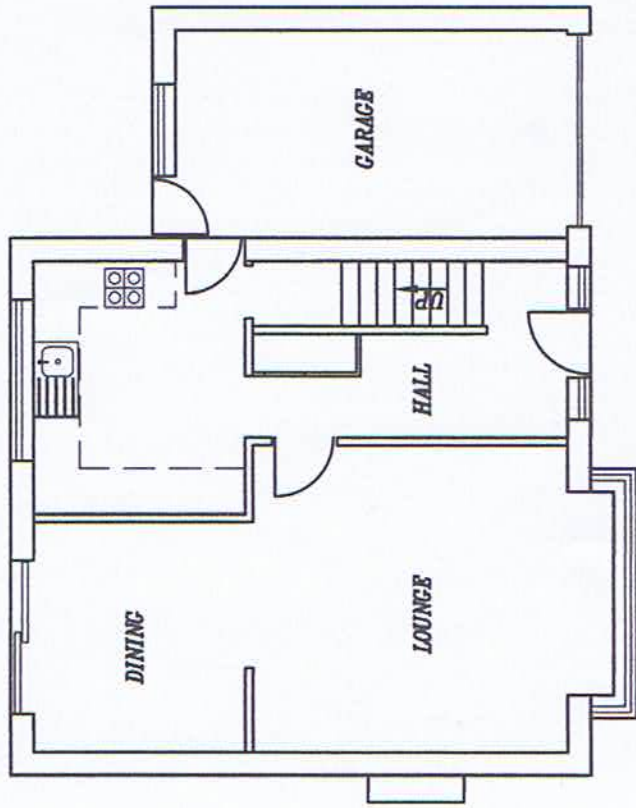
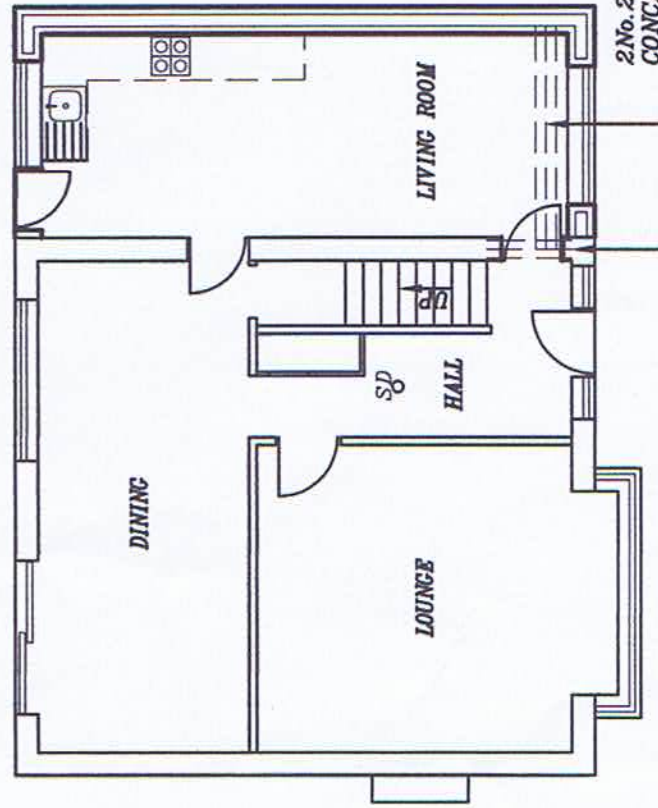


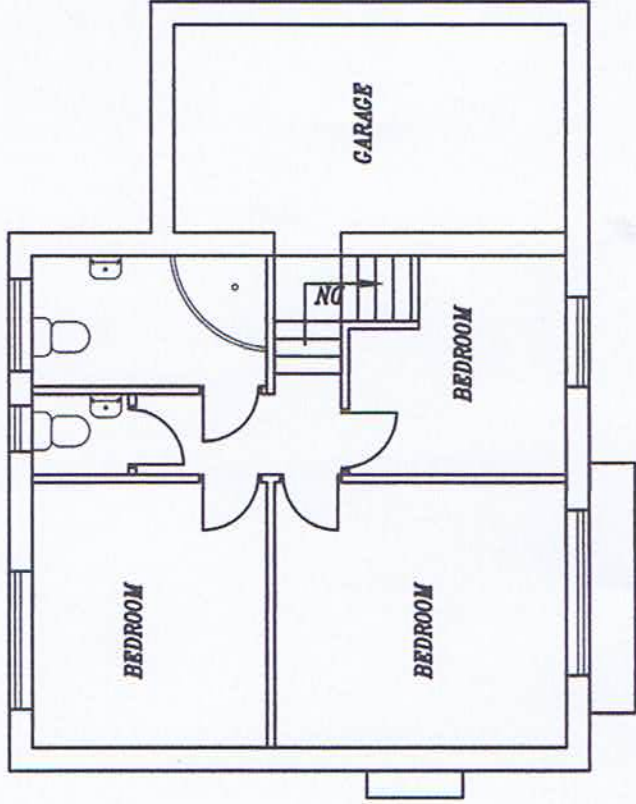
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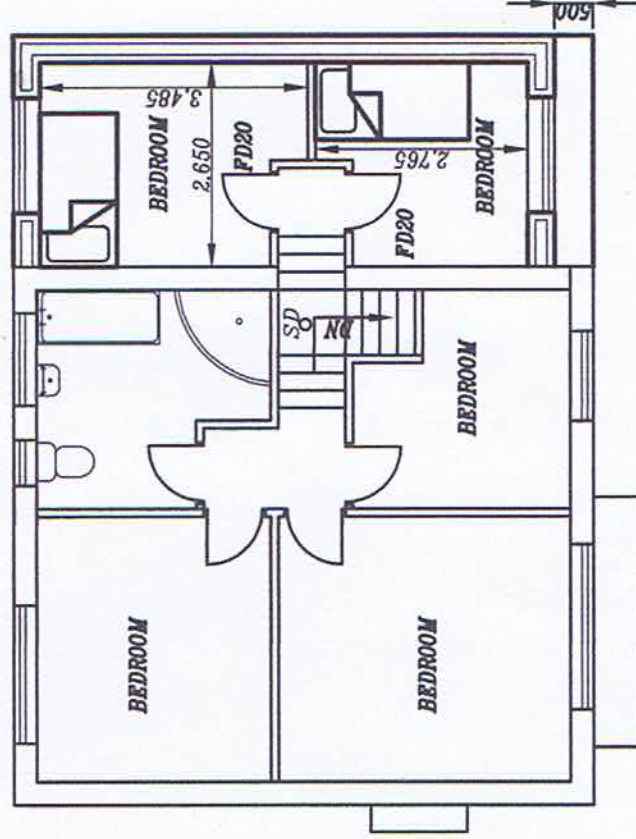
**EXISTING GROUND FLOOR PLAN**



**PROPOSED GROUND FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**PROPOSED FIRST FLOOR PLAN**

**1. FOUNDATIONS:**  
650x200mm CONCRETE STRIP FOUNDATIONS AT DEPTH TO SUIT. MIN. 900mm.  
FOUNDATIONS TO INVERT LEVEL OF DRAINS.

**2. EXTERNAL WALLS:**  
BRICKWORK TO OUTER LEAF. 150mm CAVITY RETAINING CLEAR 50mm SPACE. 100mm KINGSPAN THERMAWALL TWSO PARTIAL FILL CAVITY WALL INSULATION. 100mm CONCRETE BLOCKS (7N/mm<sup>2</sup>) TO INNER LEAF. 12.5mm KNAUF PLASTERBOARD. STAIFIX S/S WALL TIES 250mm HRT4 WITH RETAINING CLIPS. WALL TIES PLACED 750mm HORIZONTALLY. 450mm VERTICALLY & WITHIN 250mm OF ALL OPENINGS. U-VALUE: 0.18W/m<sup>2</sup>K. 150x100mm RC LINTELS TO ALL WINDOW AND DOOR OPENINGS. 215x100mm RC LINTELS TO OPENINGS GREATER THAN 1500mm. CAVITY TRAYS ABOVE ALL NEW LINTELS WITH WEEP HOLES @ ENDS. PROPOSED WALLS TO BE BLOCK BONDED INTO EXISTING WALLS.

**3. ROOF:**  
ROOF TILES TO MATCH EXISTING ROOF INCLUDING BATTEN SPACE. MARLEY 1F UNDERSLATORS FELT OVER 150x50mm C16 RAFTERS @400mm c/c. 150mm CROWN WOOL LAID B/W CEILING JOISTS. 150mm CROWN WOOL LAID OVER CEILING JOISTS. CROWN WOOL TO LINK WITH WALL INSULATION TO AVOID THERMAL BRIDGE. CONTINUOUS ROLL EAVES PANEL TO ADD VENTILATION. VENTILATED SOFFIT STRIP. RAFTERS SPIKE TO 100x50mm WALL PLATE. WALL PLATE TO BE STRAPPED TO WALL WITH 30x5mm GALV. MILD STEEL STRAPS @1000mm c/c SCREWED AND PLUGGED TO BLOCKWORK. U-VALUE: 0.15W/m<sup>2</sup>K. CAVITY TRAY ON ABUTMENT OF LEAN TO ROOF. HIGH LEVEL VENTILATION TO LEAN TO ROOF.

**4.3. INTERMEDIATE TIMBER FLOOR:**  
22mm TONGUE AND GROOVED FLOOR BOARDS ON 175x75mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. 250mm INSULATION QUILT B/W JOISTS. FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL HANGERS.

**5. CEILINGS:**  
150x50mm SC3 CEILING JOISTS @400mm c/c. 12.5mm PLASTERBOARD WITH SKIM.

**6. LATERAL RESTRAINT:**  
LATERAL RESTRAINT PROVIDED FROM ALL FLOOR JOISTS & ROOF RAFTERS PARALLEL TO EXISTING WALL BY 30x5x100mm GALV. MILD STEEL STRAPS AT MAX. 1800mm c/c FIXED OVER MIN. 3No. JOISTS.

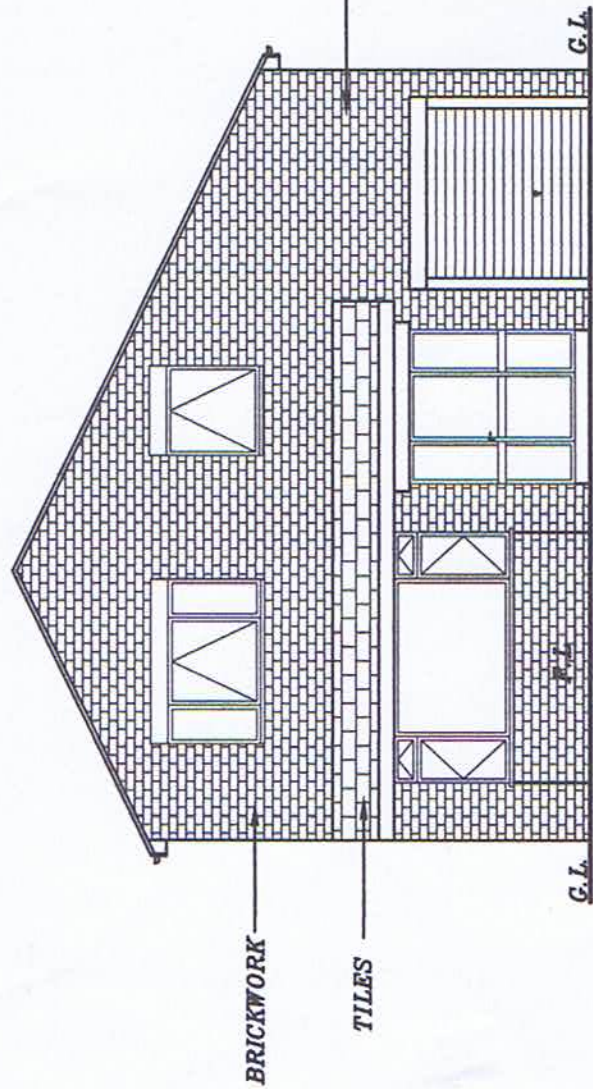
**7. PARTITIONS:**  
ALL PARTITIONS 100x50mm FRAMING @400mm c/c. 12.5mm KNAUF PLASTERBOARD WITH SKIM ON BOTH SIDES. WHERE PARTITIONS DIRECTLY ABOVE JOISTS, 2No. JOISTS BOLTED TOGETHER & FIXED DIRECTLY UNDER PARTITION LINE. 100mm CROWN WOOL INSULATION TO PARTITIONS.

**PROPOSED FIRST FLOOR SIDE EXTENSION AT HOUSE No.55 SPRINGWOOD  
HALL GARDENS, HUDDERSFIELD, HD1 4HA FOR MR ISHTIAQ AHMED**

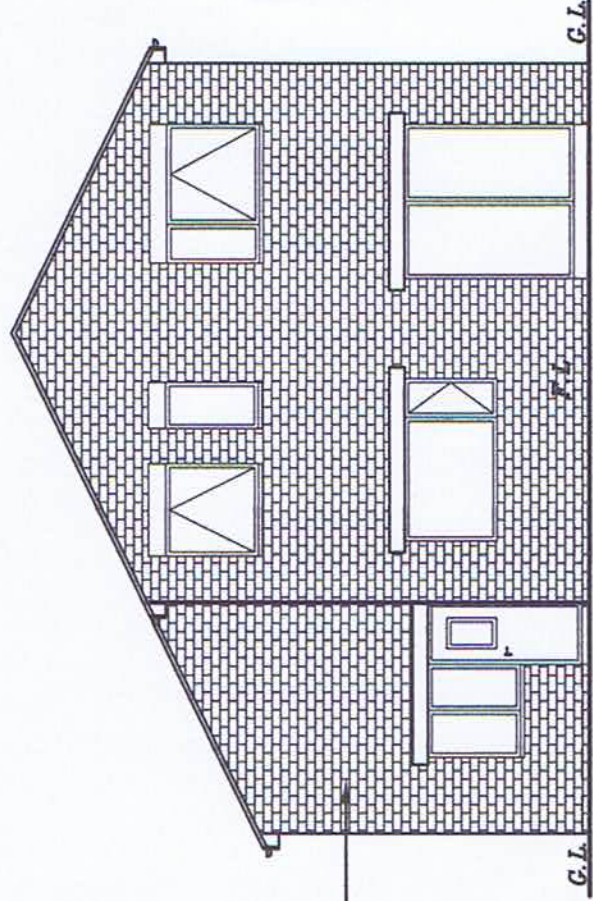
**Khawaja**  
ARCHITECTURAL SERVICES

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DRAWN BY: ASIF KHAWAJA  
DATE: MAY 2024  
DRAWING NUMBER: 24/311/A01  
MOBILE 07960 669026

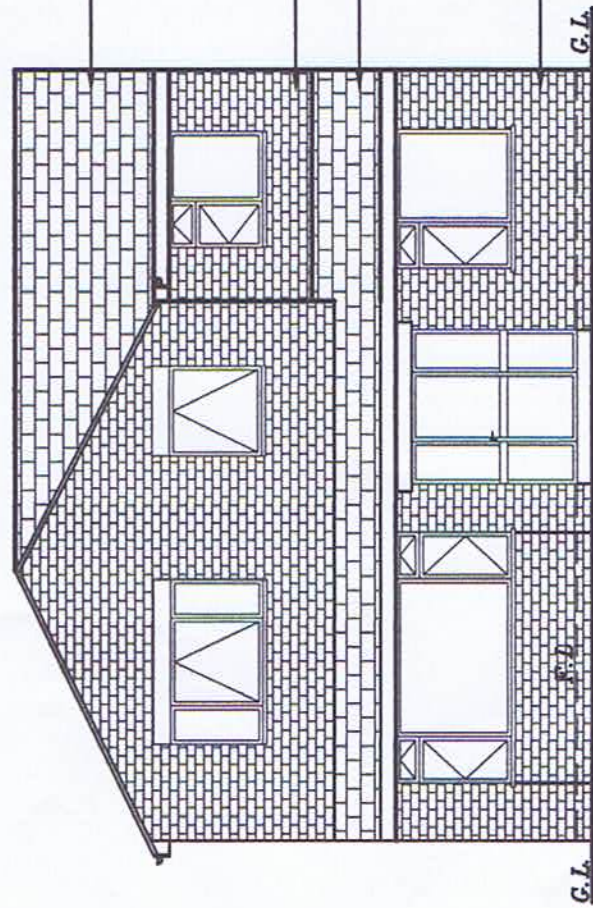
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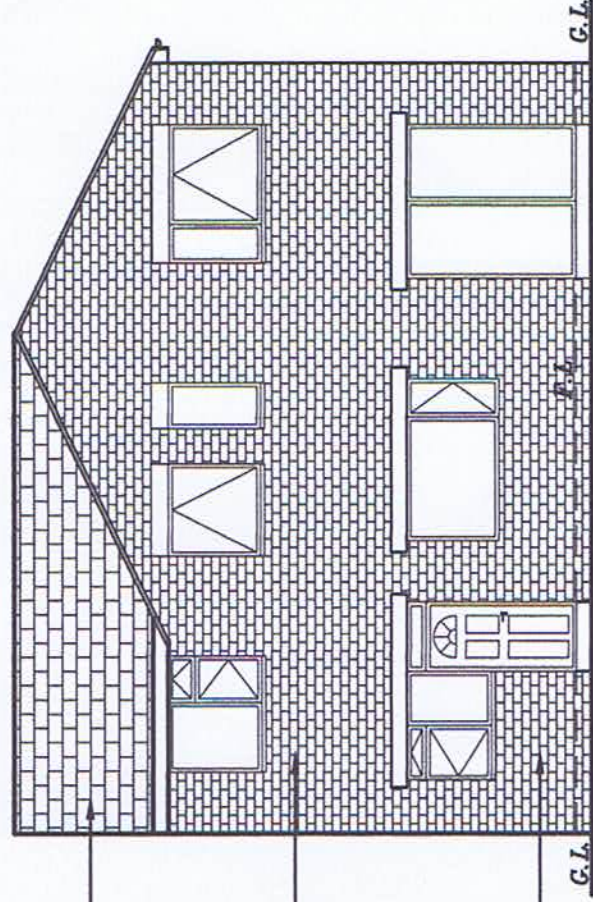
**EXISTING FRONT ELEVATION**



**EXISTING REAR ELEVATION**



**PROPOSED FRONT ELEVATION**



**PROPOSED REAR ELEVATION**

**8. WINDOWS/VENTILATION:**  
DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm<sup>2</sup> TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED.

U-VALUE: 1.4W/m<sup>2</sup>K  
EXTRACTOR FAN TO KITCHEN: 60l/sec.  
EXTRACTOR FAN TO UTILITY: 30l/sec.  
EXTRACTOR FAN TO BATHROOM: 15l/sec.

**9. PLUMBING:**

WC: 100mm PVC SOIL PIPE.  
WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET GULLEY OR SOIL STACK  
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY OR SOIL STACK

**10. EXTERNAL DRAINAGE:**

S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm CONCRETE. ANY DRAINS PASSING THROUGH WALLS TO HAVE 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING.

MIN. FALL TO FOUL: 1:40.

MIN FALL TO SURFACE WATER: 1:60.

RAIN WATER GUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.

**11.1. ELECTRICS:**

ALL ELECTRICAL WORK TO PART P (BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER

**11.2. SMOKE DETECTORS:**

SMOKE DETECTORS TO ALL LEVELS TO BE MAINS WIRED & INTERLINKED WITH BATTERY BACK UP.

**11.3. LIGHTING:**

ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY MIN 40 LUMENS/CIRCUIT-WATT.

**11.4. HEATING:**

ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES.

**12.1. DAMP PROOFING:**

DPC TO BE MIN. 150mm ABOVE FINISHED GROUND LEVEL TO BOTH LEAVES OF CAVITY & INTERNAL WALLS & BE WELL LAPPED WITH DPM WHERE APPLICABLE. VERTICAL DPC TO ALL NEW WINDOW & DOOR OPENINGS

**12.2. OVERSITE CONCRETE:**

MIN. 150mm CLEAR VOID B/W OVERSITE CONCRETE & FLOOR JOISTS. OVERSITE CONCRETE TO BE 100mm THICK OVER 1200g VISQUEEN DPM ON 150mm SAND BLINDED HARDCORE. OVERSITE CONCRETE TO BE AT OR ABOVE GROUND LEVEL.

ALL WORK TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS & TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS & BUILDING CODES

**PROPOSED FIRST FLOOR SIDE EXTENSION AT HOUSE No.55 SPRINGWOOD  
HALL GARDENS, HUDDERSFIELD, HD1 4HA FOR MR ISHTIAQ AHMED**

**Khawaja**  
ARCHITECTURAL SERVICES

SCALE: 1:100

DRAWN BY: ASIF KHAWAJA

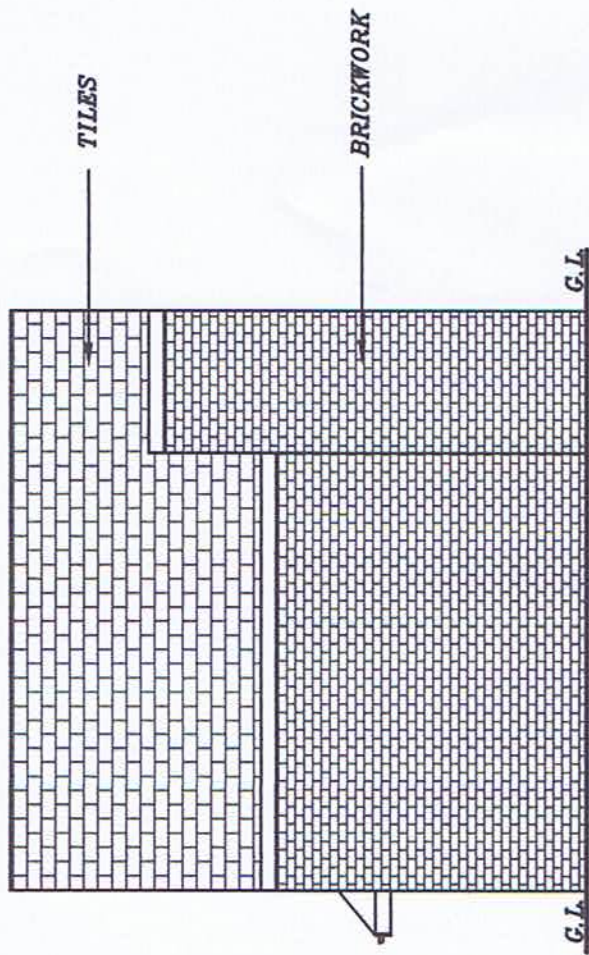
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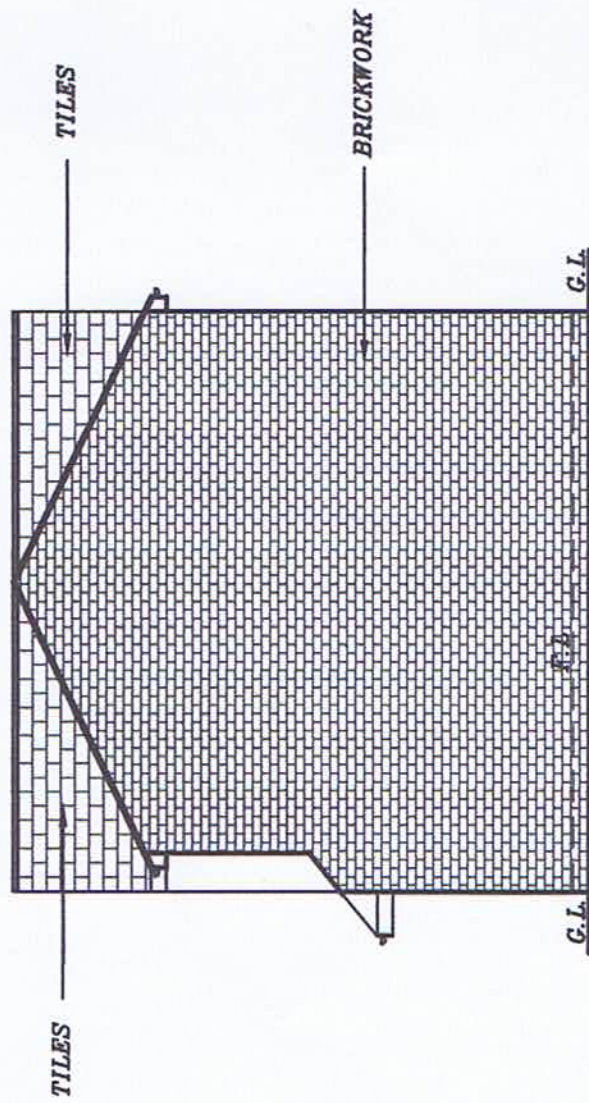
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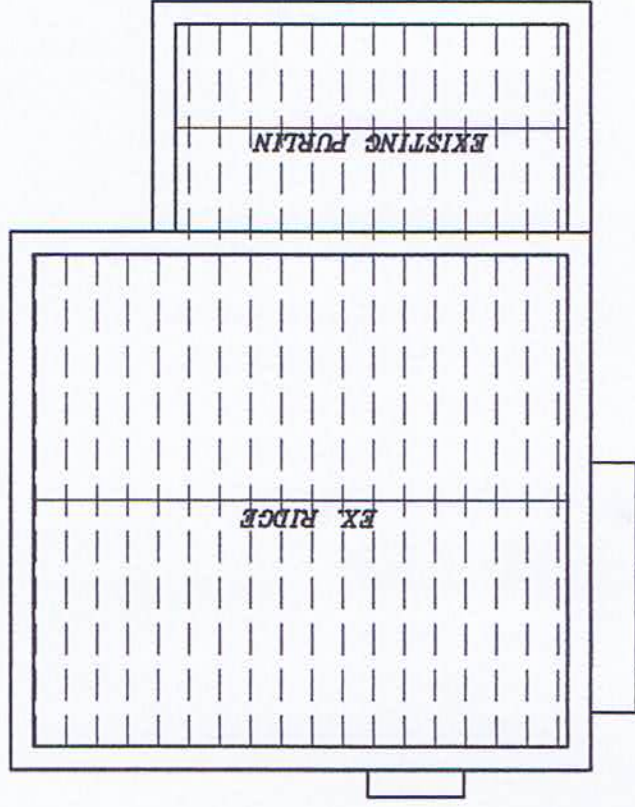
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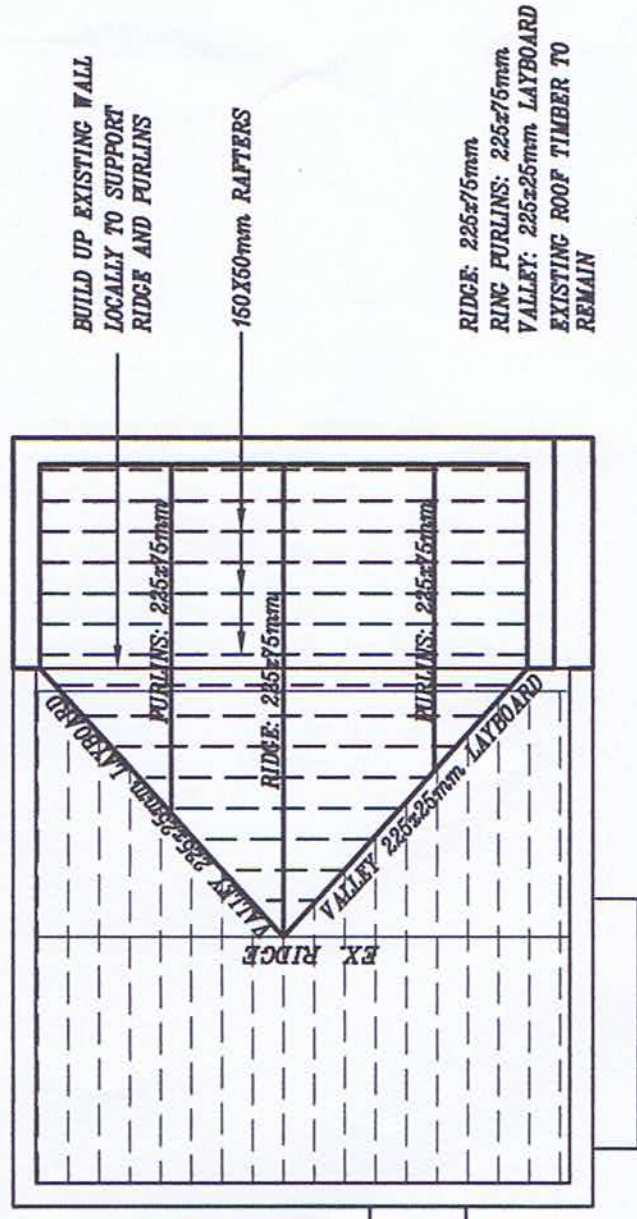
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

PROPOSED FIRST FLOOR SIDE EXTENSION AT HOUSE No.55 SPRINGWOOD  
HALL GARDENS, HUDDERSFIELD, HD1 4HA FOR MR ISHTIAQ AHMED

**Khawaja**  
ARCHITECTURAL SERVICES

SCALE: 1:100

DRAWN BY: ASIF KHAWAJA

DATE: MAY 2024

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DRAWING NUMBER: 24/311/IA03

(AMENDED JULY 2024)



PROPOSED SITE PLAN  
SCALE 1:500



EXISTING SITE PLAN  
SCALE 1:500

PROPOSED FIRST FLOOR SIDE EXTENSION AT HOUSE No.55 SPRINGWOOD HALL GARDENS, HUDDERSFIELD, HD1 4HA FOR MR ISHTIAQ AHMED

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ARCHITECTURAL SERVICES

SCALE: 1:100 DRAWN BY: ASIF KHAWAJA DATE: MAY 2024

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DRAWING NUMBER: 24/311/IA04