

Proposed Floor Plan & Elevations

Project
Removal of Existing Front Porch and Erection of
Single Storey Front Extension at 4 Top O' Th' Moor,
Stocksnoor, Huddersfield, HD4 6XR

Client
Mr & Mrs C Sandford

Drawing Title/Issue

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Registered in England and Wales

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ARCHITECTURE | PLANNING | DESIGN

Main Form
Brow Lane
Holmfirth
HD9 2RU
07946872499

STRUCTURAL ENGINEERS DESIGN
Proposed plans to be read in conjunction with engineers design,
calculations and details.

Structural calculations yet to be produced 29-10-2018

All structurally supporting steelwork (apart from roof) to be fire
protected to provide 30 minutes fire protection.

Trickle ventilators to be located 1,75 metres min. above floor level (if possible) and be adjustable with integral
fly screen. In colour to match frames.

All new glazing in windows within 800mm. of finished floor level (FFL) glazing in doors and within 300mm.
either side of door and within 1500mm. height above FFL to be glazed in safety glass to comply with Part K of
the current Building Regulations.

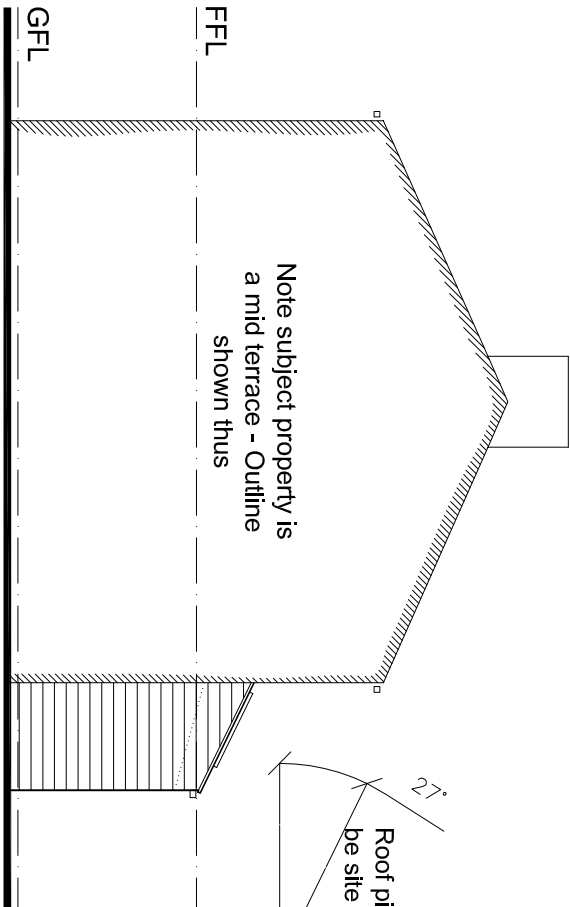
All dimensions given are approximate and are to be checked on site by contractor prior to commencement.

Include for 22mm. Hermetically sealed double glazed units, manufactured to BS 5713: 1994 glazing to BS
6262:1982 and BS 8000 part 7: 1990 and to conform with BS 5368 Part 1, 2 and 3 and BS 6735 Part 1 air
permeability test.

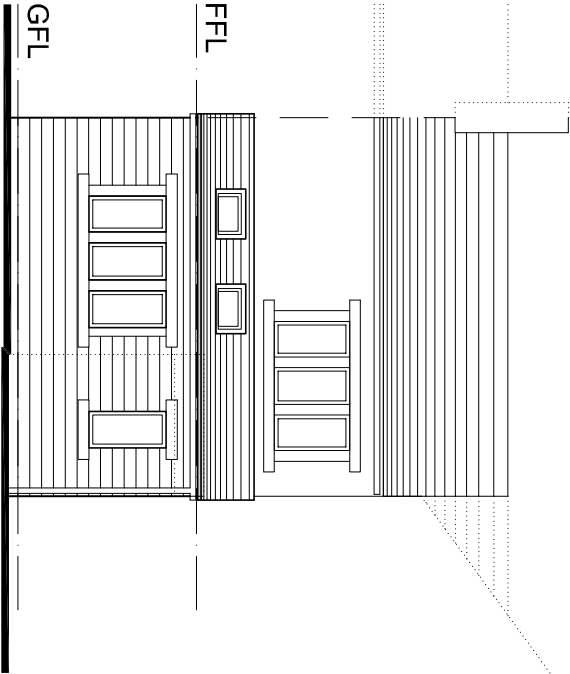
All glazing to be double-glazed sealed units, trickle ventilators in frames to allow for background ventilation as
described elsewhere.

WINDOWS AND DOORS
All proposed windows to be to match existing (material, finish, type and style) and to the clients satisfaction.

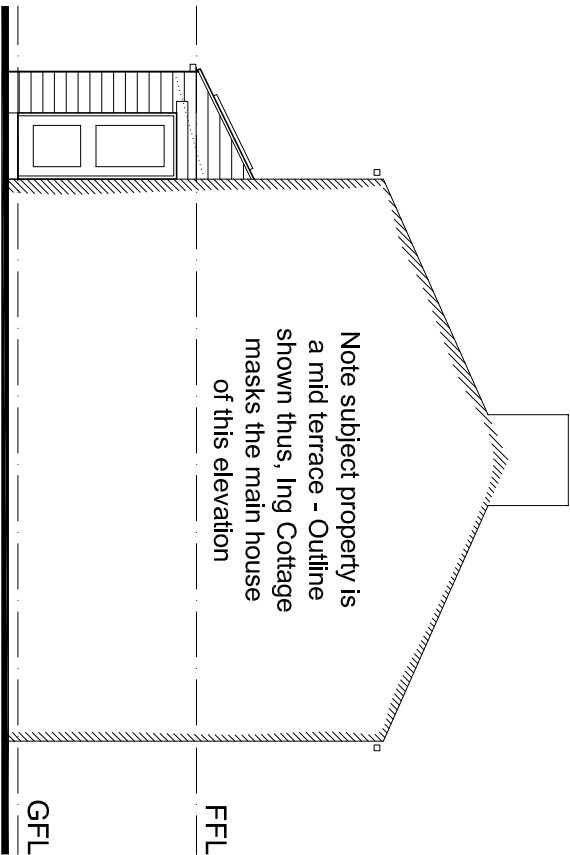
WEST ELEVATION
(side)



SOUTH ELEVATION
(front)



EAST ELEVATION
(side)



1:100

1m 2 3 4 5 6 7 8 9 10

NB. Legal boundaries to be verified prior to
commencement. Legal boundaries to
take precedence over shown
dimensions. All works to be carried out
on land within applicants
ownership, allow for foundation spread,
roof overhang, drainage, etc.

Cellar of property
unaffected by proposals

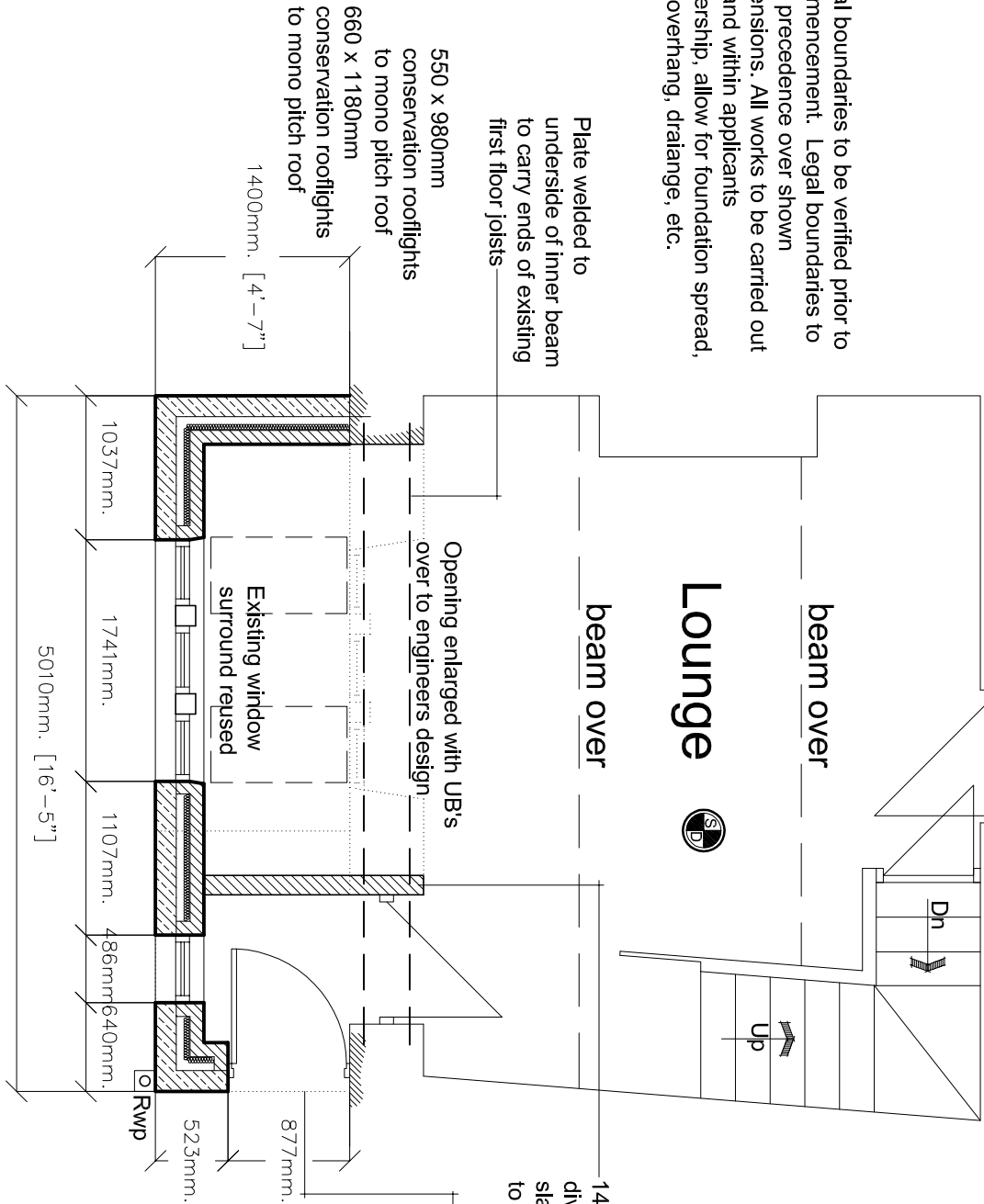
FOUNDATIONS
To suit site conditions when exposed. Note property has
a cellar - this may lead to deep excavations.

Either pile foundations or 600 x 200mm concrete strip
foundations suggested, depth to be determined by
ground conditions

Excavations to be inspected and approved by LABC
(Local Authority Building Control) prior to concreting.

If pile foundations opted for - cages to possibly be
pocketed into front wall of dwelling below ground level

GROUND FLOOR PLAN



Dining
Kitchen

Lounge

beam over

Opening enlarged with UBs
over to engineers design

550 x 980mm
conservation rooflights
to mono pitch roof

660 x 1180mm
conservation rooflights
to mono pitch roof

1400mm. [4'-7"]

1037mm.

1741mm.

5010mm. [16'-5"]

1107mm.

486mm

640mm.

RWP

523mm.

877mm.

140mm blockwork
diving wall built off
slab - beams designed
to be clear span

Former artificial stone
and Upvc porch removed

Masons opening
to suit 826mm
door

INTERNAL WALLS
Internal porch dividing wall to be 140mm
blockwork built of thickened out slab.
(200mm thick x 450mm wide under wall.
Note beam over to be designed to be clear
span.

EXTERNAL WALLS
External walls to be formed in 350mm
traditional cavity walls

150mm natural stone outer leaf. 50mm
clear cavity. 50mm Kingspan insulation
board clipped back to inner leaf of 7 newton
blockwork. Stainless steel wall ties at
450mm vertical & 900mm horizontal
centres, doubles up adjacent to openings

All electric switches and socket outlets to be located between 450mm and 1200mm from floor level.

Consumer unit to be positioned so that the switches are between 1350-1450mm above floor level.

Internal light fittings must include a number of fittings. 3 in 4, which will only allow low energy bulbs to be used.

All electrical sockets are to be protected by an RCD, either by
a. Protecting the consumer unit.
b. The circuit
c. The socket (not the plug)

Cables to be min 50mm. deep.

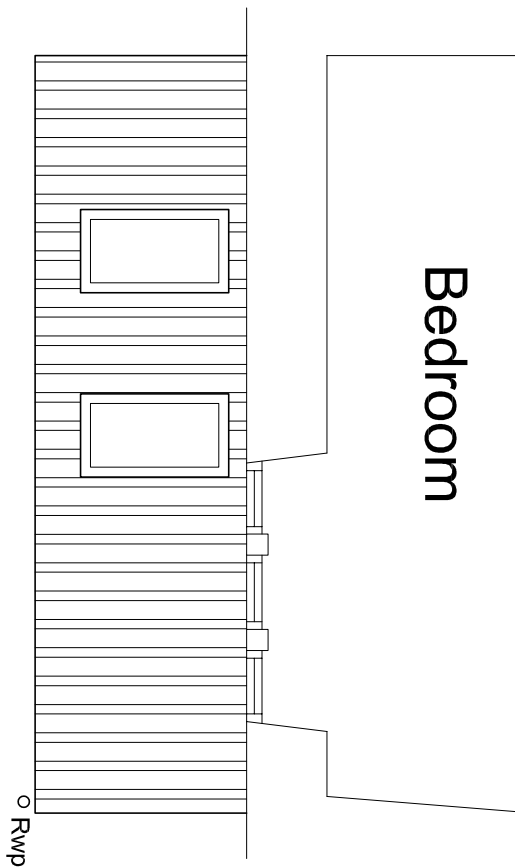
Dwelling to be provided with 2 No. mains operated self-contained smoke alarms (ground floor, living & first floor landing). To BS 5446: Part 1. Mains units with secondary
power supply. They should be permanently wired to a separately fused circuit at the distribution board, and may operate at a lower voltage via, a mains transformer. Wiring
must be in accordance with I.E.E. Regulations but need have no special fire surviving properties.

Alarm to be interconnected in accordance with manufacturers instruction. When smoke alarm is fixed to ceiling it should be located min. 300mm. from any wall or light fitting. A
central position is preferable, e.g. on landing. Units designed for wall mounting should be fixed 150 - 300mm. below ceiling. For ease of maintenance, smoke alarms should not
be fitted over staircases.

Walplate to have restraint straps at 1800mm ctrs screwed down over three uncut blocks.

roofshield breather membrane or similar approved over rafters with 50 x 25mm tannilised
battens over. Stone slate roof over. Include for 150mm lead apron flashing where roof abut
house wall. Cavity tray to be included where first floor wall is rebuilt above extension.

Bedroom



FIRST FLOOR PLAN
(limited survey)

1:150

