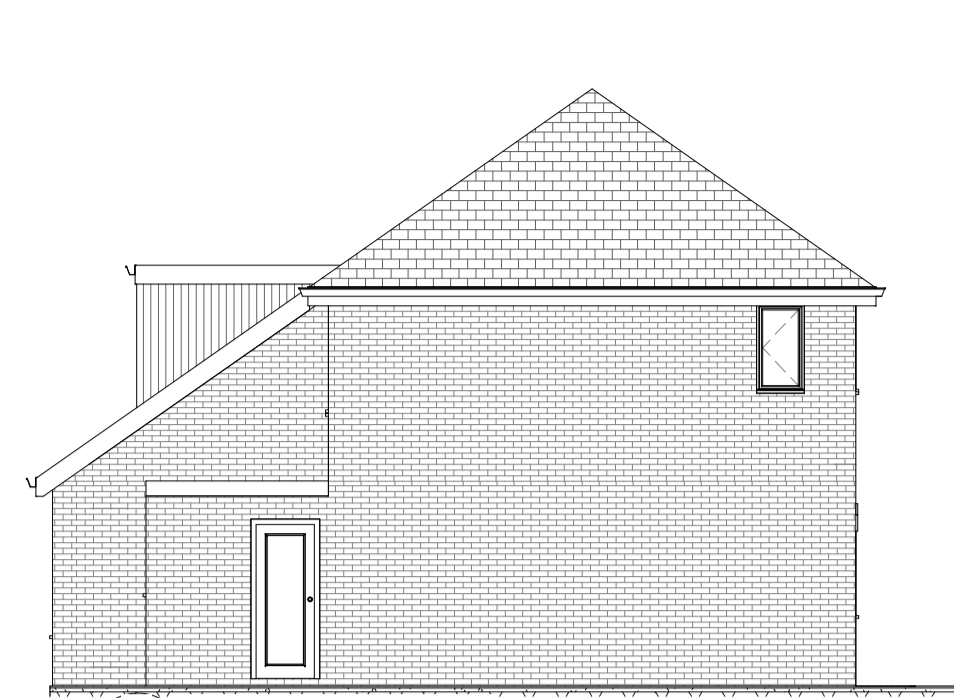


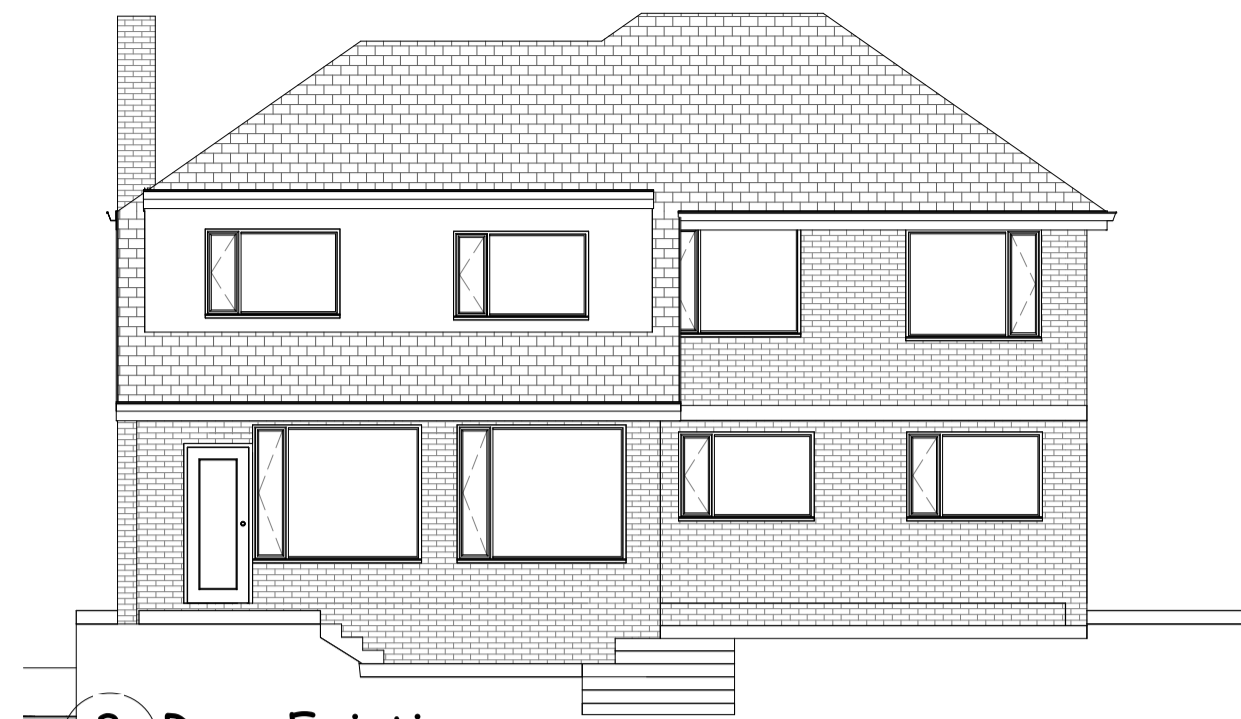
Revision Number	Revision Date	Revision Description
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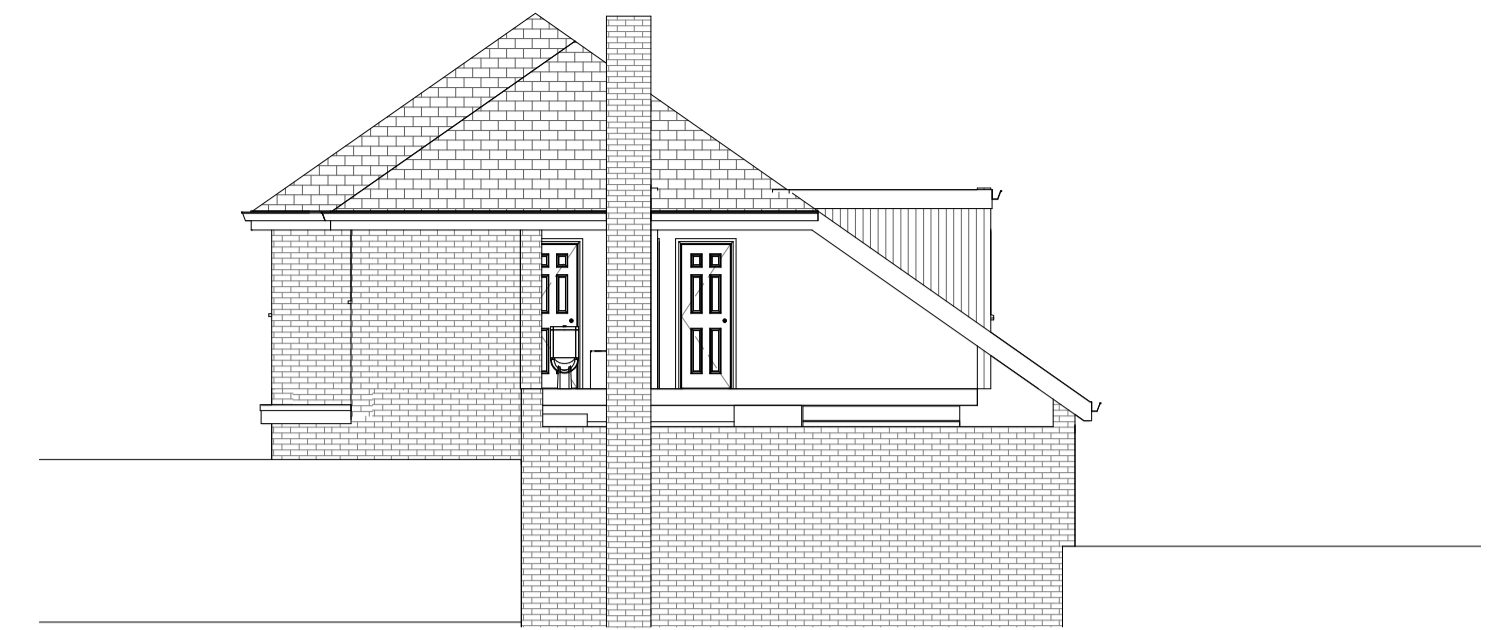
1 **Front Existing**
1 : 100



2 **LHS Existing**
1 : 100



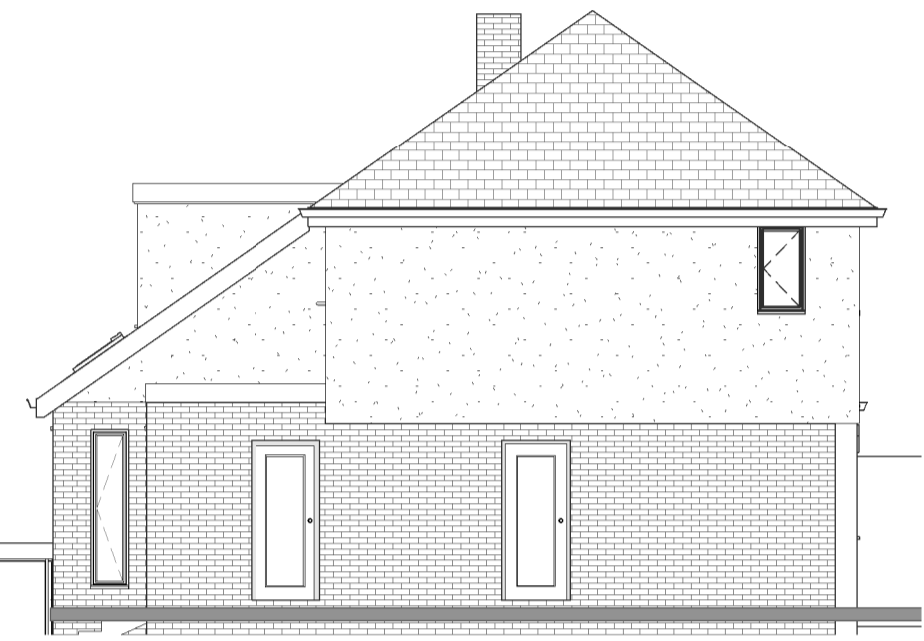
3 **Rear Existing**
1 : 100



4 **RHS Existing**
1 : 100



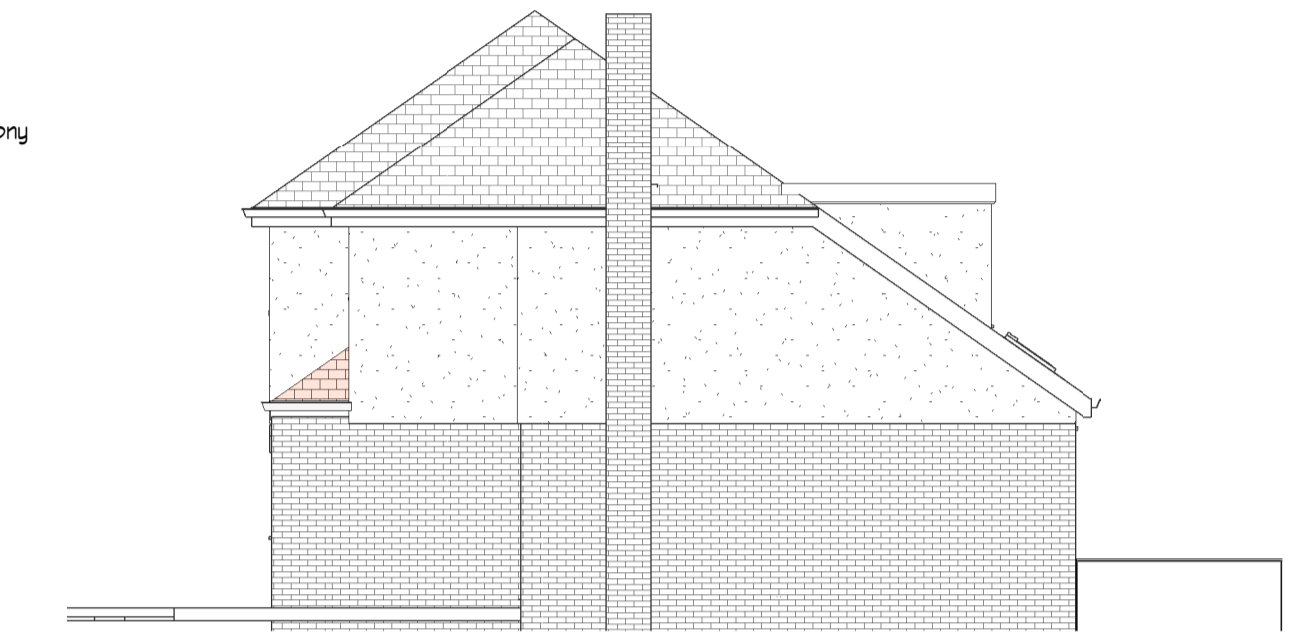
5 **Front Proposed**
1 : 100



6 **LHS Proposed**
1 : 100



7 **Rear Proposed**
1 : 100



8 **RHS Proposed**
1 : 100

Render upper floors - White KRender
New windows and doors anthracite grey
Raised patio to match existing higher level
Pitched roof on front porch
New dormer with rendered finish



Sheet List	
Sheet Number	Sheet Name
Bregs101	Elevations
Bregs101.1	Plans
Bregs102	Structure and Sections
Bregs104	New Regulations Advice

These are Planning drawings and should not be used for construction. All structural elements are illustrative and dimensions are estimates - no calculations have been completed or specification for building regulations.

Date	Revision

Client
Vickers-Walton

Site Welton Drive
Wilmslow

Project New dormer and layout changes

Status Building Regulations for Approval

plans and planning
Petworth Lodge
1a Hillbrook Rd
Bramhall
Stockport SK7 2BT
Email - pfkirke@gmail.com Tel - 07710 820611
www.plansandplanning.co.uk

Drawing No; Bregs101 - 8/10/22

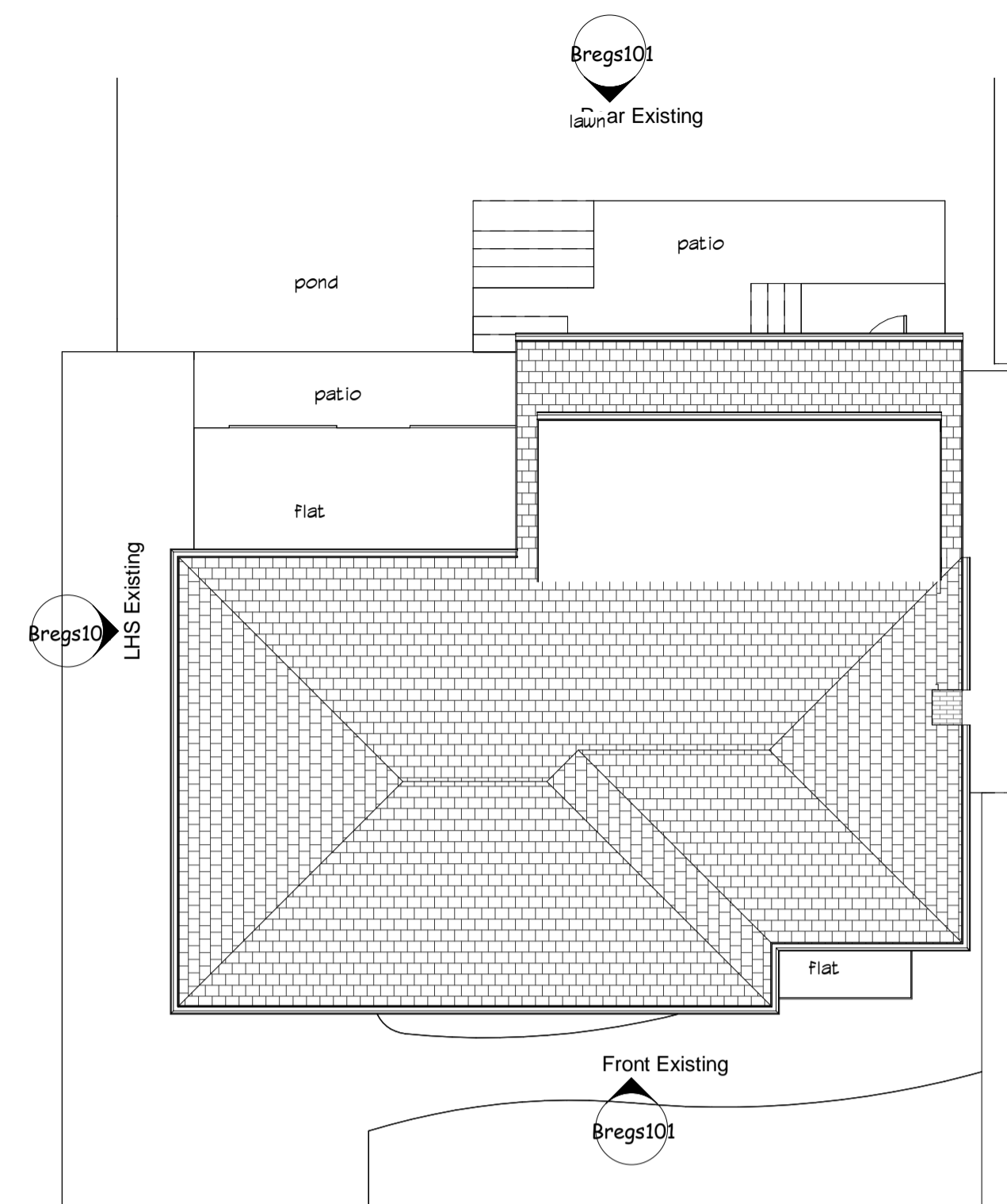
Drawing; Elevations

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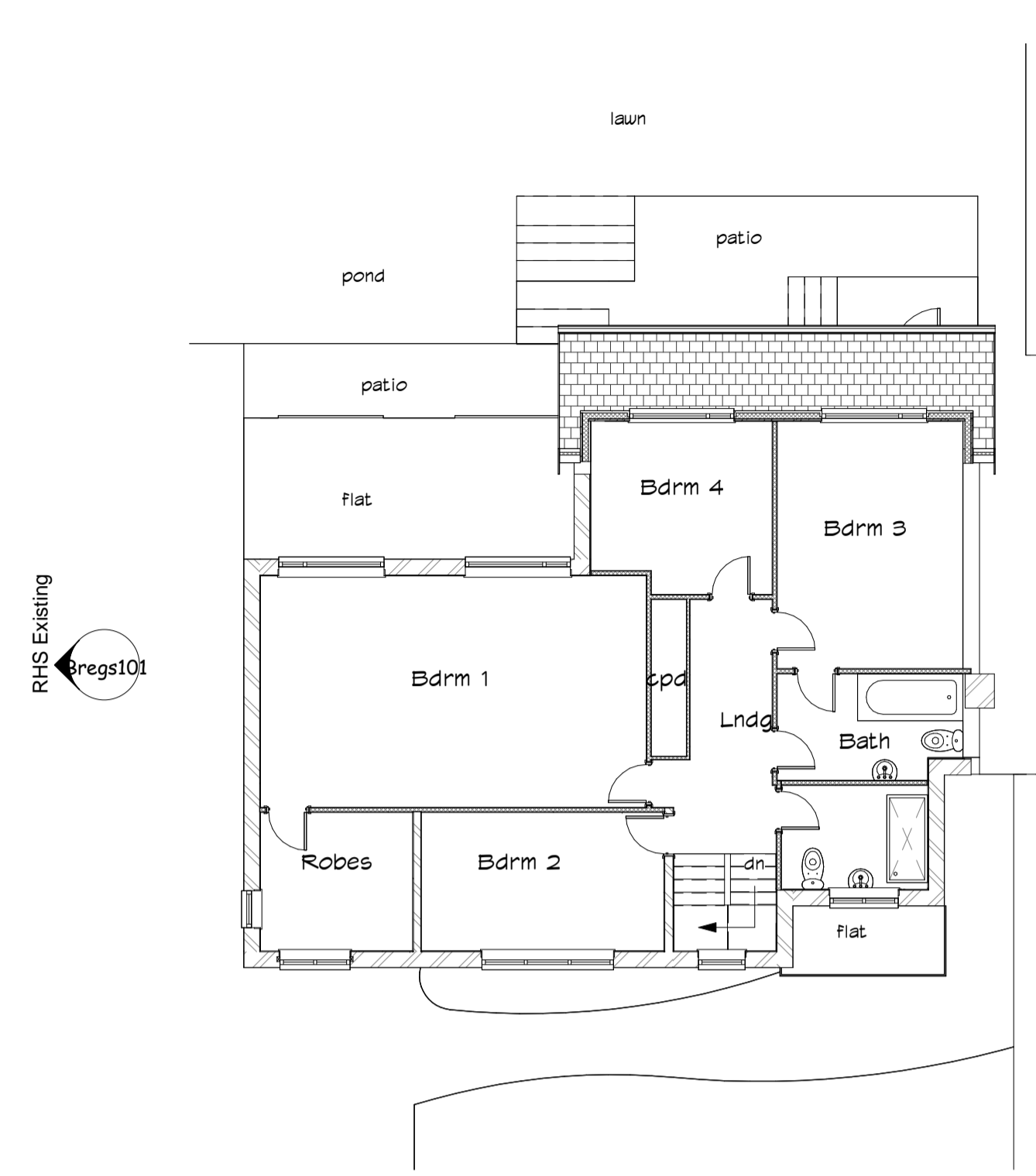


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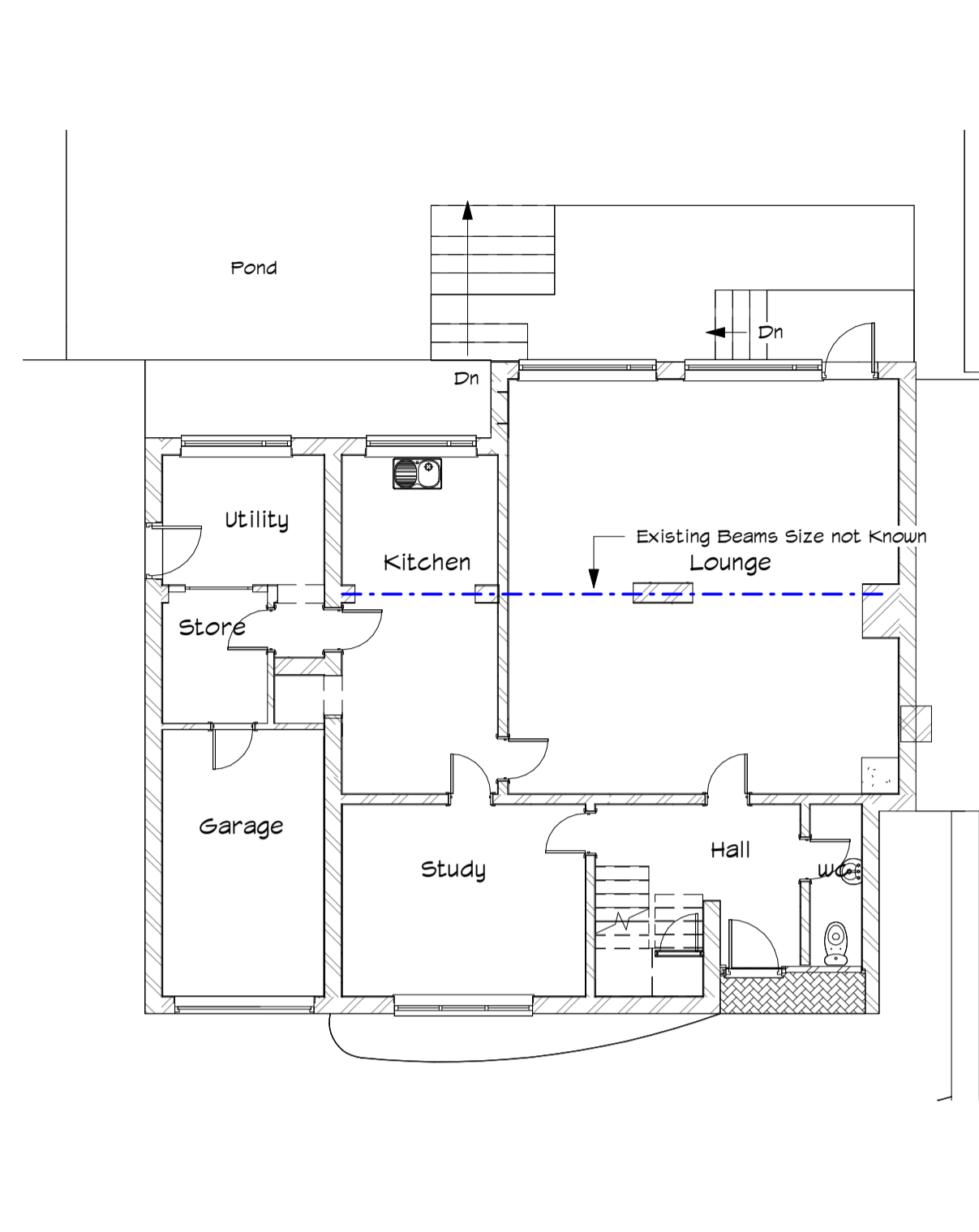
Revision Number	Revision Date	Revision Description



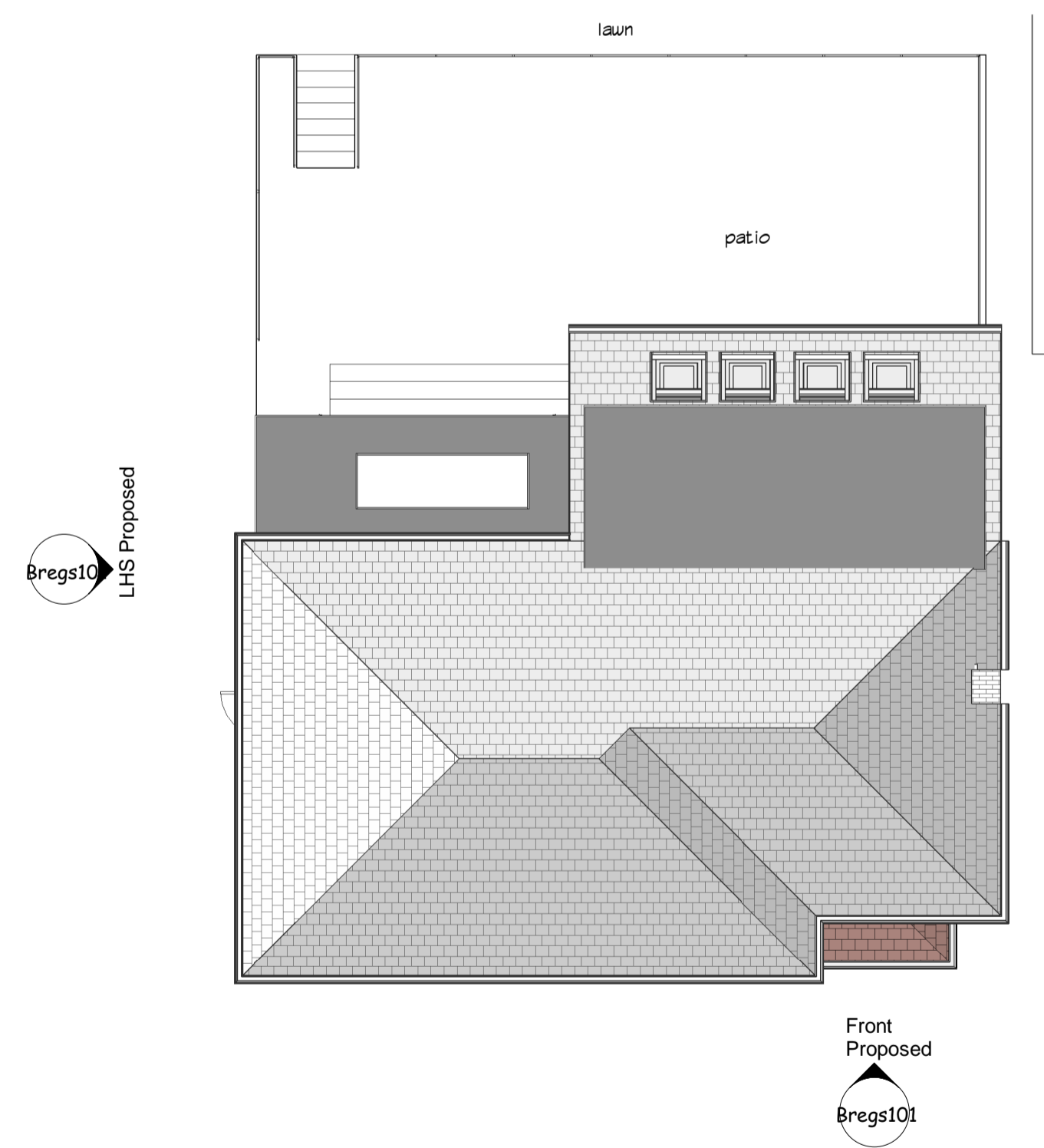
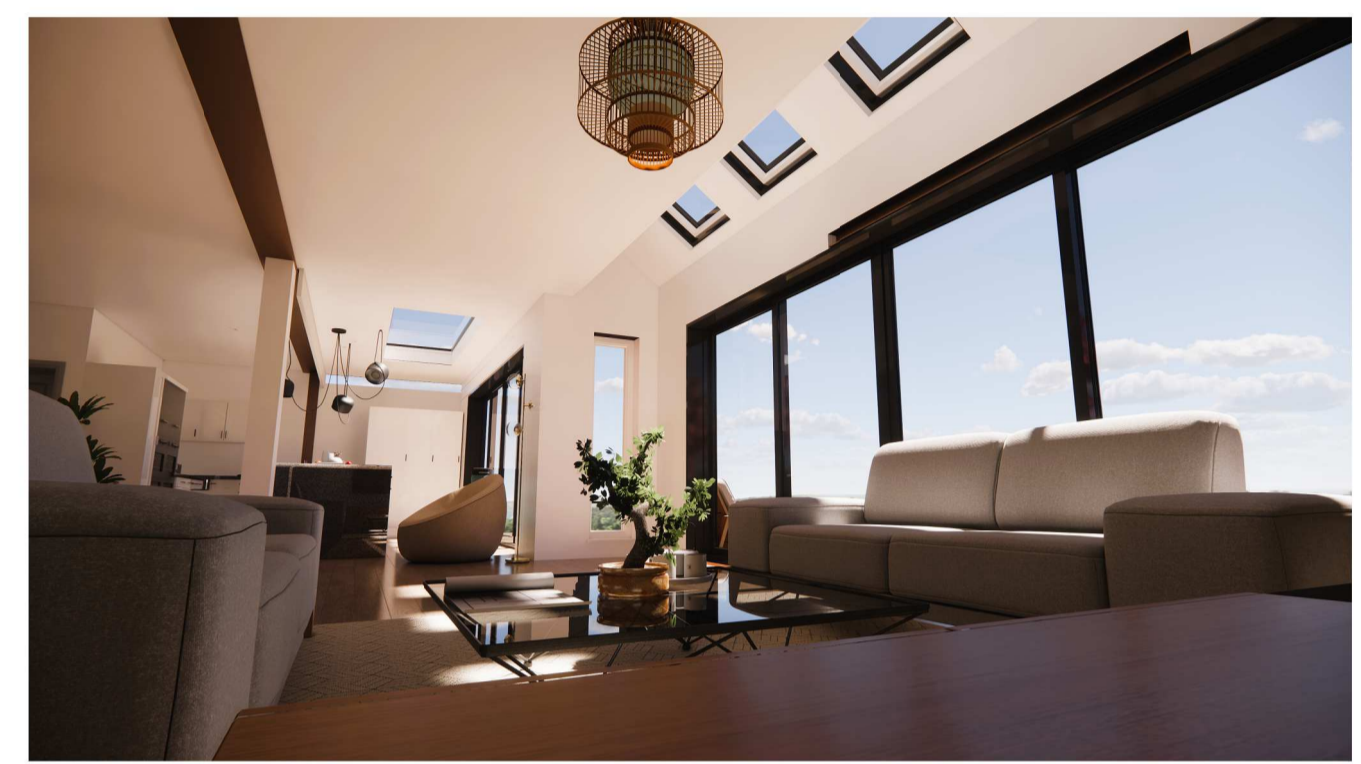
1 Roof Plan Existing
1:100



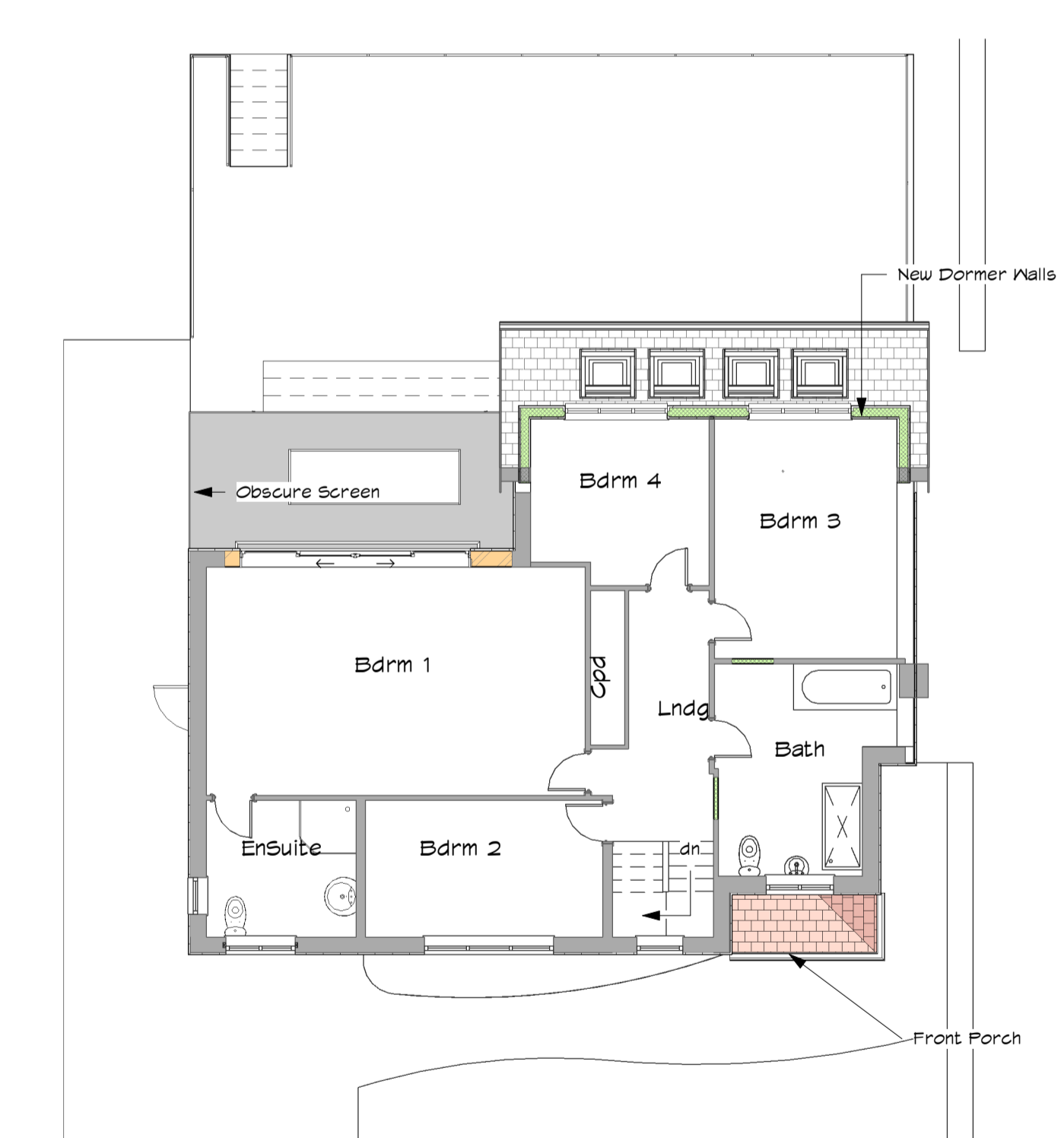
2 L1 First FFE Existing
1:100



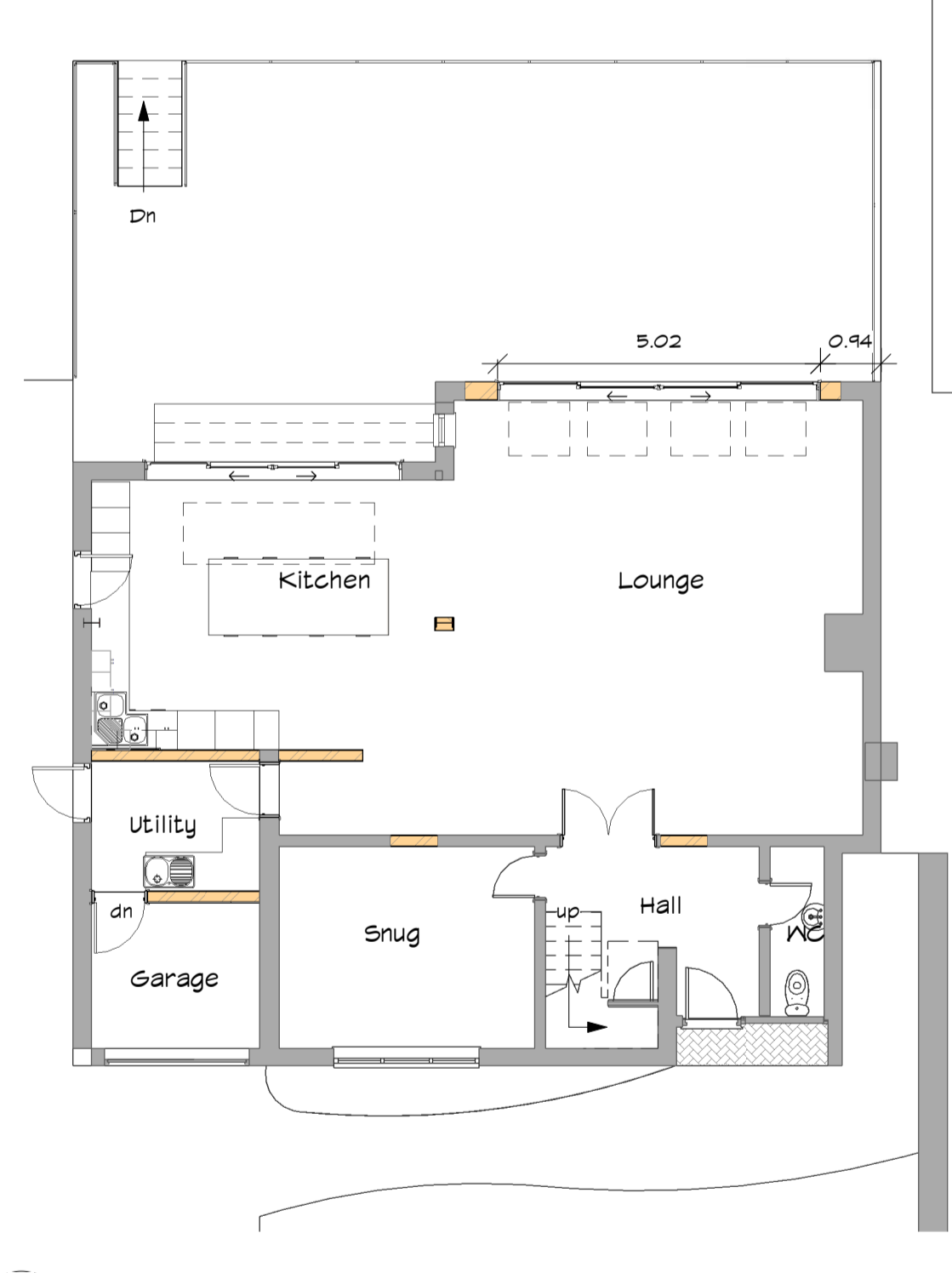
3 LO Ground FFE Existing
1:100



4 Roof Plan Proposed
1:100



5 L1 First FFE proposed
1:100



6 LO Ground Proposed
1:100

These are Planning drawings and should not be used for construction. All structural elements are illustrative and dimensions are estimates - no calculations have been completed or specification for building regulations.

Date	Revision

Client

Job No Vickers-Walton

Site Welton Drive
Wilmslow

Project New dormer and layout changes

Status Building Regulations for Approval

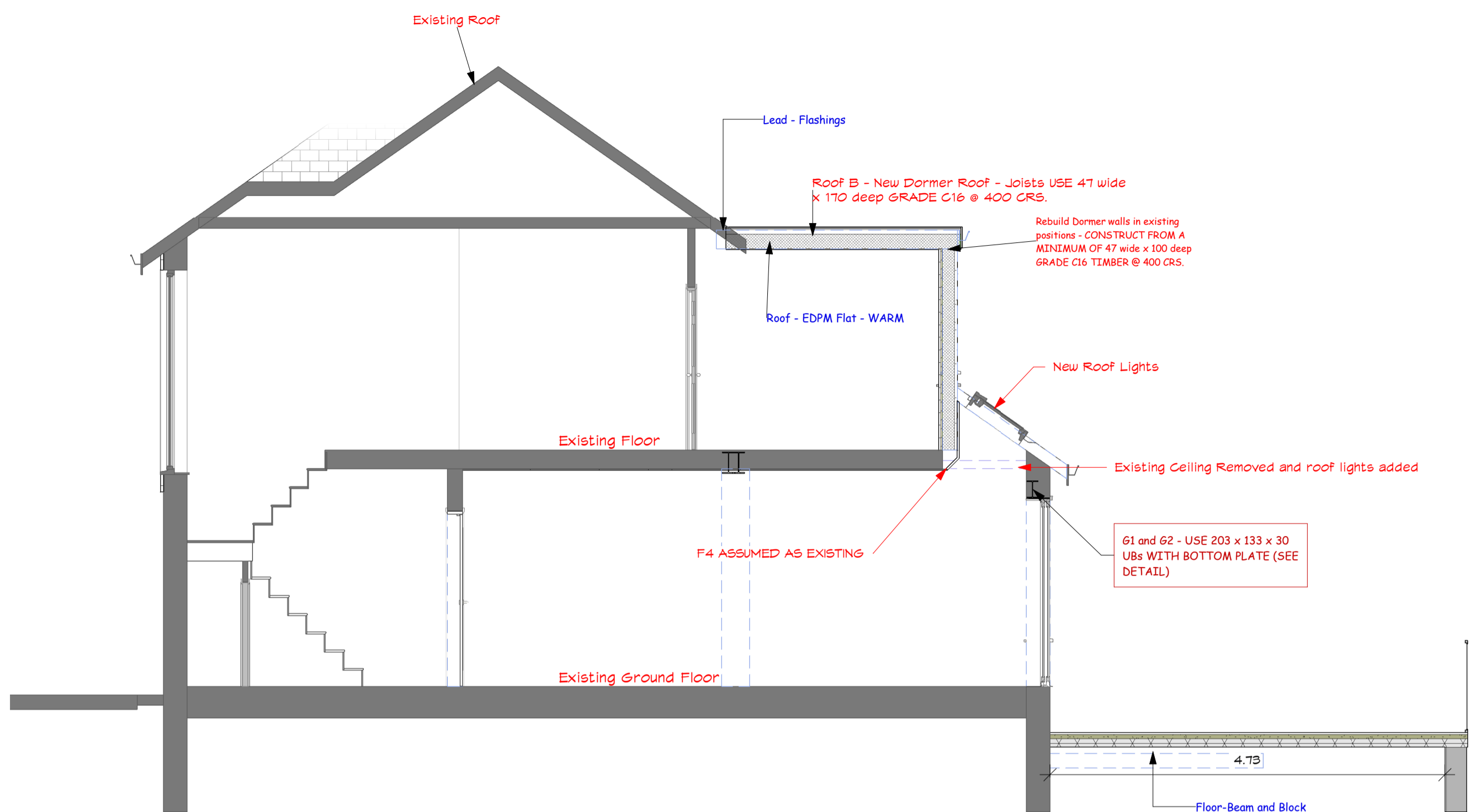
plans and planning
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 Stockport SK7 2BT

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 www.plansandplanning.co.uk

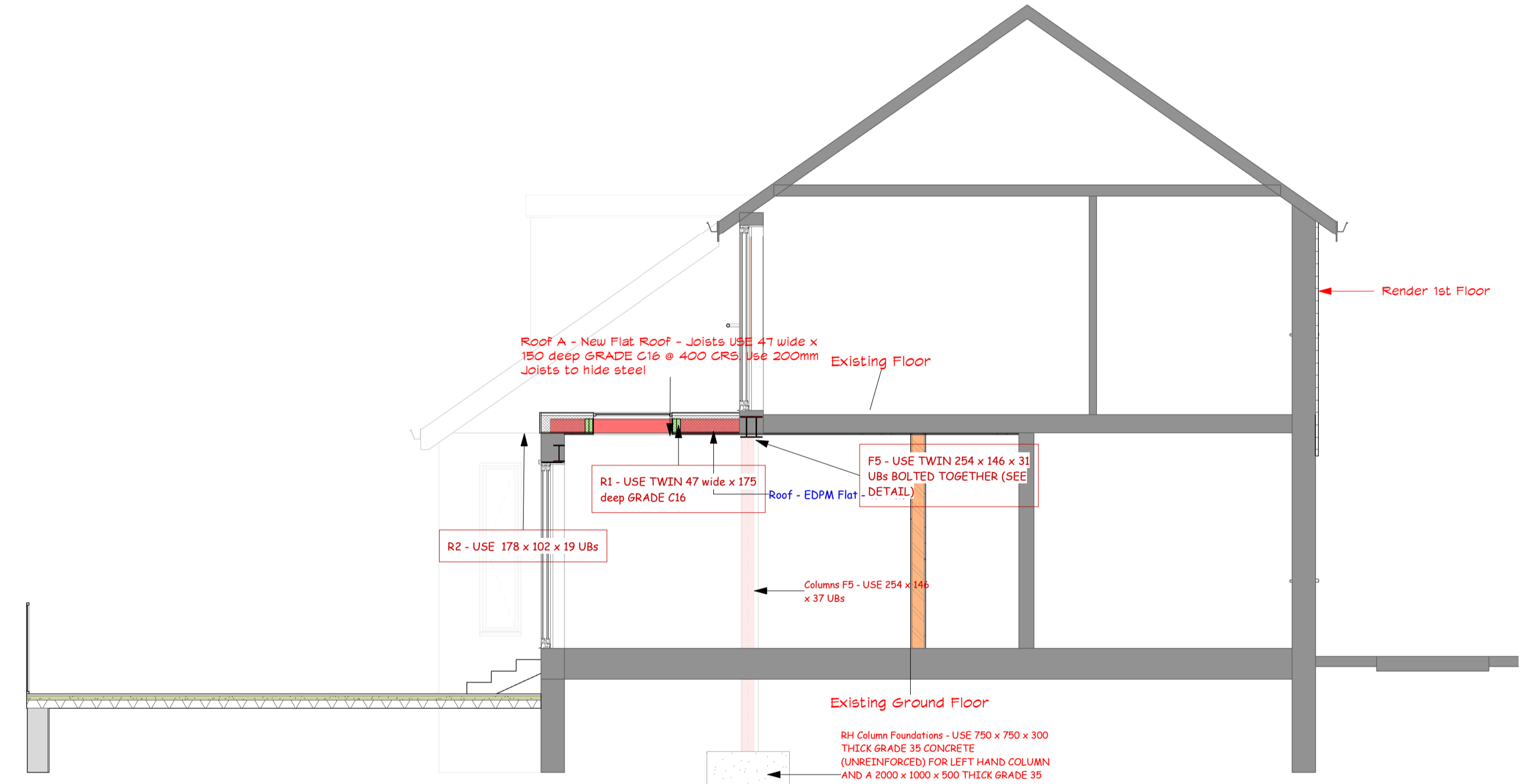
Drawing No; Bregs101.1 - 8/10/22

Drawing; Plans

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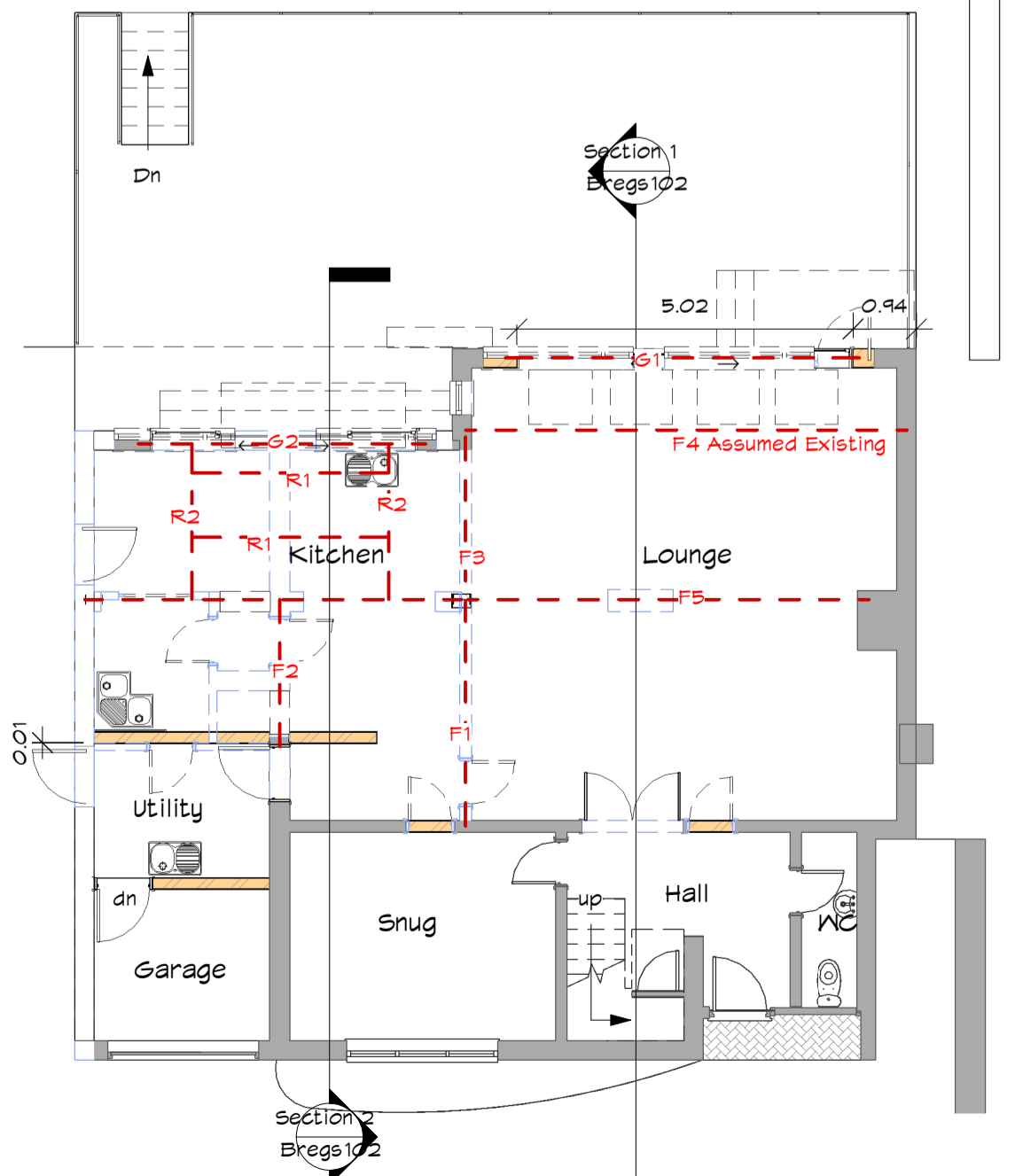


5 Section 1
1:50

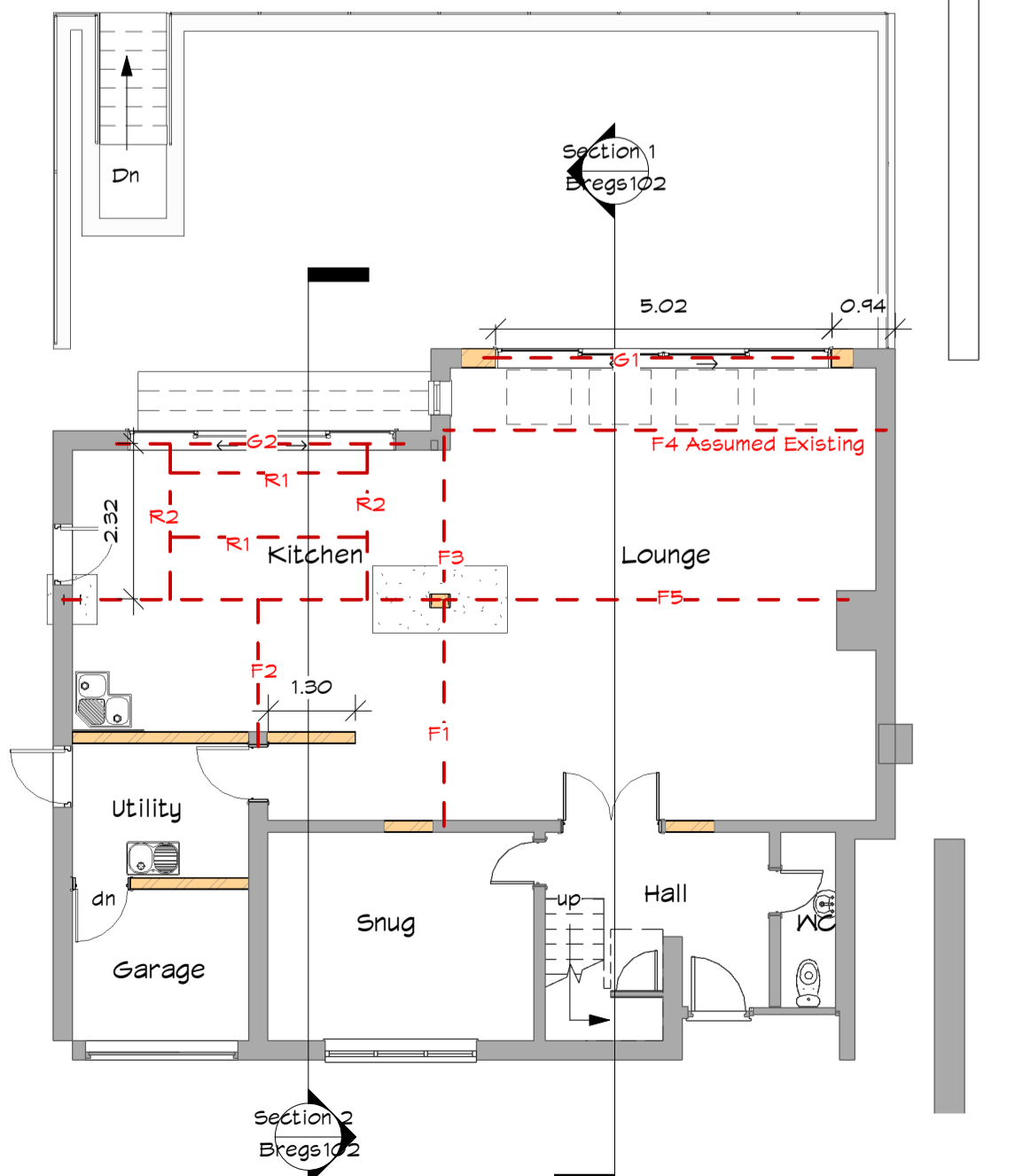


6 Section 2
1:50

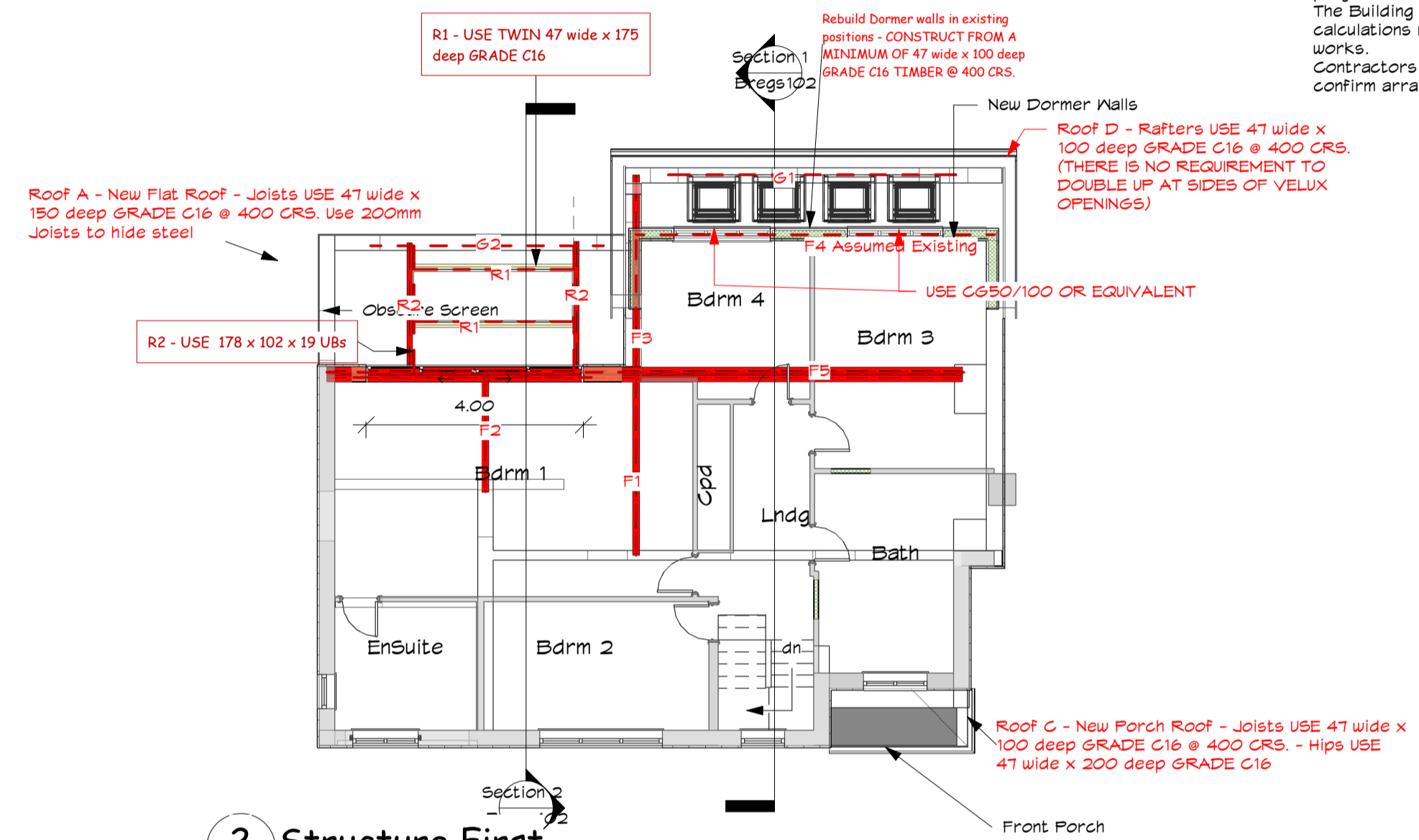
4 Structure Ground with demo
1:100



3 Structure Ground
1:100



1 Structure Roof
1:100



2 Structure First
1:100

These drawings are to assist in meeting the Building Regulations of England and Wales. They are not intended to be detailed construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the builder.

Some typical details may be provided for assistance but detailed construction and working methods, including temporary works, are the responsibility of the contractor. BBA certificated products should be used in accordance with the certification.

Measurements should be checked by the contractor if significant error is found then get in touch and we will rectify where possible. Extracts from the structural calculations are included for assistance but are not intended to replace the engineers calculations. The builder must ensure they have the latest calculations for the project.

As-built Drawings - Where drawings of an existing building are included there will be variations on site due to wall thicknesses and angles that are not depicted in this drawing. No structural or measured survey has been carried out. Measurements should be confirmed on site and the structure of existing walls and floors should be confirmed by inspection.

Unless stated inaccessible areas such as roofs have been visually observed. Unless otherwise stated this is not a topographic survey and ground levels and features have been estimated.

Contractors are to check all dimensions and levels prior to site works commencement.

The client must abide by the Construction Design and Management Regulations 2015. However such duties for domestic clients normally pass to:

the contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks

the principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work

Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing.

The Client should ensure that:

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.

The Building Inspector that approved the drawings and calculations must be advised prior to the start of the works.

Contractors should contact Plans and Planning Ltd to confirm arrangements under CDM 15

16 GENERAL NOTES
Drainage - New
Drains - Existing

Ventilation - Bathrooms
Ventilation - General
Ventilation - Kitchens & Utility

Client

Job No Vickers-Walton

Site Welton Drive
Wilmslow

Project New dormer and layout changes

Status Building Regulations for Approval

plans and planning

Petworth Lodge
1a Hillbrook Rd
Bramhall
Stockport SK1 2BT

Email - pfkirke@gmail.com Tel - 07710 820611
www.plansandplanning.co.uk

Drawing No: Bregs102- 8/10/22

Drawing: Structure and Sections

Print to Scale on A1

Key Value	Construction Notes Also refer to Engineers Notes
1 GENERAL NOTES	<p>FIRE ALARMS - Smoke and heat detectors to be installed in accordance with BS 58</p> <p>SMOKE DETECTORS - Minimum supply to be grade LD2. Heat alarm kitchen with smoke alarms in hallways and landing areas. Mains powered interlinked alarms with back up power supply. Once installed and commissioned all certificates and instructions for maintenance and use of the system are to be given to the householder.</p> <p>SMOKE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p> <p>FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased. In on all sides with one layer of 12.5mm or 15mm British Gypsum Firing capable gypsum framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.</p>
Lead - Flashings	<p>BACK GUTTER & COVER FLASHINGS - code 4 lead in lengths not exceeding 1500mm - rolled lead to BS EN 12500</p> <p>SCAKERS - Minimum Code 3, where deeply profiled tiles are used Code 3 should be used</p> <p>STACK WIDTH - If greater than 500mm clip free edges of apron to suit exposure</p> <p>STACK BRICKWORK - fit Flashings in correct relation to any damp proof tray</p> <p>LINTELS - to suit pitch in accordance with Lead Association guidelines</p>
Roof - EDPM Flat - WARM	<p>WARM FLAT ROOF (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) To achieve U value of 0.18 W/M²K</p> <p>Flat roof to be single ply membrane roofing providing as fire rating for surface spread of flame with a current BBA or M&MAS certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermafloor TR21 /FM LPC, With VCL Below.</p> <p>Insulation bonded to 22mm exterior quality plywood decking or similar approved on S/A Firms to minimum 1 in 30 fall on S/A treated 47x 220mm G24 Flat roof joists at 400mm c/c's to give a max span of 5.0m or as Structural Engineer's details and calculations, underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.</p> <p>Provide restraint to flat roof by fixing of 30 x 5 x 1000mm W6 galvanized lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.</p> <p>THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.</p> <p>RAPID VENTILATION - MECHANICAL EXTRACT VENTILATION capable of extracting at a rate not less than 30 litres per second which may be operated intermittently and should also have rapid ventilation by means of a ventilation opening with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor.</p> <p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 4000 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p> <p>INNER ROOMS WITHOUT WINDOWS - Ensure 15min extract overrun to WC's and Bathrooms.</p>
Ventilation - Bathrooms	<p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 4000 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p>
Ventilation - General	<p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 4000 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p>
Ventilation - Kitchens & Utility	<p>RAPID VENTILATION - To be provided by means of an extract fan capable of extracting at a rate not less than 60 litres per second, or cooker hood capable of extracting a rate of 30 litres per second direct to the external air.</p> <p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 2500 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>MECHANICAL VENTILATION in utility of a minimum 30 litres per second</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p>

Key Value	Construction Notes Also refer to Engineers Notes
Floor-Beam and Block	<p>SUSPENDED BLOCK AND BEAM FLOOR</p> <p>Remove L2M and vegetation, apply weed killer - The underside of beams not less than 150mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto PCC walls. Provide concrete blocks to B5607B pt.1, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM/radon barrier, with 300mm laps double welded and taped at joints and service entry points using radon gas proof tape, over beam and block floor. Lay floor insulation over DPM, 75mm Kingspan Kooltherm K3 applied as a rigid material to give min U value of 0.22 W/M²K</p> <p>Lay 500g separating layer over insulation and provide 75mm sand/cement screed over and prepare for floor finishes as required. The top surface of the ground covered under the building shall be above the finished level of the adjoining ground.</p> <p>Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 5000mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.</p>
Roof - EDPM Flat - WARM	<p>WARM FLAT ROOF (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) To achieve U value of 0.18 W/M²K</p> <p>Flat roof to be single ply membrane roofing providing as fire rating for surface spread of flame with a current BBA or M&MAS certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermafloor TR21 /FM LPC, With VCL Below.</p> <p>Insulation bonded to 22mm exterior quality plywood decking or similar approved on S/A Firms to minimum 1 in 30 fall on S/A treated 47x 220mm G24 Flat roof joists at 400mm c/c's to give a max span of 5.0m or as Structural Engineer's details and calculations, underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.</p> <p>Provide restraint to flat roof by fixing of 30 x 5 x 1000mm W6 galvanized lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.</p> <p>THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.</p> <p>RAPID VENTILATION - MECHANICAL EXTRACT VENTILATION capable of extracting at a rate not less than 30 litres per second which may be operated intermittently and should also have rapid ventilation by means of a ventilation opening with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor.</p> <p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 4000 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p> <p>INNER ROOMS WITHOUT WINDOWS - Ensure 15min extract overrun to WC's and Bathrooms.</p>
Ventilation - Bathrooms	<p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 4000 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p>
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Ventilation - Kitchens & Utility	<p>RAPID VENTILATION - To be provided by means of an extract fan capable of extracting at a rate not less than 60 litres per second, or cooker hood capable of extracting a rate of 30 litres per second direct to the external air.</p> <p>NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor.</p> <p>BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less than 2500 square millimetres. Maintain min. 10mm air gap beneath doors.</p> <p>MECHANICAL VENTILATION in utility of a minimum 30 litres per second</p> <p>DOORS - All new doors to have trickle vents - 10000mm²</p>

Project: 42 Welton Drive, Wilmislow ISSUE C Date 02/08/2022

SECTION 1

ARRANGEMENT & SUMMARY

PLAN ON ROOF SHOWING ROOF ARRANGEMENTS & LINTELS AT FIRST FLOOR LEVEL ON DORMER

GROUND FLOOR PLAN SHOWING FIRST FLOOR ARRANGEMENT

BEAMS G1 & G2

BASE PLATE DETAIL FOR FRAME F5 COLUMNS

FRAME 5 CONNECTIONS

FRONT VIEW / **SIDE VIEW**

DETAIL OF LEFT HAND COLUMN CONNECTIONS & TOP PLATE DETAIL (Pth. 325 x 450)

DETAIL OF RIGHT HAND CONNECTION (Pth. 325 x 450)

Kenneth Irish C.Eng., MISTRUCI Page 2

Project: 42 Welton Drive, Wilmislow ISSUE C Date 02/08/2022

SECTION 2

SUPPORTING CALCULATIONS

NOTE FOR BUILDERS/CONTRACTORS/CLIENTS: Every effort is made to produce a correct and complete set of calculations based on drawings provided by others for what are sometimes quite complicated structures. In the event that an error or omission is suspected, contact should be made with the originator.

07568 364681 or by email at kennish@outlook.com

GENERAL	1. Lengths of steelwork / timber sections must always be checked on site and never ordered using dimensions shown in these calculations.
DESIGN	2. When ordering steel or timber beams, any beam of a depth greater than that specified may be used so long as the beam width is equal to, or greater than, the width specified. 3. Reference should be made to the architect's drawings for the exact location and precise level of structural members. 4. Where details of critical connections are included, these are suggestions only and may be changed by the steelwork fabricator so long as the design forces and moments are respected. 5. Main roof members such as hips, valleys, ridges and purlins are selected so as to limit dead load deflection to 1/125 of span, deflection due to total load being limited to 1/100 of span. Deflection on away frame is limited to no more than 1/450 of height.
FOUNDATIONS	6. Unless otherwise stated, all strip foundations to be 600mm wide x 250mm thick and of grade 35/45 concrete. 7. Unless stated otherwise, pad foundations have been designed assuming a safe ground bearing pressure of 100kN/m ² . 8. Columns should (unless otherwise indicated) always be sited central on pad foundations. 9. Unless information has been provided as to the presence of trees, unless stated otherwise the influence of same has not been allowed for in these calculations.
STEELWORK	10. It is advised that where calculations indicate that steelwork needs to be fabricated, all welding and drilling should be carried out by the steelwork fabricator and not on site. 11. It is recommended that consideration be given to using galvanized steel wherever possible. 12. The contractor / builder is to ensure that any existing brickwork, blockwork or stone construction that is relied on for beam support is sound. 13. All pad stones to be minimum grade 35/45 concrete and a minimum of 150 mm thick. Sizes shown may be varied to suit site circumstances so long as an equivalent plan area is provided.
MASONRY	14. Unless stated otherwise, steel beams are to have 100mm bearing onto pad stones.
TEMPORARY WORKS	15. Temporary works, including support of original construction, are the responsibility of the contractor or builder. 16. Construction or procurement of materials prior to Building Regulation approval being granted is at the client's risk.
LEGAL & ADMINISTRATIVE	17. It is drawn to the reader's attention that party wall matters are the responsibility of the client or his architect. 18. It is drawn to the reader's attention that any application for Building Regulation approval is the responsibility of others. 19. It should be noted that as structural engineer, I am not principal designer for the purposes of C.D.M.

Kenneth Irish C.Eng., MISTRUCI Page 5

Project: 42 Welton Drive, Wilmislow ISSUE C Date 02/08/2022

SUMMARY OF THE CALCULATIONS

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE	
ROOFS	ROOF A JOISTS	TIMBER C16	2.5	USE MINIMUM OF 47 wide x 150 deep GRADE C16 @ 400 CRS.	TABLE 7.1	
	ROOF A BEAMS R1	TIMBER C16	3.0	USE TWIN 47 wide x 175 deep GRADE C16	****	
	ROOF A BEAMS R2	UBs	2.5	USE 178 x 102 x 19 UBs	250 x 105	
	ROOF B JOISTS	TIMBER C16	3.25	SPANNING SIDE TO SIDE	USE 47 wide x 170 deep GRADE C16 @ 400 CRS.	TABLE 7.1
	ROOF C RAFTERS	TIMBER C16	1.2 (ON SLOPE)	USE 47 wide x 100 deep GRADE C16 @ 400 CRS.	TABLE 6.1	
	ROOF C HP	TIMBER C16	1.3 (ON PLAN)	USE 47 wide x 200 deep GRADE C16	****	
	ROOF D RAFTERS	TIMBER C16	1.8 (ON SLOPE)	USE 47 wide x 100 deep GRADE C16 @ 400 CRS. (THERE IS NO REQUIREMENT TO DOUBLE UP AT SIDES OF VELUX OPENINGS)	TABLE 6.1	
	ROOF D CEILING	THE EXISTING CEILING IS TO BE REMOVED	---	---	---	

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
DESIGN	BEAM F1	UB	3.5	USE 203 x 133 x 25 UB	250 x 105
	BEAM F2	UB	1.75	USE 203 x 133 x 25 UB	250 x 105
	BEAM F3	UB	APPROX 2.5	USE 203 x 133 x 25 UB	250 x 105
FIRST FLOOR	BEAM F4	UB	3.5	ASSUMED AS EXISTING	****
	BEAMS F5 FOR FRAME	UBs	MAX 5.5	USE TWIN 254 x 146 x 31 UBs BOLTED TOGETHER (SEE DETAIL)	500 x 105
	LINTELS F6	CATNCS	2	USE C608100 DR EQUIVALENT	---
	DORMER CHECKS	TIMBER C16	---	CONSTRUCT FROM A MINIMUM OF 47 wide x 100 deep GRADE C16 TIMBER @ 400 CRS.	---

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
GROUND FLOOR	COLUMNS	UBs	---	USE 254 x 146 x 37 UBs	****
	FOUNDATIONS FOR COLUMNS	---	---	USE 750 x 750 x 300 THICK GRADE 35 CONCRETE (UNREINFORCED) FOR LEFT HAND COLUMN AND A 200 x 100 x 500 THICK GRADE 35 CONCRETE PAD REINFORCED WITH 3 LAYERS OF A252 STRUCTURAL MESH IN BOTTOM (40mm COVER)	---
	BEAMS G1 & G2	UB	MAX 5.5	USE 203 x 133 x 20 UBs WITH BOTTOM PLATE (SEE DETAIL)	250 x 105

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SECTION 2

ROOFLIGHTS

Rooflight installed in accordance with Sarking felt to BS747

Provide drainage gutter as required by manufacturer

Support button

Flashing / top apron

Felt collar

Pleated apron flashing

Provide double trimmers where necessary

Thermal collar

NOTE: All roof designs must be checked and calculated by a structural engineer

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SECTION 2

CONNECTION BEAMS F1, F2 & F3 TO BEAM F5. FOR DIMENSIONS SEE LATER

45 degree 12mm thick gussets (shop welded beam fix to underside of plate & column web)

Column order

Turn beams with bottom flange (shop welded beam fix to full length of plate, both sides of each beam)

Top joint in flanges to be site welded beam to beam

Plate 12mm thick (shop welded to top of column web full profile FW)

Detail of left hand column connections & top plate detail (Pth. 325 x 450)

Detail of right hand connection (Pth. 325 x 450)

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FRAME 5 CONNECTIONS

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These drawings are to assist in meeting the Building Regulations of England and Wales. They are not intended to be detailed construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the builder. Some typical details may be provided for assistance but detailed construction and working methods, including temporary works, are the responsibility of the contractor. BBA certificated products should be used in accordance with the certification. Measurements should be checked by the contractor if significant error is found then get in touch and we will rectify where possible. Extracts from the structural calculations are included for assistance but are not intended to replace the engineer's calculations. The builder must ensure they have the latest calculations for the project.

Asbuilt Drawings - Where drawings of an of an existing building are included there will be variations on site due to wall thicknesses and angles that are not depicted in this drawing. No structural or measured survey has been carried out. Measurements should be confirmed on site and the structure of existing walls and floors should be confirmed by inspection. Unless stated inaccessible areas such as roofs have been visually observed. Unless otherwise stated this is not a topographic survey and ground levels and features have been estimated.

Contractors are to check all dimensions and levels prior to site works commencement. The client must abide by the Construction Design and Management Regulations 2015. However such duties for domestic clients normally pass to: **the contractor. If it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing their own safety risks.**

the principal contractor. For projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work

Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing. The client should ensure that: 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. The Building Inspector that approved the drawings and calculations must be advised prior to the start of the works. Contractors should contact Plans and Planning Ltd to confirm arrangements under CDM 15

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