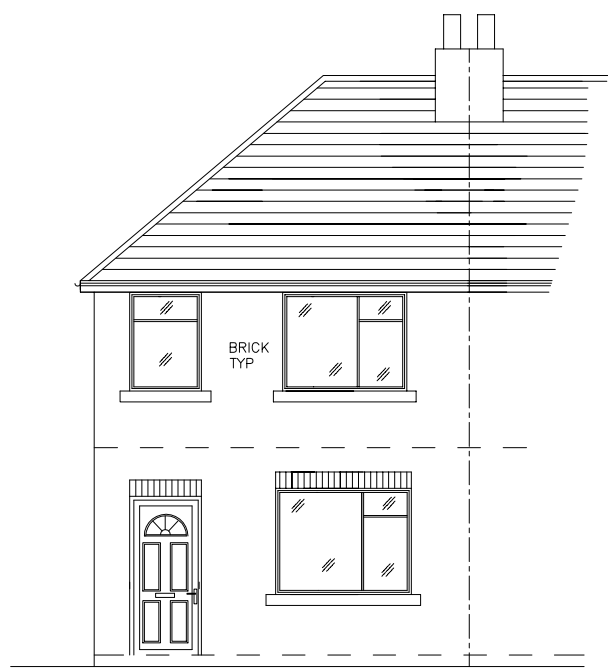
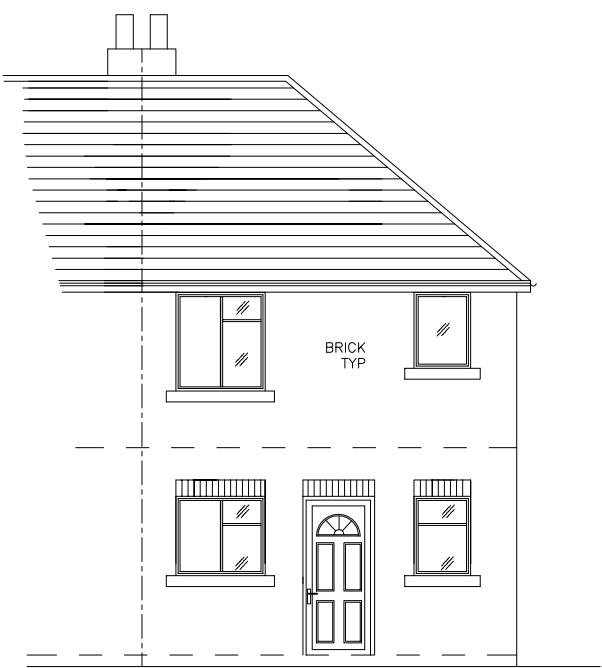
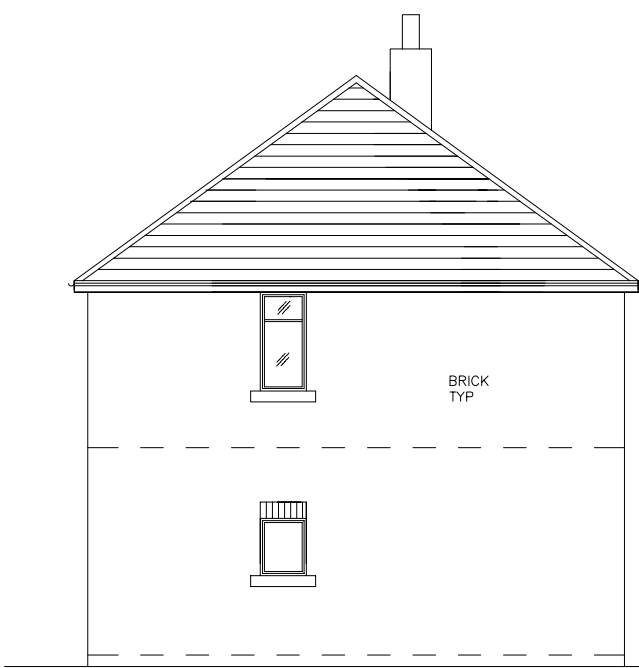




EXISTING FRONT
ELEVATION 1:100



EXISTING REAR
ELEVATION 1:100



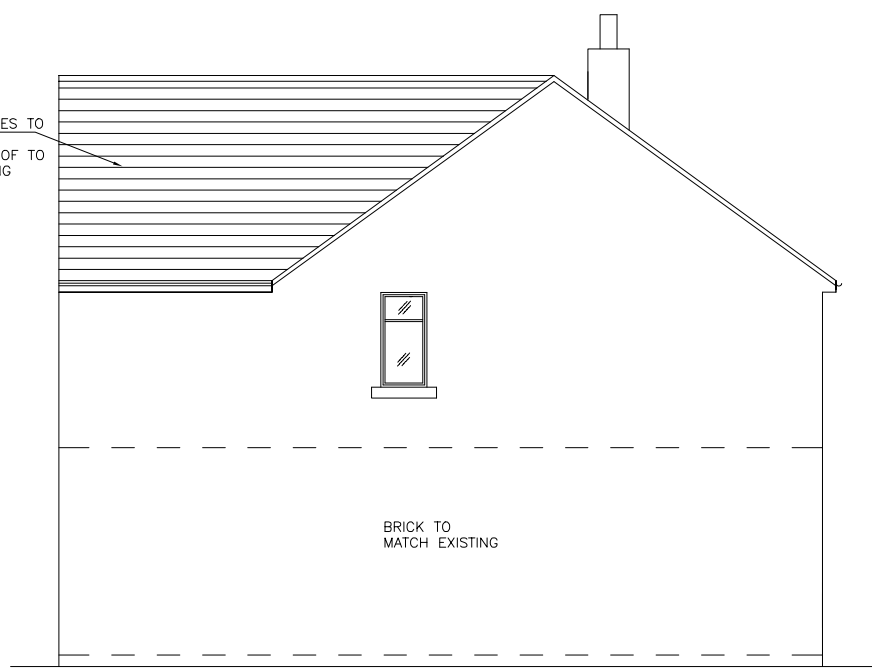
EXISTING SIDE
ELEVATION 1:100



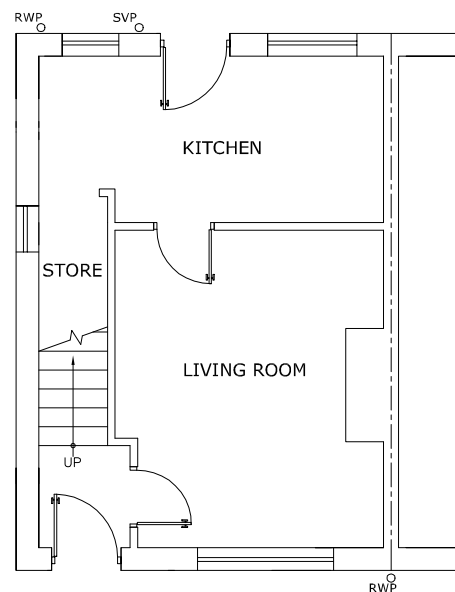
PROPOSED FRONT
ELEVATION 1:100



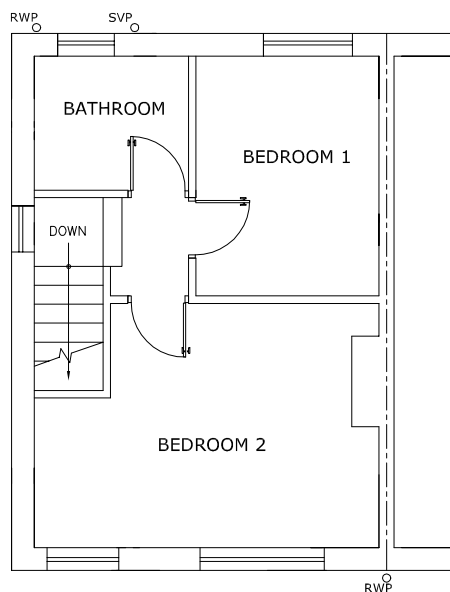
PROPOSED REAR
ELEVATION 1:100



PROPOSED SIDE
ELEVATION 1:100



EXISTING GROUND
FLOOR PLAN 1:100



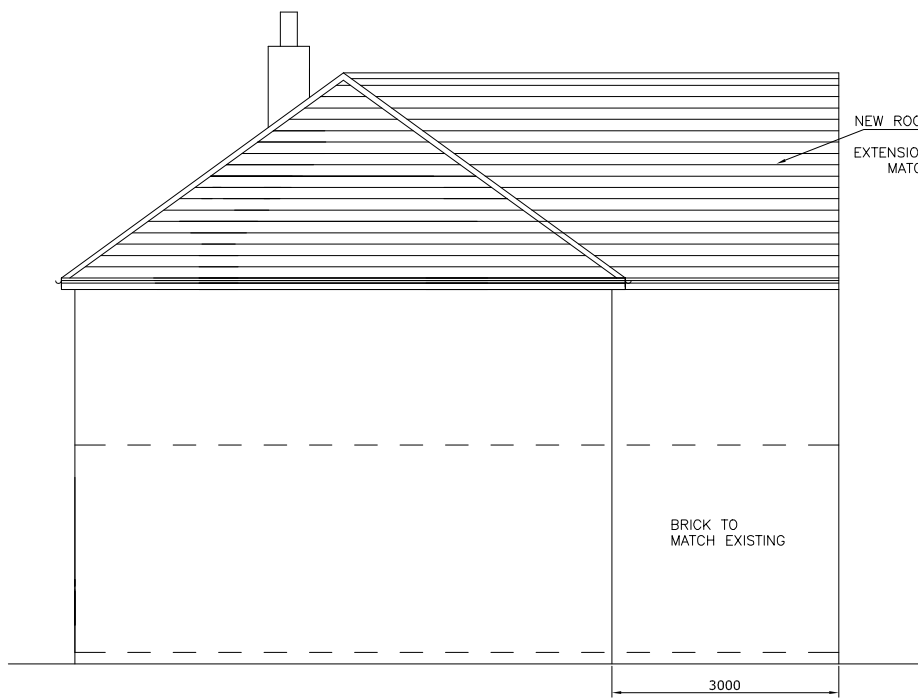
EXISTING FIRST
FLOOR PLAN 1:100

12.5mm plaster and skim
finish to internal walls.
Glass less than 800mm
above floor level to be
safety glazing.
Walls with drains under to
have openings giving 50
min gap all round drain.
150 deep RC lintels with
150 min end bearings over
drains. Fixed sheet covers
to exposed faces of
openings. Frames to be
taken below L.C. of drains.
New windows with lintels
over. Cavity lintel and
matching cills.
Provide escape windows
with minimum clear
opening 750mm x
400mm with 0.35m2
area.

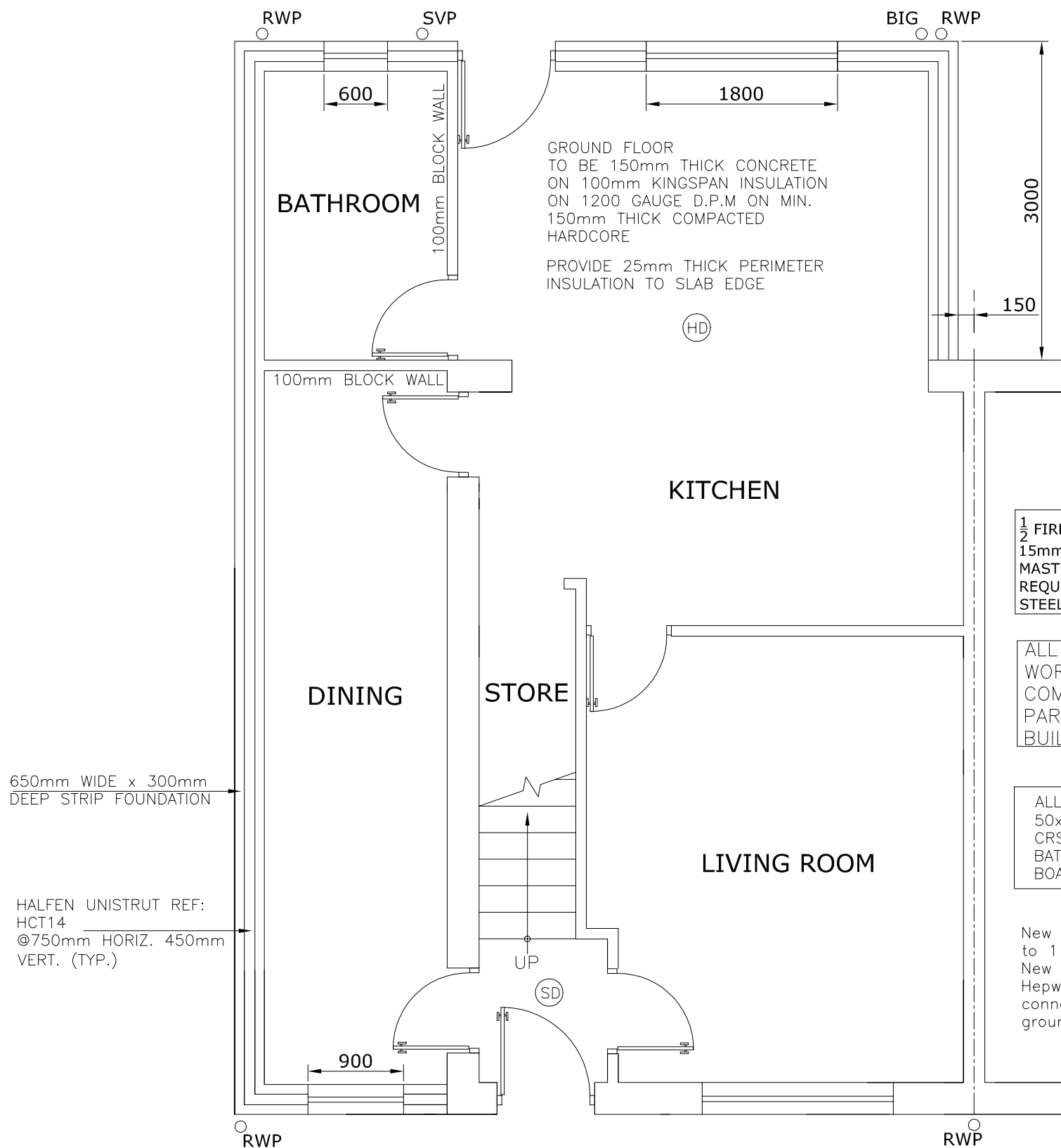
PLUMBING:- 32mm DIA WASTE PIPE TO WHB UNLESS LENGTH OF WASTE
EXCEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE
FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SVP TO TERMINATE
MIN. 900mm ABOVE ANY OPENING WINDOW TO BIRD CAGE. 110mm UPVC
RAIN WATER GUTTERS. 63mm DIA RAIN WATER PIPE (RWP)
LINTOLS:- ALL LINTOLS OTHERWISE STATED TO BE "CATNIC" OR SIMILAR
APPROVED GALVANISED, MILD STEEL. LINTOLS FITTED IN ACCORDANCE
WITH THE MANUFACTURERS SPECIFICATION. ALL LINTOLS TO BE RENDERED
TO ACHIEVE HALF HOUR FIRE PROTECTION. ALL LINTOLS TO ACHIEVE
150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF
COURSE.
PLUMBING:- WASH HAND BASIN VIA 32mm DIA. UPVC WASTE AND 75mm
DEEPSAL TRAP TO 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.
ADDITIONAL NOTES:
DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW
SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW
OPENING
HEATING:- EXTENSION TO HEATING SYSTEM TO BE DESIGNED & COMPLETED
BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC
VALVES.

CONSTRUCTION SPECIFICATION:-
FOUNDATIONS:- ALL FOUNDATIONS TO BE CONC. STRIP FOUNDATIONS. DEPTH AND SIZE TO SUIT SITE
CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS. - GENERALLY 650x300mm 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 BUILDING FOUNDATIONS TO BE TAKEN BELOW
DRAIN AND DRAIN PROTECTED BY UNTIL WHERE PASSING THROUGH WALLS.
EXTERNAL WALLS:- BELOW GROUND BLOODWORK TO SPEC LEVEL TO INNER LEAF AND 150mm BELOW
GROUND LEVEL TO EXTERNAL LEAF. CAVITY FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE.
EXTERNAL SKIN OF CAVITY WALL TO BE FACING BRICKWORK TO MATCH EXISTING HOUSE. 50mm
CLEAR CAVITY. 100mm KINGSPAN 'WOOLTHERM' KB PARTIAL FILL INSULATION HELD IN PLACE BY
RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm
TILCOM TONITE CTD CONC. BLOCKWORK. WALL TIES TO BE CATNIC OR SIMILAR 3.6THK x 250mm
STAINLESS STEEL AT 450mm VERT. AND 750mm HORIZ. CRS. TWO PART 12.5mm LIGHT WEIGHT
PLASTER FINISH INTERNALLY. CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE
INSULATED AND CONTINUOUS).
DAMP PROOF COURSES:- HORIZONTAL AND VERTICAL DAMP PROOF COURSE TO COMPLY WITH BS 743
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.
FIRE PRECAUTION:- DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM.
FLOOR CONSTRUCTION:- (FIRST FLOOR), 22mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON
SW JOISTS AT 450mm CRS. u.n.o. (see plans).
PITCHED ROOF CONSTRUCTION:- ROOF TILES TO MATCH EXISTING. FIXED TO 38 x 25mm SW
BATTENS ON 1 No. LAYER OF MONOFIL FELT ON TIMBER RAFTERS ALL TO BE IN ACCORDANCE
WITH BS5268. PROVIDE THE FOLLOWING: 400mm INSULATION @ CEILING LEVEL (0.16 W/M2
) 200mm BETWEEN JOISTS. 200mm OVER JOISTS WITH 12.5mm PLASTERBOARD AND FINISH.
(PART 1).
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.

VENTILATION TO BATHROOM:-
PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 15
LITRES/SEC TO BE OPERATED INTERMITTENTLY.
NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 8000SQ.mm.
FREE VENTILATION. (TRICKLE VENT CONTROLLABLE). PROVIDE MECHANICAL EXTRACTION FAN
WITH AN EXTRACTION RATE NOT LESS THAN 60 LITRES/SEC TO KITCHEN AND 30 LITRES/SEC
TO UTILITY ROOM.
LATERAL SUPPORT TO FLOORS AND ROOFS:- WALL PLATES TO BE ANCHORED DOWN TO
BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRAPS AT 2000mm CRS.
PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY "BAT" OR "CATNIC" MILD STEEL
ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER 3No. JOISTS OR RAFTERS) TO BE IN
ACCORDANCE WITH BS5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.
ELECTRICAL FITTINGS:- LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO
LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.
WINDOWS/DOORS:- 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 TOUGHENED SAFETY GLASS. FRAMES TO INCORPORATE TRICKLE 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.
U VALUE OF DOORS:- (1.8W/m2K)
VENTILATION TO NEW EXTENSION:- NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS
THAN 8000SQ.mm (8000SQ.mm TO BATHROOM WINDOW) FREE VENTILATION. (TRICKLE VENT CONTROLLABLE).
NEW KITCHEN AREA TO HAVE MECHANICAL VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF
(A) 30 LITRES/SECOND IF ADJACENT TO COOKING HOB OR (B) 60 LITRES/SECOND IF POSITIONED
ELSEWHERE IN KITCHEN.
LATERAL SUPPORT TO ROOF:- WALL PLATES TO BE ANCHORED DOWN TO BLOODWORK BY 30 x 5 x
1000mm MILD STEEL HOLDING DOWN STRAPS TURNED OVER WALL-PLATE AT 1000mm CRS. PITCHED ROOF
MEMBERS TO BE SUITABLY ANCHORED BY "BAT" OR "CATNIC" MILD STEEL ANCHORS 30 x 5 x (LENGTH TO
EQUAL SPAN OVER 2No. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS5268 AND SCHEDULE 7
BUILDING REGULATIONS 1991.
DRAINAGE:- NEW RWP AND BIG TAKEN INTO EXISTING DRAIN RUN VIA NEW MANHOLE IN REAR
GARDEN.



PROPOSED SIDE
ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50

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.

NOTE: 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

FOUNDATION LEVELS
TO BE AGREED WITH
BUILDING INSPECTOR

1 FIRE PROTECTION IN
15mm THICK
MASTERBOARD
REQUIRED TO ALL
STEELWORK

ALL ELECTRICAL
WORKS TO
COMPLY WITH
PART P OF
BUILDING REGS

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

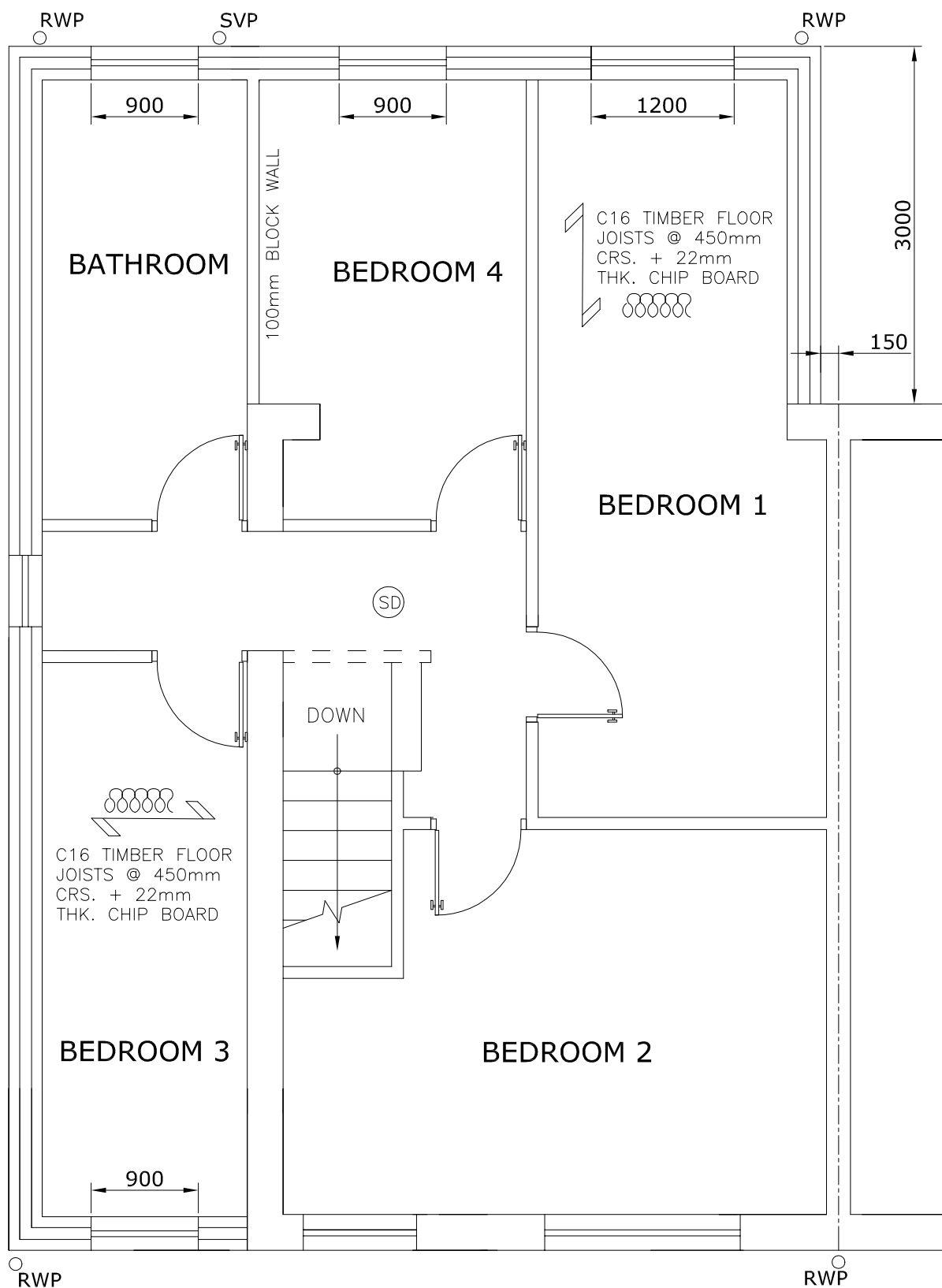
New 100mm dia pipe, laid
to 1 in 40 min gradient.
New drainage to be
Hepworth Supersleeve
connected to existing below
ground drainage system

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

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

Provide low energy
light fittings to the
dwelling at a ratio
of 3 in 4 fittings

ALL DRAINAGE RUNS
TO BE CHECKED ON
SITE AND
CONFIRMED BY
BUILDING CONTROL
INSPECTOR



PROPOSED FIRST FLOOR PLAN 1:50

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

REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:			PLANNING		
			Architectural Design and Consulting Engineers Ltd CONTACT ASIF NEKI MOB: 07970 020 028 EMAIL: asif@ondesigns.eu 28 HEADFIELD ROAD DEWSBURY. WF12 9JE		
CLIENT			MR K. AHMED 8 MANOR ROAD WEST TOWN DEWSBURY WF13 2PX		
PROJECT:			PROPOSED DOUBLE STOREY REAR AND SIDE EXTENSION WITH HIP TO GABLE ROOF.		
TITLE:			EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS		
SCALE @ SIZE: 1:100/50		CHECKED: AN	APPROVED:		
CAD FILE:		DESIGN/DRAWN: AN	DATE: DEC 2024		
PROJECT No:		DRAWING No: 02	REV: -		