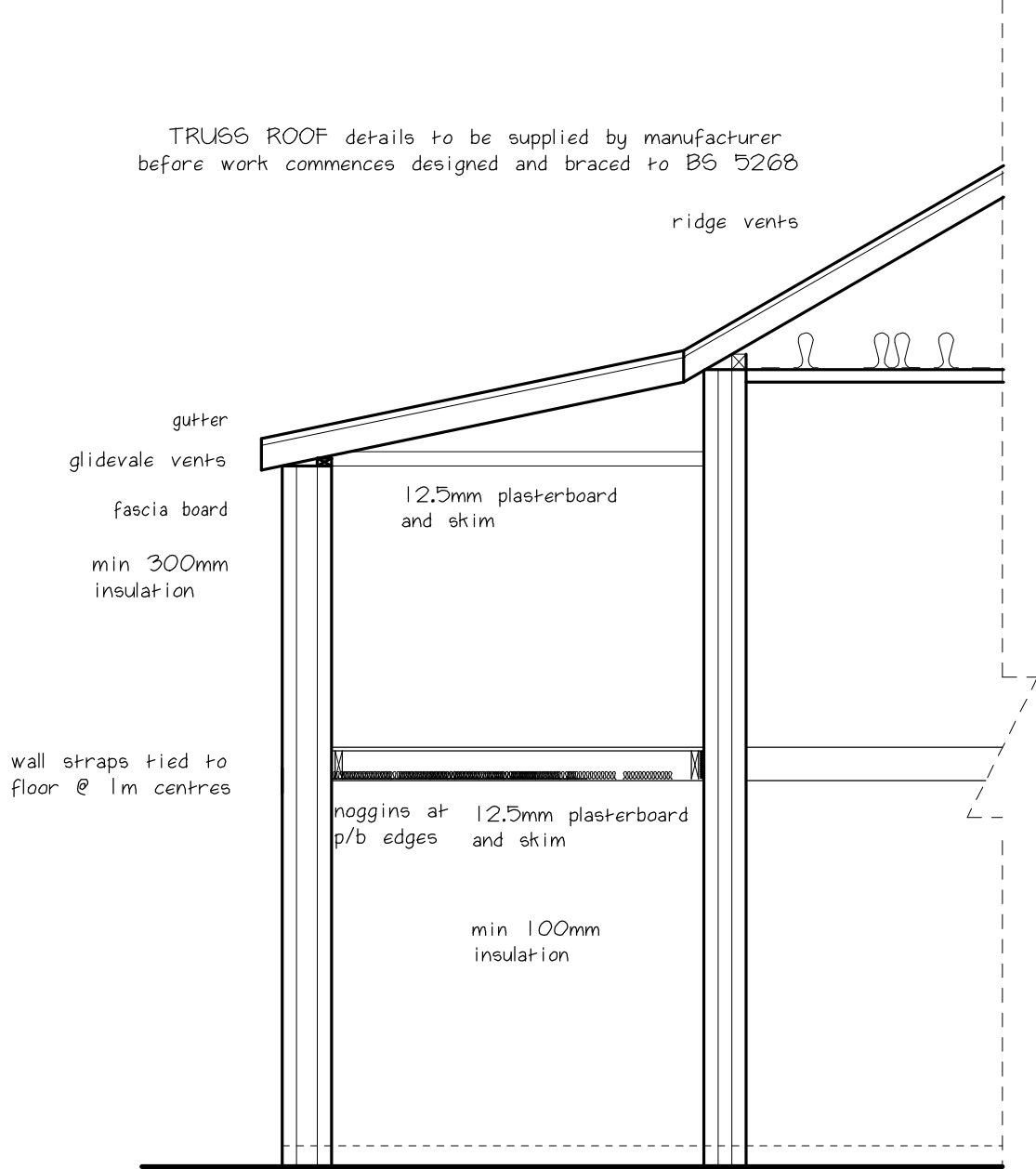
WALL DETAIL SCALE:1:20MM



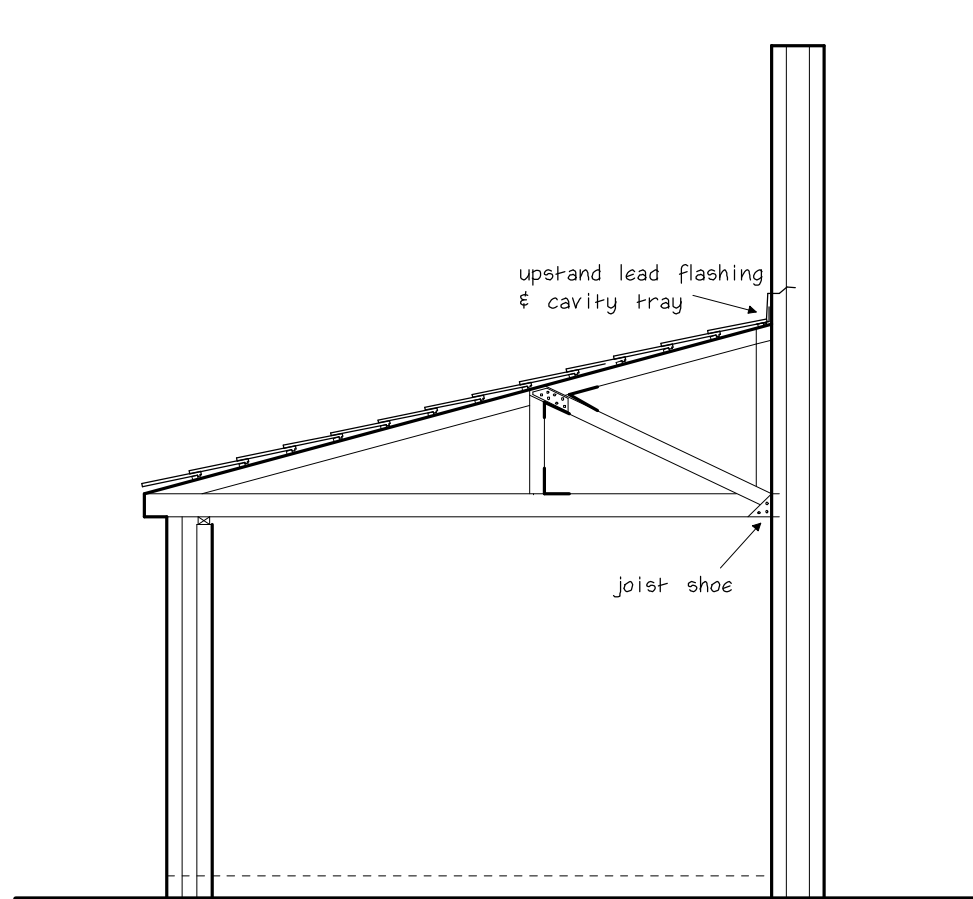
Proposed side elevation (West)



Proposed rear elevation

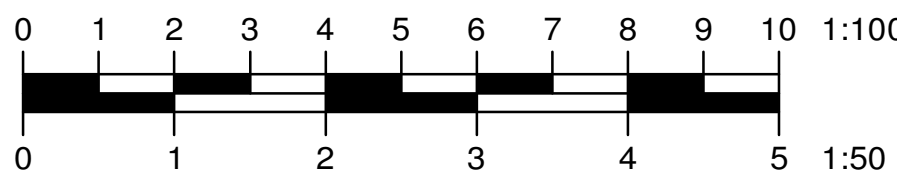


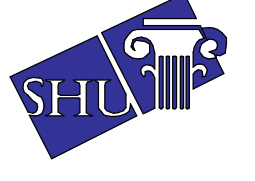
Proposed side elevation (West) cross section scale:1:50



TRUSS DETAIL

DRAWING AMENDED FOR PLANNING 27/03/2026





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SCALE: 1:100 PAGE 2/2 (A1)
DRAWING NO: 2193
PROPOSED LAYOUT
LOCATION: 160 BELFIELD ROAD, ROCHDALE, OL16 2XT
PROP: REAR FIRST FLOOR EXTENSION
CLIENT: MR. RIAZ HUSSAIN
DATE: FEBRUARY 2026
PLEASE DO NOT SCALE DRAWING