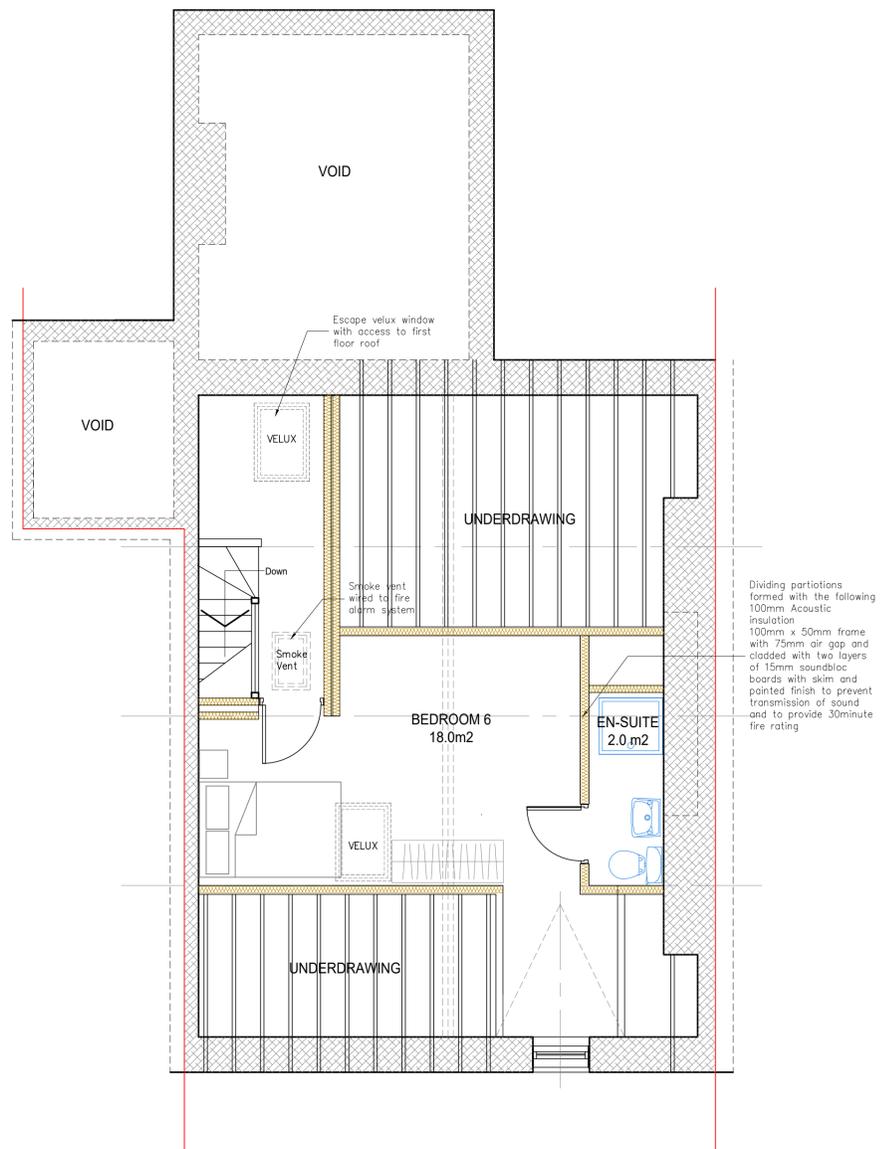
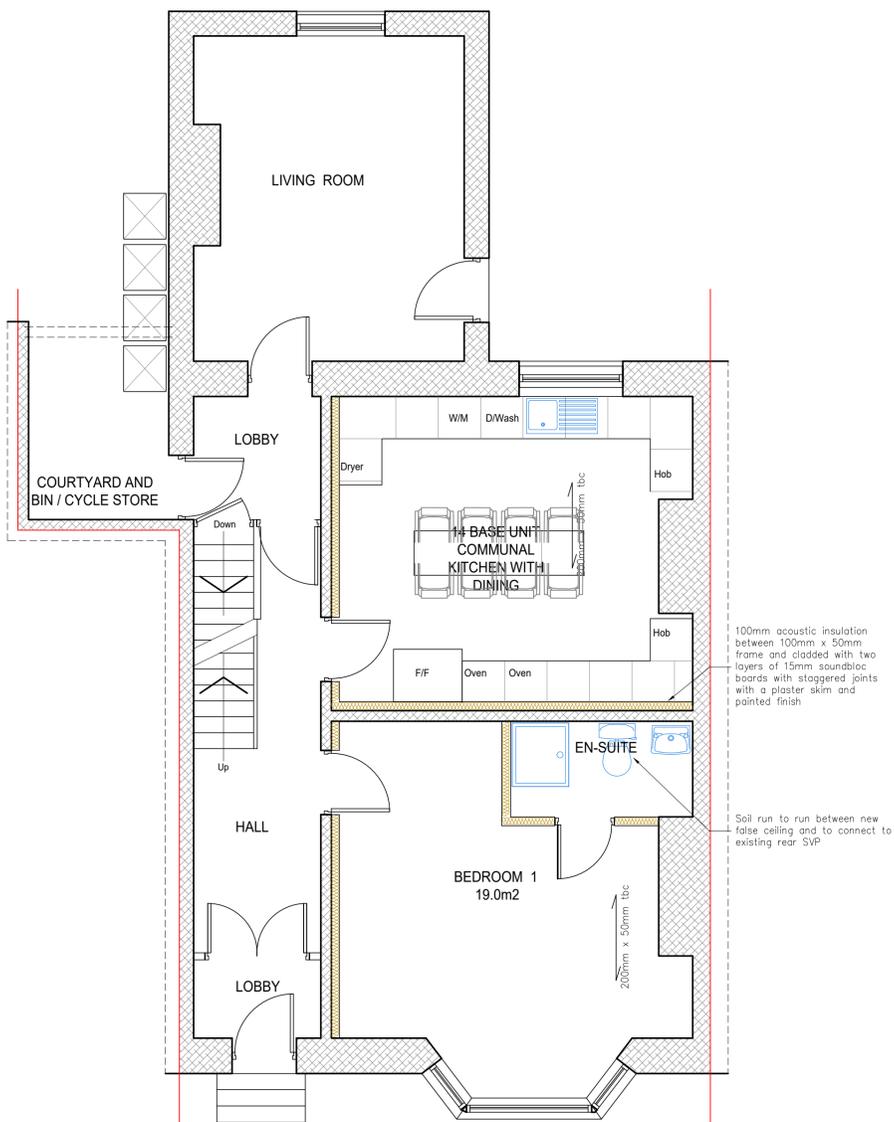


PROPOSED FIRST FLOOR PLAN
Scale 1: 50



PROPOSED SECOND FLOOR PLAN
Scale 1: 50



PROPOSED GROUND FLOOR PLAN
Scale 1: 50

NOTE NO EXTERNAL CHANGES FORM PART OF THIS PROPOSAL/APPLICATION

INTERNAL STUD PARTITIONS 100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM C/C'S. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

GLAZING: PROVIDE DOUBLE GLAZING TO DOORS AND WINDOWS. DOUBLE GLAZING TO HAVE 16mm AIRGAP. ARGON FILLED WITH TO GIVE 1.2 U VALUE. BIFOLD SLIDING DOORS XX WIDE X 2100mm HIGH. ALL GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO PART N OF THE CURRENT BUILDING REGULATIONS. I.E. WITHIN 1500MM ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN 300MM OF DOOR OPENING AND WITHIN 800MM ABOVE FLOOR LEVEL IN WINDOWS. BEDROOM WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA OF 750MM HIGH X 450MM WIDE. MINIMUM 0.33M SQ. TO COMPLY WITH PART B1, PARA 2.8.

VENTILATION: PROVIDE FLY MESH TO ALL ROOF VENTILATION GAPS. OPENING LIGHTS TO EQUAL 1/20TH FLOOR AREA (5%). PROVIDE 225 X 150mm AIRGRATES WITH LINERS AND DPC TRAYS 1.4M CTRS MAX. 2 PROVIDE TRICKLE VENTS TO WINDOWS (CONTROLLABLE) TO GIVE 8000mm³ MIN BACKGROUND VENTILATION. PROVIDE 10mm VENTILATION GAP TO ROOF SOFFIT BOARD. PROVIDE 25mm CONTINUOUS VENTILATION OPENING AT EAVES LEVEL AND 5mm AT HIGHEST PRACTICAL LEVEL. PROVIDE FLY MESH TO ALL ROOF VENTILATION GAPS.

EXTRACT FOR WC PROVIDE MECHANICAL EXTRACT VENTILATION TO WC DUCTED TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN THE ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. AND EXTRACTION UPGRADED TO 30 LITRES PER SECOND. ALSO 30 LITRES PER SECOND INSTALLED TO NEW KITCHEN OR EXTRACTION HOOD WITH VENTILATION TO PASS THROUGH AN EXTERNAL WALL.

SMOKE DETECTION: MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP TO BE PLACED ON EACH STOREY WITH AN ADDITIONAL INTERLINKED HEAT DETECTOR AT CEILING LEVEL IN KITCHENS IF REQUIRED BY BCO. SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

HEATING AND ELECTRICS: PROVIDE THERMOSTATIC VALVES TO ANY NEW RADIATORS. INSTALL NEW ENERGY EFFICIENT BOILER IF REQUIRED COMPLETE WITH AN UNVENTED TANK. ELECTRICAL WORK TO BE IN ACCORDANCE WITH APPROVED DOCUMENT P AND BE INSPECTED BY A COMPETENT PERSON. PROVIDE ENERGY EFFICIENT LIGHTING TO NEW ROOMS WITH A LUMINOUS EFFICIENCY OF 40 LUMENS PER CIRCUIT WATT.

DRAINAGE: 125mm UPVC 1/2 ROUND GUTTERS AND Ø65mm RAINWATER PIPES, BOTTLE GULLIES. DRAINAGE EXISTING COMBINED/SEPARATE DRAINAGE SYSTEM TO BE INSPECTED PRIOR TO COMMENCEMENT OF WORKS. SINGLE STACK EXTERNAL DRAINAGE SYSTEMS ABOVE GROUND TO COMPLY WITH B.S 4514. 100mm DIAMETER SOIL & VENT PIPES TO TERMINATE 900mm ABOVE OPENING LIGHTS S & V P's TO DISCHARGE DIRECTLY INTO AN INSPECTION CHAMBER VIA A 110mm DIA. REST BEND. BATHS, SINKS AND SHOWERS TO HAVE 40mm DIA. WASTE OUTLETS WITH 76mm DEEP SEAL TRAPS. BASINS TO HAVE 32mm OUTLETS WITH DEEP SEAL TRAPS WITH 32mm DIA WASTE PIPES UP TO 1700mm LONG. 40mm DIA. WASTE PIPES UP TO 3000mm LONG. ANTI-SYPHONIC TRAPS OR AIR-ADMITTANCE VALVES TO BE FITTED WHERE 50mm DIA. COMMON WASTES ARE USED FOR MORE THAN ONE APPLIANCE. COMPLETE SYSTEM TO BE ACCESSIBLE BY PROVIDING RODDING EYES AT CHANGES OF DIRECTION AND REMOVABLE TRAPS OR RODDING EYES.

EXTERNAL DRAINAGE ALL NEW DRAINS TO BE 110 MM dia PVC-U PIPES WITH FLEXIBLE PUSH-FIT POLYPROPYLENE COUPLINGS LAID TO A TRUE GRADIENT (MINIMUM FALL OF 1:40) AND STRAIGHT LINE ON A SOLID AND EVEN BED. TO BE ENCASED IN 150mm OF CONCRETE WHERE PASSING UNDER BUILDING AND WITHIN 300mm OF UNDERSIDE OF CONCRETE SLAB. ALL BRANCHES CONNECTED INTO NEW 450mm MANHOLES WHERE INDICATED. DRAINAGE SYSTEM TO BE TESTED TO APPROVAL OF L. A BUILDING CONTROL OFFICER PRIOR TO BACK-FILLING OF TRENCHES. FILL TO BE WELL COMPACTED IN 300mm LAYERS WHERE TRENCH IS LESS THAN 1000mm FROM FOUNDATIONS. PIPEWORK TO HAVE 150mm CONCRETE SURROUND AND AT A LEVEL NOT LOWER THAN BOTTOM OF FOUNDATION. USE R. CONCRETE LINTEL TO SUPPORT EACH LEAF OVER DRAINS PASSING THROUGH WALLS. OPENING TO BE MASKED WITH RIGID SHEET MATERIAL TO PREVENT INGRESS OF FILL OR VERMIN.

INSPECTION CHAMBER TO BE POLYPROPYLENE WITH PRE-FORMED CONNECTIONS AND BEDDED IN WET (150mm) CONCRETE BASE. EXCAVATIONS BACK-FILLED WITH 'AS-DUG' MATERIAL. I.C FITTED WITH LIGHT-DUTY CAST-IRON COVERS IN GARDEN AREAS AND MEDIUM DUTY CAST IRON IN DRIVEWAYS. INSPECTION CHAMBERS TO BS 8301 WITH A15 CLASS TO FOOTPATHS AND GARDENS AND C250 CLASS TO DRIVEWAY AND PRIVATE DRIVEWAYS.

ALL RAINWATER PIPES AND WASTE PIPES TO DISCHARGE INTO BACK-INLET GULLIES. CONNECT TO EXISTING COMBINED MAN HOLE (LOCATION TO BE CONFIRMED ON SITE)

P.D ARCHITECTURAL SERVICES

- Plans drawn for local authority approval
- Domestic Extensions
- Loft Conversions
- New garages / Conservatories
- New Homes

Tel: 07867784564

Free Consultation / Survey

Title: PROPOSED PLANS

Project: PROPOSED H.M.O DEVELOPMENT TO CREATE 6 ROOMS UNDER P DEVELOPMENT WITH COMMUNAL AREA AT: 15 DOG KENNEL BANK HUDDERSFIELD HD5 8JB

Client: Mr DAN PUNIA

Scale: 1:50. Drawn: P.M. Rev

Date: JULY 2024. PDA24-083-002. D.