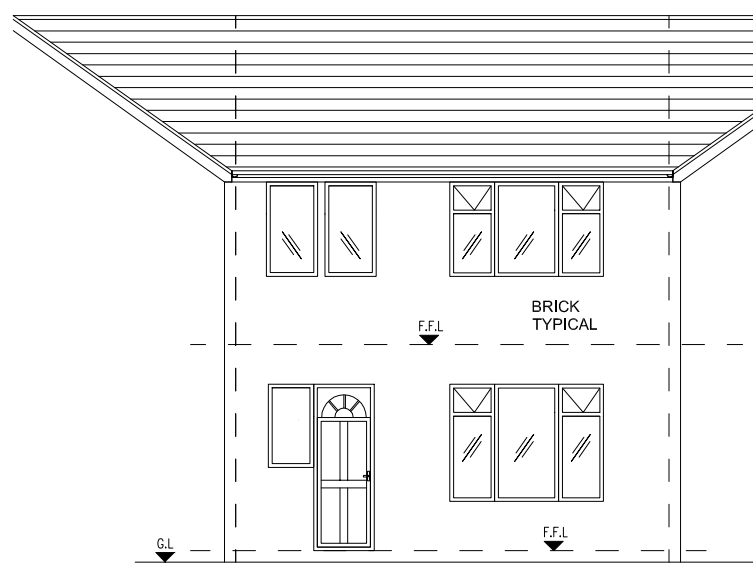
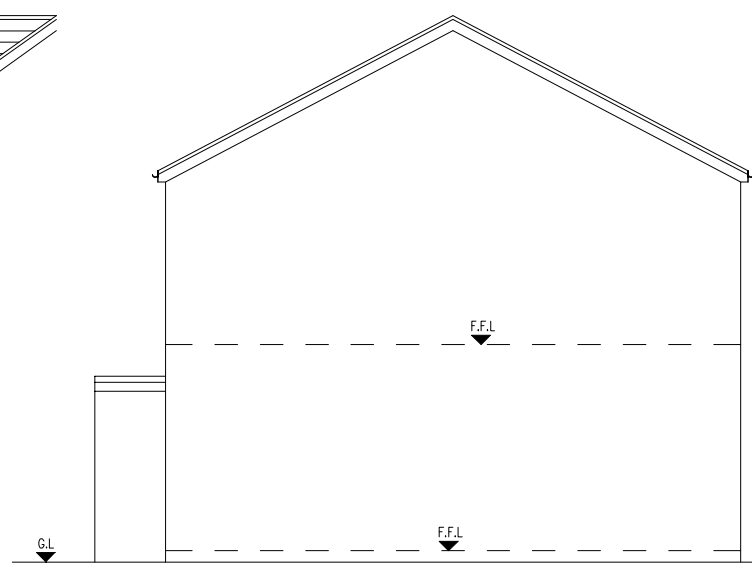




EXISTING FRONT
ELEVATION 1:100



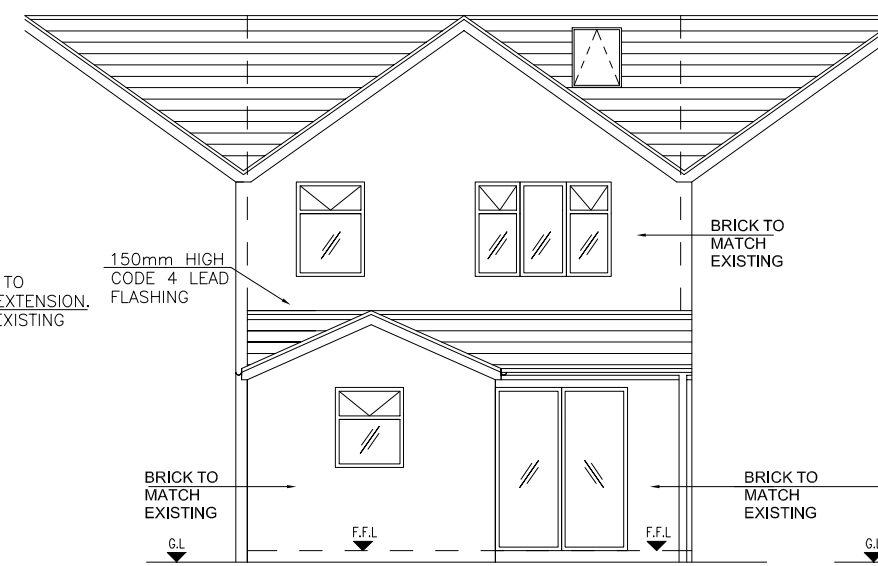
EXISTING REAR
ELEVATION 1:100



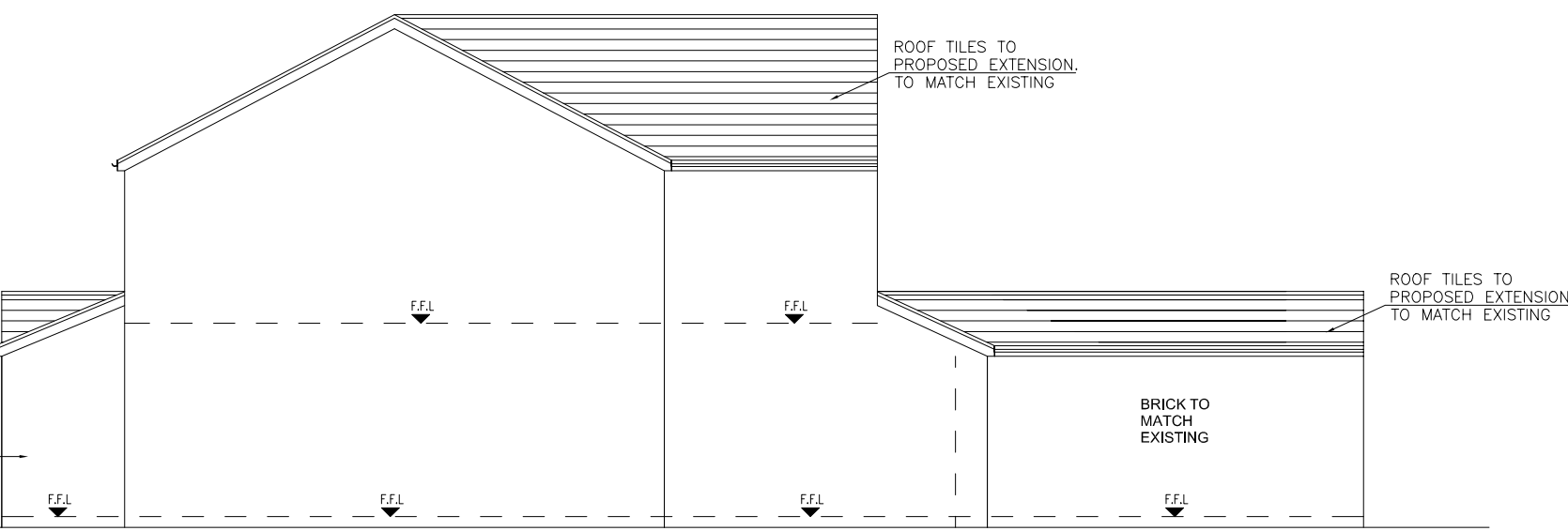
EXISTING SIDE
ELEVATION 1:100



PROPOSED FRONT
ELEVATION 1:100



PROPOSED REAR
ELEVATION 1:100



PROPOSED SIDE
ELEVATION 1:100

CONSTRUCTION SPECIFICATION:-

VENTILATION TO NEW EXTENSION:- NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO ONE NOT LESS THAN 5000SQ.mm BACKGROUND VENTILATION TO HABITABLE ROOMS AND (2500SQ.mm TO WET ROOMS) (TRICKLE VENT CONTROLLABLE). NEW KITCHEN AREA TO HAVE MECHANICAL VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF: (a) 10 LITRES/SECOND (F ADJACENT TO COOKING HOB OR (b) 60 LITRES/SECOND IF POSITIONED ELSEWHERE IN KITCHEN.

LATERAL SUPPORT TO ROOF:- WALL PLATE TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRIPS TURNED OVER WALL-PLATE AT 1000mm c/c. PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY "BAT" OR "CATNIC" MILD STEEL ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER 300 JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS-5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.

DRAINAGE:- NEW RWP, B.L.G & SVP TAKEN INTO EXISTING DRAIN RUN VIA MANHOLE IN GARDEN.

PLUMBING:- 32mm DIA WASTE PIPE TO WHI UNLESS LENGTH OF WASTE EXCEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SVP TO TERMINATE MIN. 900mm ABOVE ANY OPENING WITH BIRD CAGE OVER. 110mm UPVC RAIN WATER GUTTER, 63mm DIA RAIN WATER PIPE

DAMP PROOF COURSES:- HORIZONTAL AND VERTICAL DAMP PROOF COURSE TO COMPLY WITH BS 745 AND POSITIONED AS FOLLOWS:- a) NOT LESS THAN 150mm ABOVE GROUND TO ALL WALLS. b) HORIZONTALLY AND VERTICALLY TO ALL DOOR AND WINDOW JAMB OPENINGS. c) UNDER FLOOR JOISTS IN INNER LEAF. STEPPED DPC REQUIRED TO ALL AIR-BRICKS TO EXTERNAL WALLS. AT JUNCTION WITH ALL NEW ROOF FINISHES AND EXTERNAL WALLS, PROVIDE STEPPED DPC TO FORM CAVITY TRAY.

PLUMBING:- GROUND FLOOR: KITCHEN SINK VIA 40mm DIA. UPVC WASTE WITH 75mm DEEP SEAL TRAP TAKEN THROUGH WALL TO NEW B.L.G TO REAR OF EXTENSION, WASHING MACHINE AND DISH WASHER VIA 40mm WASTE AND PROPRIETARY DEEP SEAL TRAP TO B.L.G AS ABOVE.

WASH HAND BASIN VIA 32mm DIA. UPVC WASTE AND 75mm DEEPSAL TRAP TO NEW 100mm S&VP. SHOWER VIA PROPRIETARY LOW LEVEL 40mm DIA. WASTE TO S&VP. W.C. VIA 100mm DIA. UPVC WASTE CONNECTED TO S&VP. 100mm DIA. S&VP ON REAR ELEVATION CONNECTED TO EXISTING DRAIN RUN.

HEATING:- EXTENSION TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

ELECTRICAL FITTINGS:- LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.

UNLINTS:- ALL UNLINTS OTHERWISE STATED TO BE CATINIC OR SIMILAR APPROVED GALVANISED, MILD STEEL UNLINTS FITTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALL UNLINTS TO BE PENETRATED TO ACHIEVE HALF HOUR FIRE PROTECTION. ALL UNLINTS TO ACHIEVE 150mm END BEARING. ALL UNLINTS TO HAVE HORIZONTAL DAMP PROOF COURSE/CAVITY TRAY

FIRE PRECAUTION:- DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM.

VENTILATION TO ROOF AREA :- ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAY OPEN EAVES AND FLY SCREEN. AIR GAP AT EAVES TO PROVIDE CROSS VENTILATION OF ROOF SPACE.

EXTERNAL WALLS:- EXTERNAL SKIN OF CAVITY WALL TO BE FACING BRICK TO MATCH EXISTING HOUSE. 50mm CLEAR CAVITY. 100mm KINGSPAN "XODUTHERM" KB PARTIAL FILL INSULATION LEAD IN PLACE. BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm "TILEON" TOPUTE (TI CONIC. BLOCKWORK. WALL TIES TO BE CATINIC OR SIMILAR 3.6THKx225mm STAINLESS STEEL AT 450mmVERT. AND 750mmHORIZ. CRS. TWO PART 1:2 MORTAR LIGHT WEIGHT PLASTER FINISH INTERNALLY. CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE INSULATED AND CONTINUOUS).

ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW OPENING

WINDOWS:- (1.6W/m²) NEW WINDOWS TO BE IN PVC-U AND TO BE DOUBLE GLAZED WITH 4-16-4mm UNITS COMPRISING TWO LEAVES OF LOW E GLASS TO MEET THE REQUIREMENTS OF PART L. ALL GLAZING WITHIN 800mm OF THE FLOOR SHOULD BE TONGUED SAFETY GLASS. FRAMES TO INCORPORATE TROUBLE VENTS TO ACHIEVE 8000SQ.mm WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM

MEANS OF ESCAPE: NEW BEDROOM WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33M² AND AT LEAST 450mm HIGH AND 450mm WIDE. THE OPENABLE AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.

FLOOR CONSTRUCTION:- (FIRST FLOOR). 22mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm CRS U.N.O. (See plans).

(A) ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.

(B) MINIMUM GRADES OF TIMBER TO BE USED (REFER TO BS-5268).

(C) MINIMUM HEADROOM TO ALL HABITABLE ROOMS TO BE 2300mm AND MINIMUM HEADROOM UNDERSIDE OF ALL BEAMS AND BAY WINDOWS TO BE 2000mm.

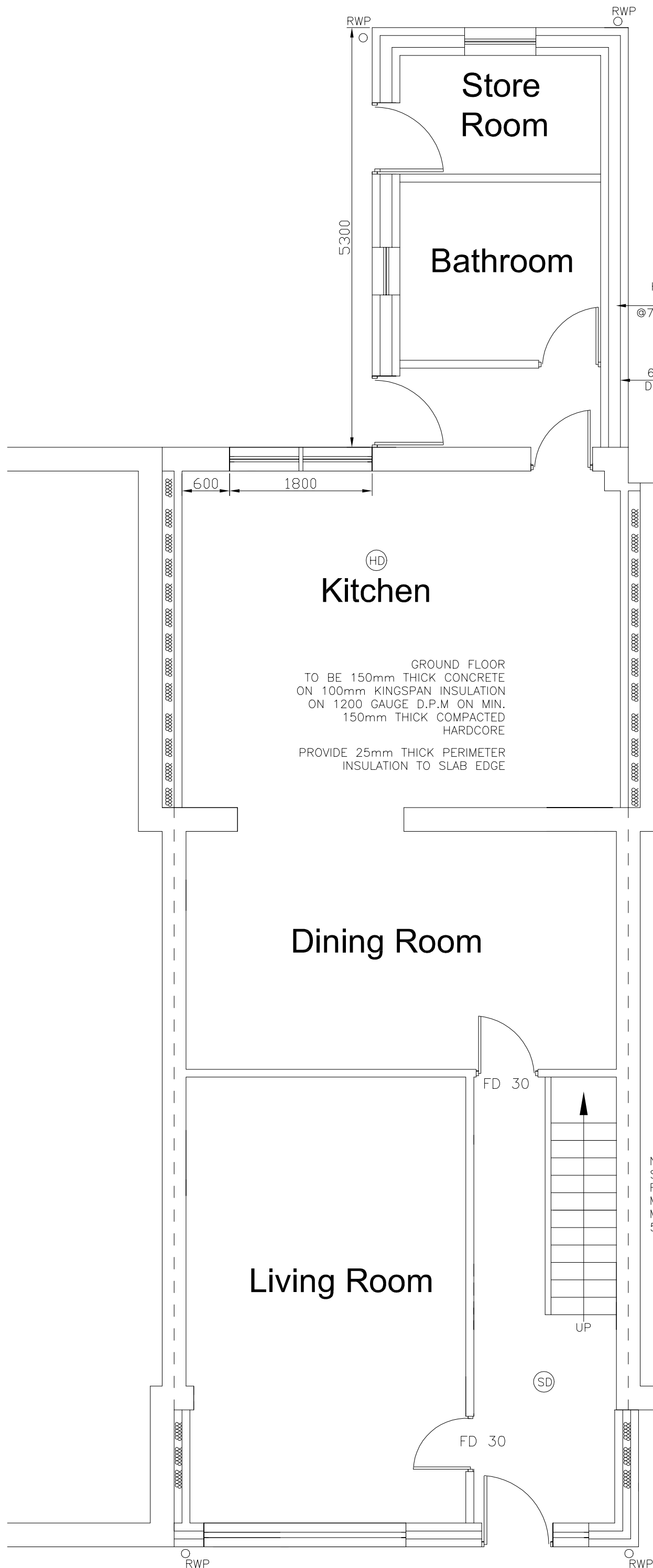
(D) NO WORKS TO COMMENCE WITHOUT BUILDING REGULATION APPROVAL UNDER THE TOWN AND COUNTRY PLANNING ACT 1971 AND THEIR SUBSEQUENT AMENDMENTS.

(E) DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES AND DISCREPANCIES REPORTED IMMEDIATELY.

WRITTEN DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

(F) ALL NEW WINDOWS TO PROVIDE VENTILATION EQUAL TO 1/20th OF THE RESPECTIVE FLOOR AREAS.

PART OF VENTILATION OPENING TO BE A MINIMUM OF 1750mm ABOVE FLOOR LEVEL.



PROPOSED GROUND FLOOR PLAN 1:50

FOUNDATIONS:- ALL FOUNDATIONS TO BE CONCRETE STRIP FOUNDATIONS, DEPTH AND SIZE TO SUIT SITE CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS - GENERALLY 650mm WIDE x 300mm DEEP MIN. DEPTH TO TOP OF CONCRETE TO BE 750mm FOR FROST PROTECTION (OR TO SAME DEPTH OF EXISTING HOUSE FOUNDATIONS IF DEEPER) WHERE DRAINS PASS UNDER BUILDINGS FOUNDATIONS TO BE TAKEN BELOW DRAIN AND DRAIN PROTECTED BY LINTEL WHERE PASSING THROUGH WALLS.

ROOF CONSTRUCTION WITH CEILING:- ROOF TILES, FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFIL FELT ON RAFTERS C16 @ 450mm CRS FIXED TO 100x50 WALL-PLATE AT EAVES LEVEL. ALL TO BE IN ACCORDANCE WITH BS-5268. PROVIDE THE FOLLOWING @ CEILING LEVEL (0.16 W/M). 400mm THK. MINERAL WOOL INSULATION TIGHT BETWEEN CEILING JOISTS WITH 12.5mm PLASTERBOARD AND SIM FINISH. (PART L).

VENTILATION TO BATHROOM:- PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED INTERMITTENTLY.

U VALUE OF DOORS:- (1.8W/m²K)

HALFEN UNISTRUT REF:
HC11.4
Ø750mm HORIZ. 450mm
VERT. (TYP.)

650mm WIDE x 300mm
DEEP STRIP FOUNDATION

FOUNDATION LEVELS
TO BE AGREED WITH
BUILDING INSPECTOR

ALL ELECTRICAL
WORKS TO
COMPLY WITH
PART P OF
BUILDING REGS

NOTE: TIES TO BE
SUPPLIED WITH
CAVITY INSULATION
RETAINING CLIPS
WHERE APPROPRIATE

New 100mm dia pipe, laid
to 1 in 40 min gradient.
New drainage to be
Hepworth Supersleeve
connected to existing below
ground drainage system

All electrical work to meet the
requirements of part P must be
designed, installed, inspected & tested
by a person competent to do so.

All switches & socket outlets for
lighting & other equipment in habitable
rooms are to be located at appropriate
heights between 450mm & 1200mm
from finished floor level.

1
2 FIRE PROTECTION
IN 15mm THICK
FIREBOARD REQUIRED
TO ALL STEELWORK

NOTE: (SD) (HD)
SMOKE DETECTORS TO EACH
FLOOR LEVEL. WIRED INTO
MAINS ELECTRICAL SYSTEM TO
MANUF. INSTRUCTIONS. B.S
5546 AND INTERLINKED

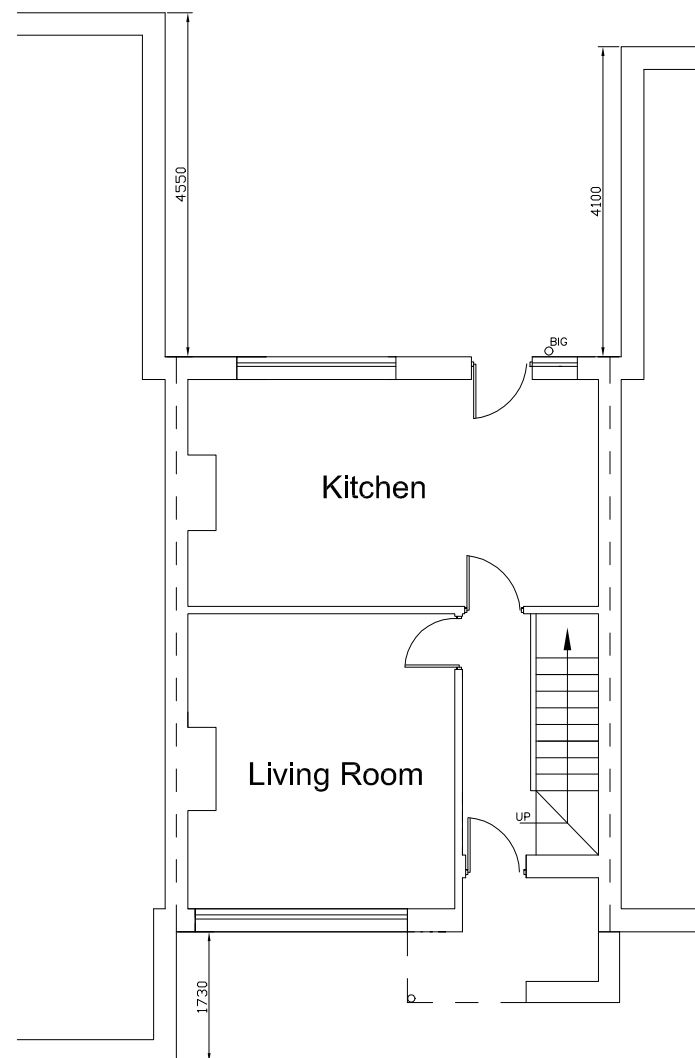
All new foul drainage from
bathroom, shower and kitchen
to be connected into existing
foul drain run via new
manhole in rear garden

CP. IE CONCRETE
PADSTONE. 440mm
LONG x 215mm DEEP
x 100mm WIDE

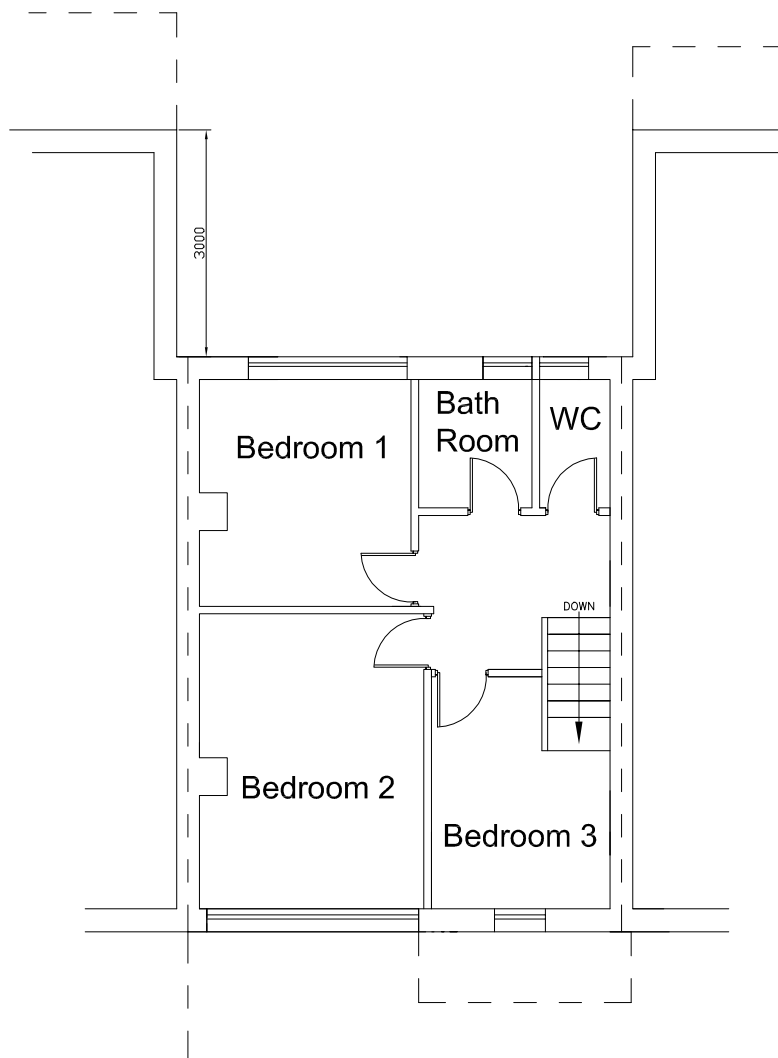
ALL NEW INTERNAL STUD WALLS FROM
50x100mm TIMBER STUDS @ 450mm
CRS. WITH 100mm THICK MINERAL FIBRE
BATTS BETWEEN AND 12.5mm PLASTER
BOARD AND SKIM BOTH SIDES



PROPOSED FIRST FLOOR PLAN 1:50



EXISTING GROUND
FLOOR PLAN 1:100



EXISTING FIRST
FLOOR PLAN 1:100

NOTE: CONTRACTOR TO READ
ALL NOTES AND TAKE
DIMENSIONS ON SITE PRIOR
TO COMMENCING ANY WORK

12.5mm plaster and skim finish to internal walls

Glass less than 800mm above floor level to
windows and 1500mm to doors to be safety
glazing. (S)

Walls with drains under to have opening giving
50mm min gap all around drain. Provide 150mm
deep RC lintels over with 150mm min end bearing
over drains. Flexell sheet cover to exposed faces
of openings. Foundations to be taken below IL of
drains.

Provide escape windows with minimum clear
opening 750mm x 450mm with 0.33m² area.

REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS: PLANNING					
A Architectural Design and Structural Engineers Ltd CONTACT ASIF NEKI MOB: 07970 020 028 EMAIL: asif@andesigns.eu 28 HEADFIELD ROAD DEWSBURY. WF12 9JE					
CLIENT MR. M. JAMIL 110 SPENVALLEY ROAD RAVENSTHORPE DEWSBURY WF13 3HA					
PROJECT: PROPOSED DOUBLE STOREY REAR AND SINGLE STOREY REAR EXTENSION WITH FRONT EXTENSION					
TITLE: EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS					
SCALE @ SIZE: 1:50/100		CHECKED: AN		APPROVED:	
CAD FILE:		DESIGN/DRAWN: AN		DATE: SEPT 2024	
PROJECT No:		DRAWING No:		REV:	
		02			

DO NOT SCALE