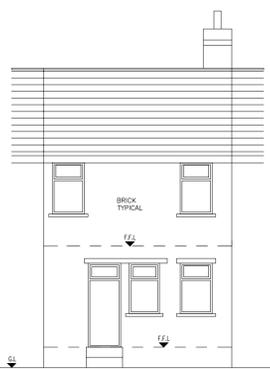
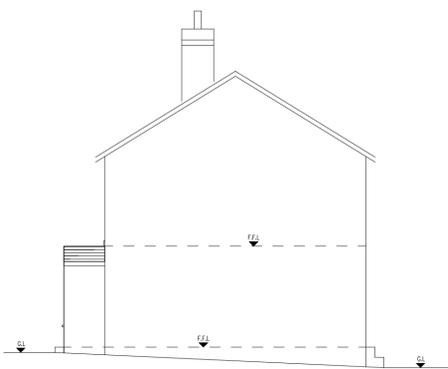




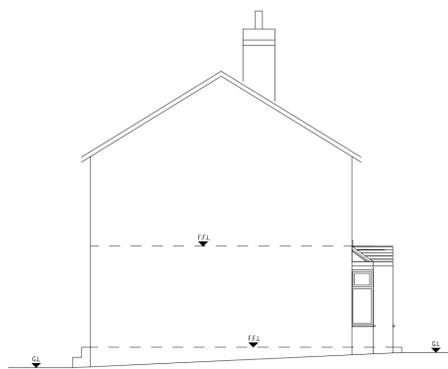
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



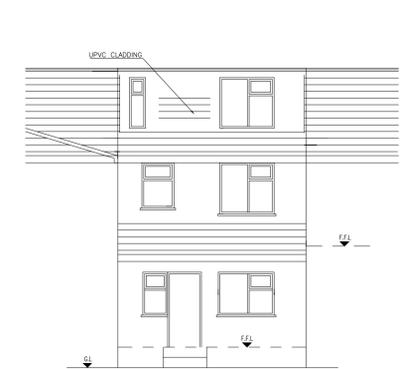
EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

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

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.

WINDOWS-- NEW WINDOWS TO BE IN PVCU 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.m WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM.

PLUMBING-- 32mm DIA WASTE PIPE TO WH 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.

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

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

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 DEEP SEAL 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.

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/CAVITY TRAY.

FIRE PRECAUTION-- DWELLING TO HAVE A MANS 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 100mm BRICKWORK. 50mm CLEAR CAVITY. 100mm KINGSPAN WOOLTHERM K8 PARTIAL FILL INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALLS (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm TILCON TOP-LITE GFI CONC. BLOCKWORK WALL TIES TO BE CATNIC OR SIMILAR 1.6THK x 22.5mm STAINLESS STEEL AT 450mm VERTICAL AND 750mm HORIZONTAL. CRS. TWO PART 12.5mm LIGHT WEIGHT PLASTER FINISH INTERNALLY. CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE INSULATED AND CONTINUOUS).

HEATING-- EXTENSION TO HEATING SYSTEM TO BE DESIGNED & 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.

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 BRASS BARS UNDER BUILDING FOUNDATIONS TO BE TAKEN BELOW DRAIN AND DRAIN PROTECTED BY LINTEL WHERE PASSING THROUGH WALLS.

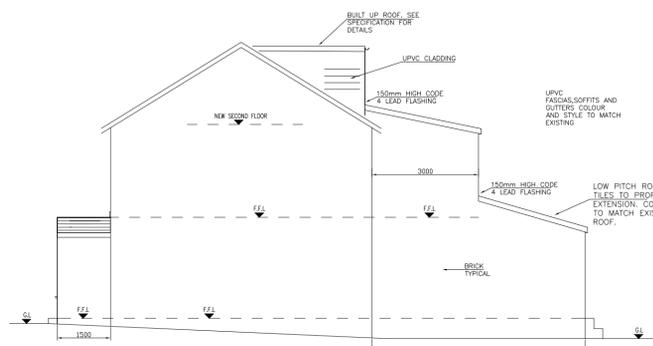
ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

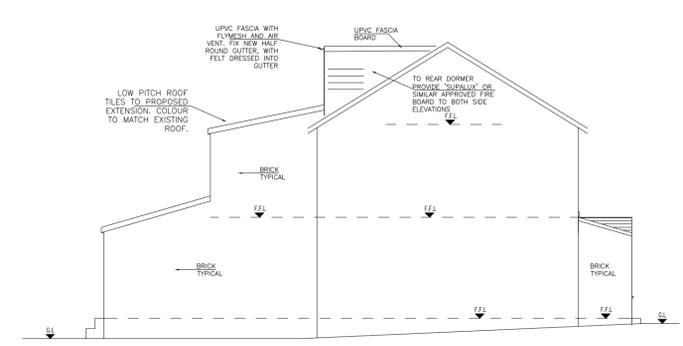
SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW OPENING

CONSTRUCTION SPECIFICATION--

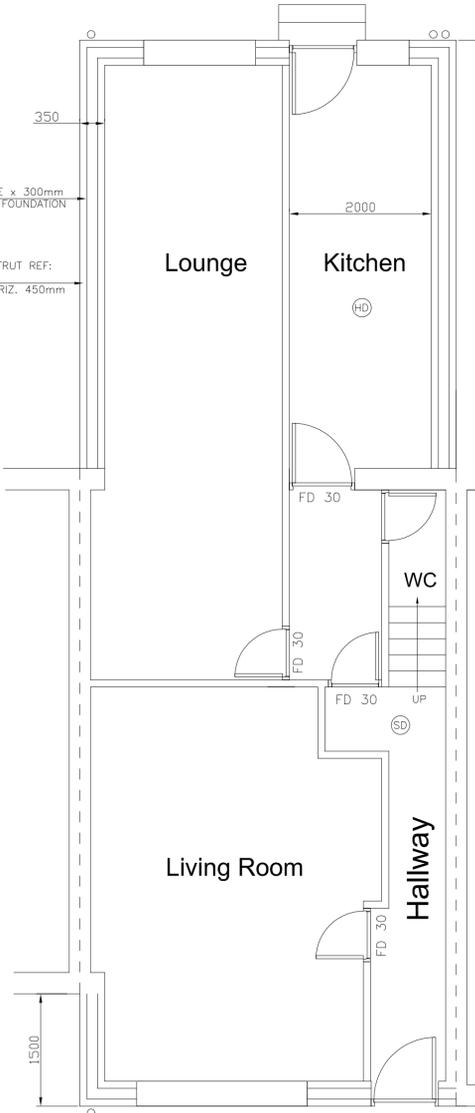
VENTILATION TO NEW EXTENSION-- NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 8000sq.m (BACKGROUND VENTILATION TO HABITABLE ROOMS AND (2500sq.m TO WET ROOMS) (TRICKLE VENT CONTROLLABLE). NEW KITCHEN AREA TO HAVE MECHANICAL VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF (A) 30 LITRES/SECOND IF ADJACENT TO COOKING HOB OR (B) 60 LITRES/SECOND IF POSITIONED ELSEWHERE IN KITCHEN. LATERAL SUPPORT TO ROOF-- WALL PLATE TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 100mm 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 BS:5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50

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

FOUNDATION LEVELS TO BE AGREED WITH BUILDING INSPECTOR

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 BATTS BETWEEN AND 12.5mm PLASTER BOARD AND SKIM BOTH SIDES

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 Supersealve connected to existing below ground drainage system

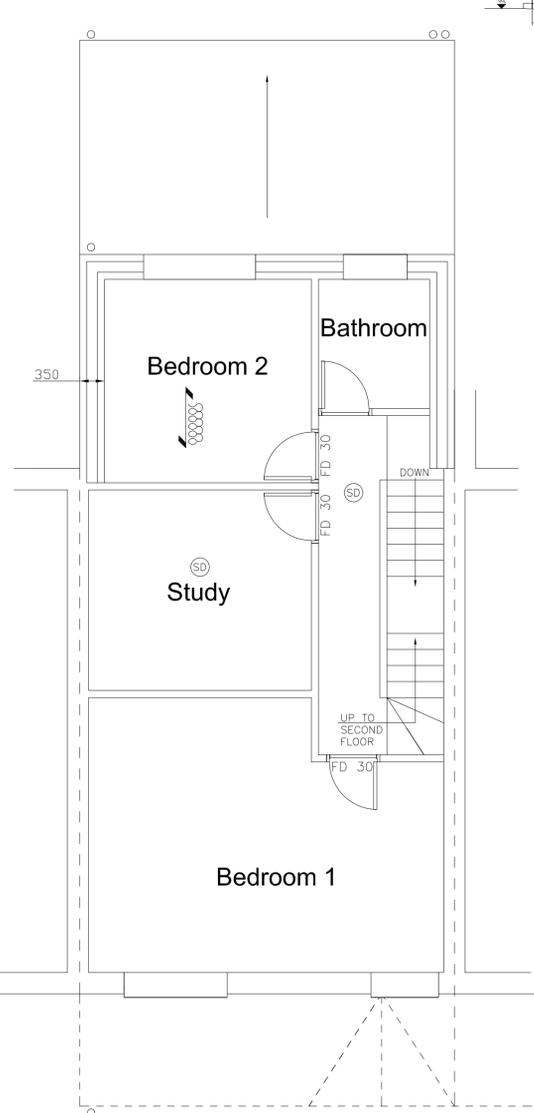
CP. IE CONCRETE PADSTONE 440mm LONG x 215mm DEEP x 100mm WIDE

DOUBLE UP FLOOR JOIST TO SUPPORT STUD WALLS

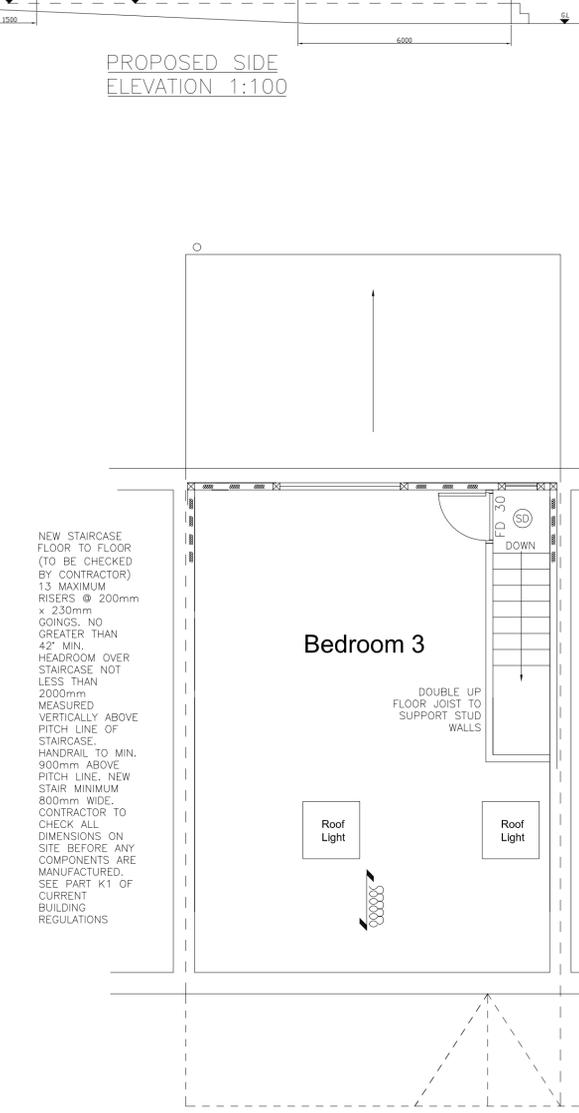
All electrical work to meet the requirements of part P must be designed, installed, inspected & tested by a person competent to do so.

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.

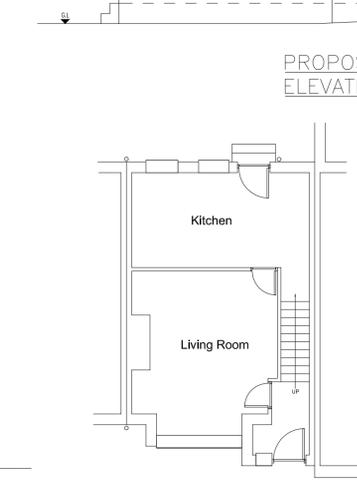
1/2 FIRE PROTECTION IN 15mm THICK FIREBOARD REQUIRED TO ALL STEELWORK



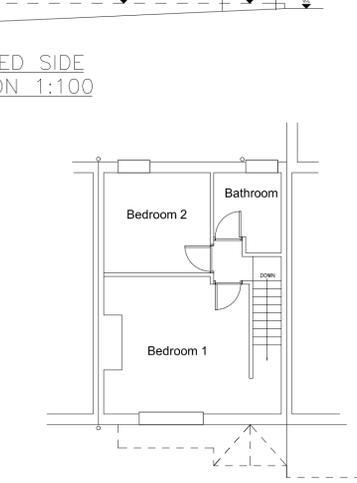
PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED SECOND FLOOR PLAN 1:50



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

INSULATION TO ROOF CONVERSION: EXISTING ROOF SLOPE: 150mm KINGSPAN TP10 OVER RAFTERS WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM FINISH OR MAKE UP RAFTERS TO 100mm DEEP & FIX 50mm THICK KINGSPAN TP10 INSULATION BETWEEN RAFTERS & INSULATED PLASTERBOARD THICKNESS 100/12.5mm OVER RAFTERS.

NEW WINDOWS: TO BE UPVC FRAMES & GLAZING TO MEET REQUIREMENTS OF PART L1 OF BUILDINGS REG.

FRAMES SEALED INTERNALLY AND EXTERNALLY TO STRUCTURE. FRAMES DRAUGHT PROOFED AND TO HAVE SEALED DOUBLE GLAZED UNITS WITH LOW E GLASS TO INNER PANE.

TO PARTY WALL: (WHERE NO PART OF DORMER CHEEK) KINGSPAN TP10 OVER RAFTERS WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM FINISH OR MAKE UP RAFTERS TO 100mm DEEP & FIX 50mm THICK KINGSPAN TP10 INSULATION BETWEEN RAFTERS & INSULATED PLASTERBOARD THICKNESS 100/12.5mm OVER RAFTERS.

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-- (SECOND FLOOR). 22mm TAG FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm CRS U.N.O. (SEE PLANS).

NOTE: NO EXISTING PURLINS OR OTHER ROOF TIMBERS TO BE CUT OR SUPPORTS REMOVED UNLESS OR UNTIL NEW SUPPORTS ARE IN PLACE PERMANENTLY OR TEMPORARILY.

VENTILATION: TO NEW DORMERS VIA WINDOWS. WINDOWS TO GIVE MIN 1/20 OF FLOOR AREA AND TO HAVE TRICKLE VENTS TO HEAD TO GIVE NOT LESS THAN 8000sq.m FREE VENTILATION (TRICKLE VENT CONTROLLABLE).

INSULATION TO DORMER ROOF: 100mm KINGSPAN TP10 INSULATION TIGHT BETWEEN RAFTERS WITH 50/12.5mm WOOLTHERM K18 INSULATED PLASTERBOARD WITH SKIM FINISH. (PART L). VERTICAL INSULATION IN PARTITIONS/WALL TO BUTT UP TO INSULATION IN ROOF.

TO DORMER CHEEK: 100mm KINGSPAN INSULATION TIGHT FIXED BETWEEN STUDS. 12.5mm FOILBACKED PLASTERBOARD & SKIM

NEW DORMER ROOF: SINGLE PLY WATERPROOF ROOFING OVER 18mm EXTERNAL GRADE PLY.

ROOF BUILT UP ON TIMBER FIRINGS TO GIVE 1-80 FALL OVER C16 FLAT ROOF JOISTS BUILT OFF FRONT WALL OFF DORMER ON WALL PLATE STRAPPED DOWN WALLS AT SIDES OF WINDOWS WITH 30mm x 5mm 1000mm EDGE COATED GALVANISED STRAPS PLUGGED & SCREWED TO WALL TO BUILDING REGS REQUIREMENTS AND AT RIDGE BUILT INTO WEB OF NEW RIDGE BEAM.

INSULATION FROM WALLS OF DORMER TAKEN UP & BUTT JOINED TO ROOF INSULATION (TO PREVENT COLD BRIDGING).

DORMER SIDE CHEEKS: UPVC CLADDING OVER EXTERNAL QUALITY 18mm PLYWOOD FIXED TO S.W STUDS. INCLUDING ALL LEAD FLASHINGS & SOAKERS AT EXTERNAL CORNERS - PLASTERBOARD AND SKIM FINISH INTERNALLY. 1000 GAUGE POLYTHENE WITH LAPPED AND TAPPED JOINTS FIXED TO STUDS ON ROOM SIDE OF INSULATION.

REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS: PLANNING					
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 S KHAN 13 GARDENS ROAD RAVENSTHORPE DEWSBURY WF13 3HQ					
PROJECT: PROPOSED SINGLE STOREY FRONT EXTENSION WITH REAR DOUBLE STOREY AND REAR DORMER					
TITLE: EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS					
SCALE @ SIZE: 1:50/100	CHECKED: AN	APPROVED:			
CAD FILE:	DESIGN DRAWN: AN	DATE: JULY 2025			
PROJECT No:	DRAWING No: 01	REV: -			