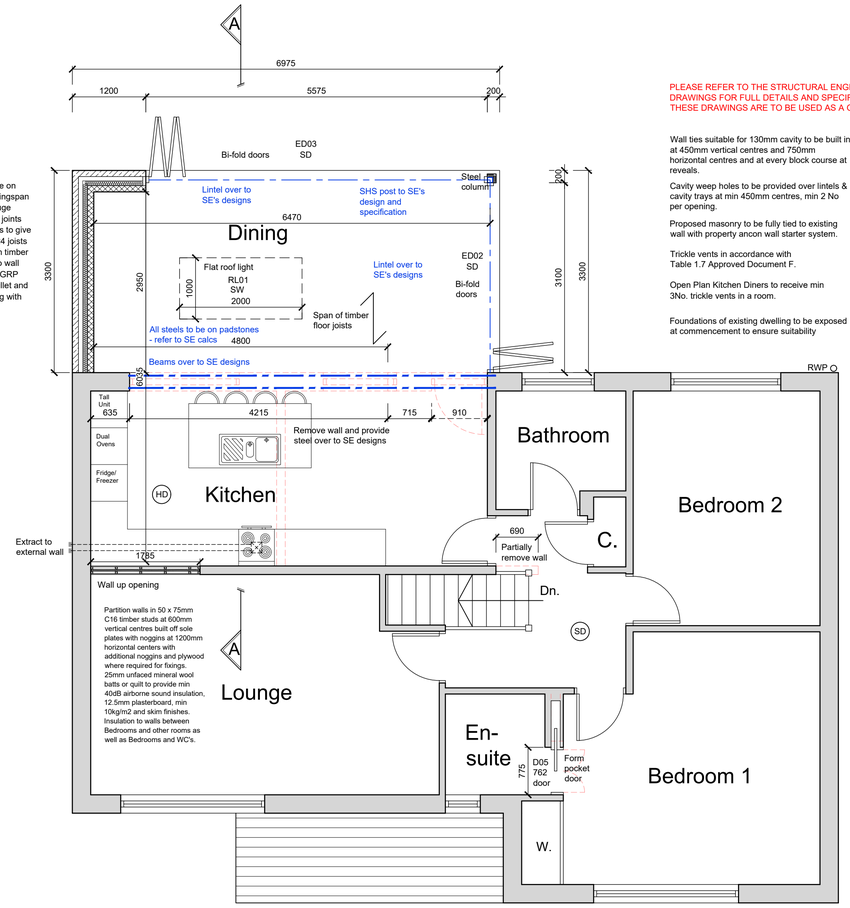


GRP or EDPM Roofing Membrane on 18mm wbp ply deck on 150mm Kingspan Thermaroof insulation on 500 gauge Visqueen with lapped and sealed joints on 18mm wbp ply on timber firings to give min. 1 in 40 fall on 145x47mm C24 joists at 400 centers fixed to 50x100mm timber wall plate bedded and strapped to wall with galv. steel straps at 2m c/s. GRP membrane to be installed with a fillet and dressed up 150mm ply upstanding with lead cap flashing.

PLEASE REFER TO THE STRUCTURAL ENGINEERS DRAWINGS FOR FULL DETAILS AND SPECIFICATIONS. THESE DRAWINGS ARE TO BE USED AS A GUIDE ONLY.

Wall ties suitable for 130mm cavity to be built in at 450mm vertical centres and 750mm horizontal centres and at every block course at reveals.

Cavity weep holes to be provided over lintels & cavity trays at min 450mm centres, min 2 No per opening.

Proposed masonry to be fully tied to existing wall with property ancon wall starter system.

Trickle vents in accordance with Table 1.7 Approved Document F.

Open Plan Kitchen Diners to receive min 3No. trickle vents in a room.

Foundations of existing dwelling to be exposed at commencement to ensure suitability

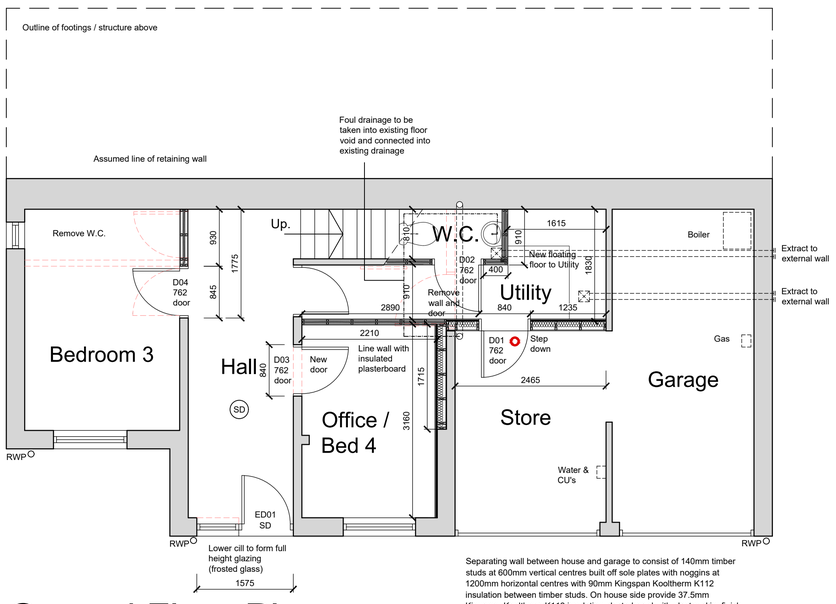
Cavity to be closed around a proprietary insulated DPC ca 'Thermabate' or similar. Eav closed with mineral wool cav

Easily accessible doors and design that has been certifie equivalent security standard accordance with manufactur

SD & SW denotes any grour windows must incorporate la meeting requirements of BS

Steel beams to receive 15 m Fireline and 5 mm neat gyps finish to provide half hour fir

First Floor Plan



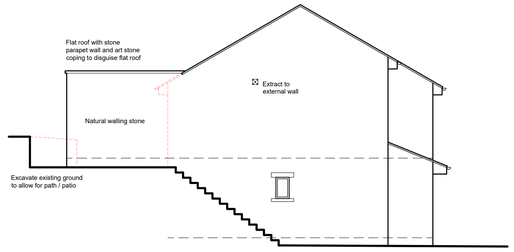
Separating wall between house and garage to consist of 140mm timber studs at 600mm vertical centres built off sole plates with noggins at 1200mm horizontal centres with 90mm Kingspan Kooltherm K112 insulation between timber studs. On house side provide 37.5mm Kingspan Kooltherm K118 insulation plasterboard with plaster skim finish. On garage side provide 15mm fireline plasterboard and skim to give min. half hour fire protection. To achieve min. U-value of 0.18.

Ground Floor Plan

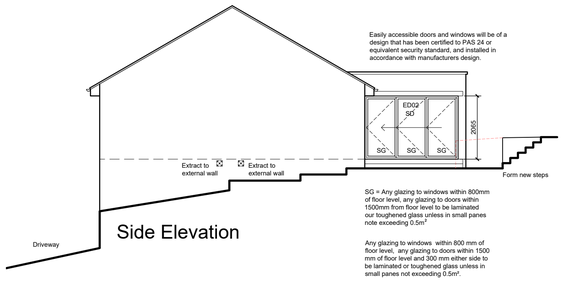
1:50 0 1 2 3 4 5 m

1:100 0 2 4 6 8 10 m

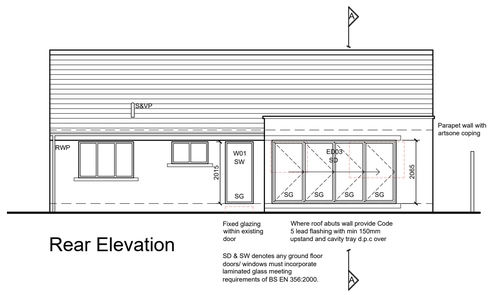
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

Notes:

All dimensions are to structural elements and discount plaster

All Door sizes are door leaf dimensions and not structural dimensions

All electrical work is required to meet the requirements of Part P and be designed, installed, inspected and tested by a person competent to do so.

All figured dimensions to be taken in preference to scaled dimensions and all dimensions to be checked on site prior to construction or assembly, and any discrepancies to be reported.

All CDM requirements are the responsibility of the client and principal contractor.

All work to be carried out in accordance with the current Building Regulations approved documents, together with all relevant current British Standards.

All structural timber to be stressed graded to BS EN 1995:2004 and strength class in accordance with BS EN 338:2016. The timber used is to be a species and grading as specified in the Building Regulations and TRADA Eurocode 5 span tables fourth Edition 2014 and to be C24 unless noted otherwise.

All relevant construction materials shall carry the CE Mark in accordance with the provisions of the Construction Products Regulations.

The builder must confirm the lengths of all lintels from his own site measurements allowing a minimum of 150mm end bearing at both ends of the lintel

The builder is responsible for all temporary propping works.

Any exposed steelwork in external walls must be galvanised.

See Structural Engineer documents for full structural details and calculations.

Key:

RWP	Rain water pipe
S&VP	Soil and vent pipe
AAV	Air admittance valve
B.I.G	Back inlet gully
E	Extract fan
SG	Safety glass
OBS	Obscure glazing
F	Flue
G	Gas meter
E	Electric meter
SD	Smoke detector
HD	Heat detector
EW	Escape window with non-key operated fastener.
	FD30s fire door
	Structural Beams: Refer to calcs
	Structure to be removed

NOTES

This drawing has been prepared specifically for the purpose of obtaining Planning and or Building Regulations Approval. Its suitability for other purposes without additional supplementary details and specifications cannot be guaranteed.

All dimensions are to be checked on site, any discrepancies are to be reported to the designer before work commences. Use only figured dimensions.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is not to be copied or divulged to a third party without written permission.

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Revisions

P01	Preliminary Issue	10.07.25
P02	Amendments	16.07.25
P03	Amendments	25.07.25

Project:

Rear Single Storey Extension and Internal Alterations

at 83 Ridings Fields
Brockholes
Holmfirth

for Mr & Mrs. Fortune

Detailed Plans and Elevations

Purpose of issue: BUILDING REGULATIONS

Drawn	DRH
Date	July 2025
Scales	1:50 & 1:100 @ A1
Drawing No.	22153 - 0201 - P03