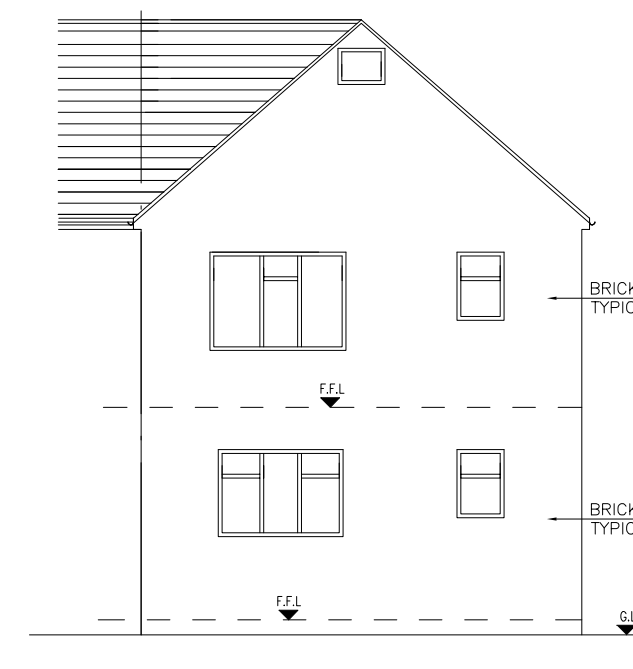
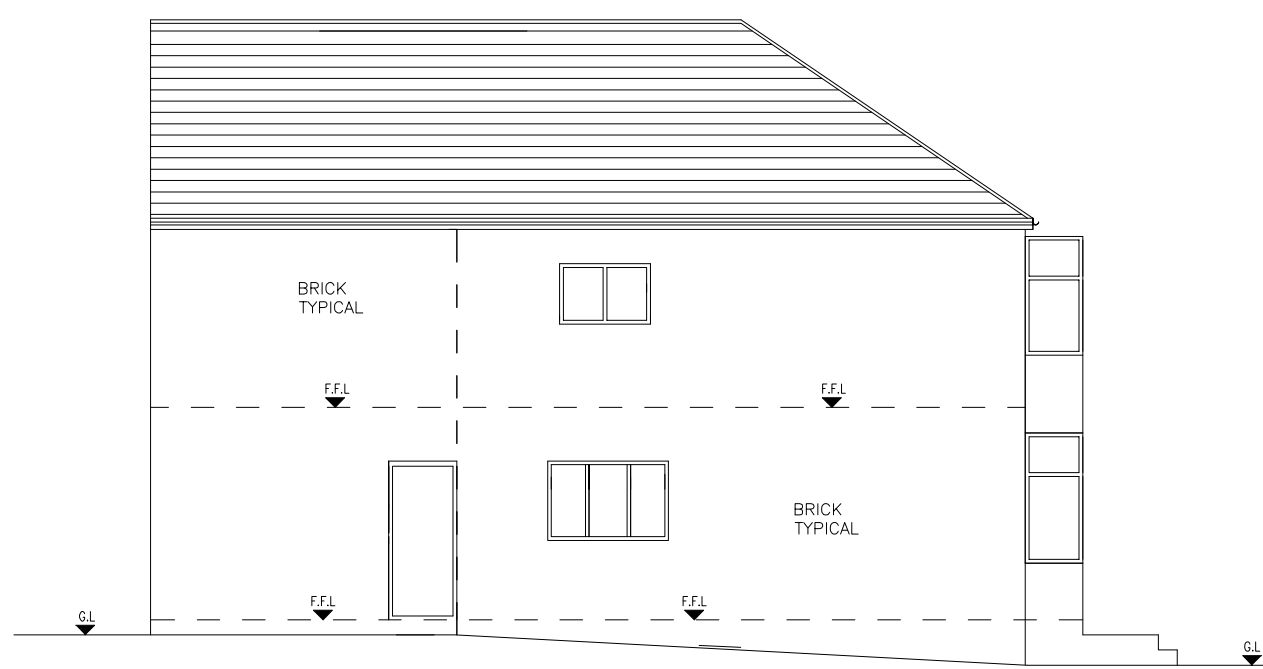


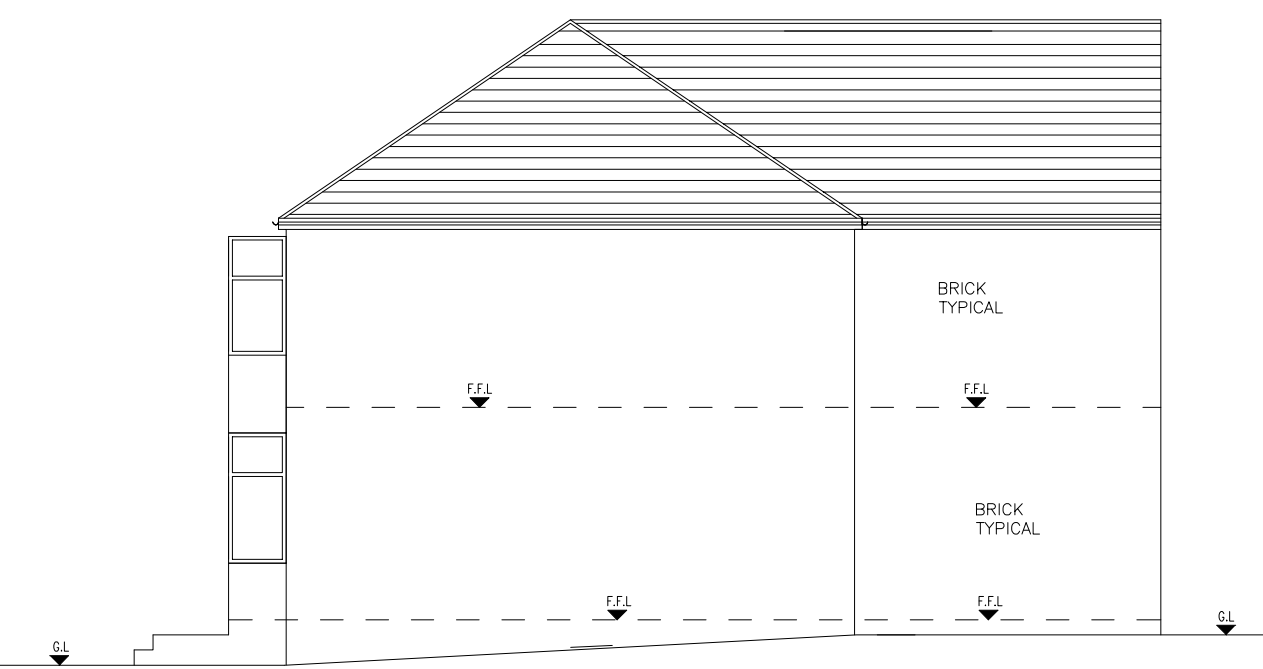
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



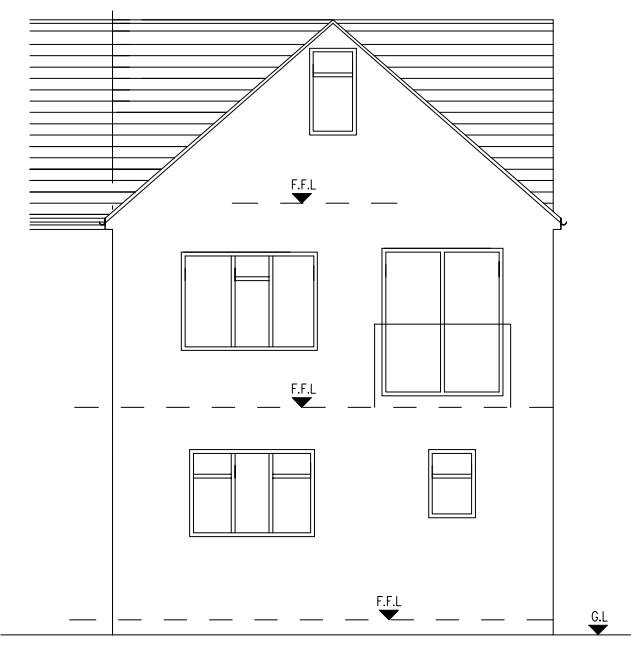
EXISTING SIDE ELEVATION 1:100



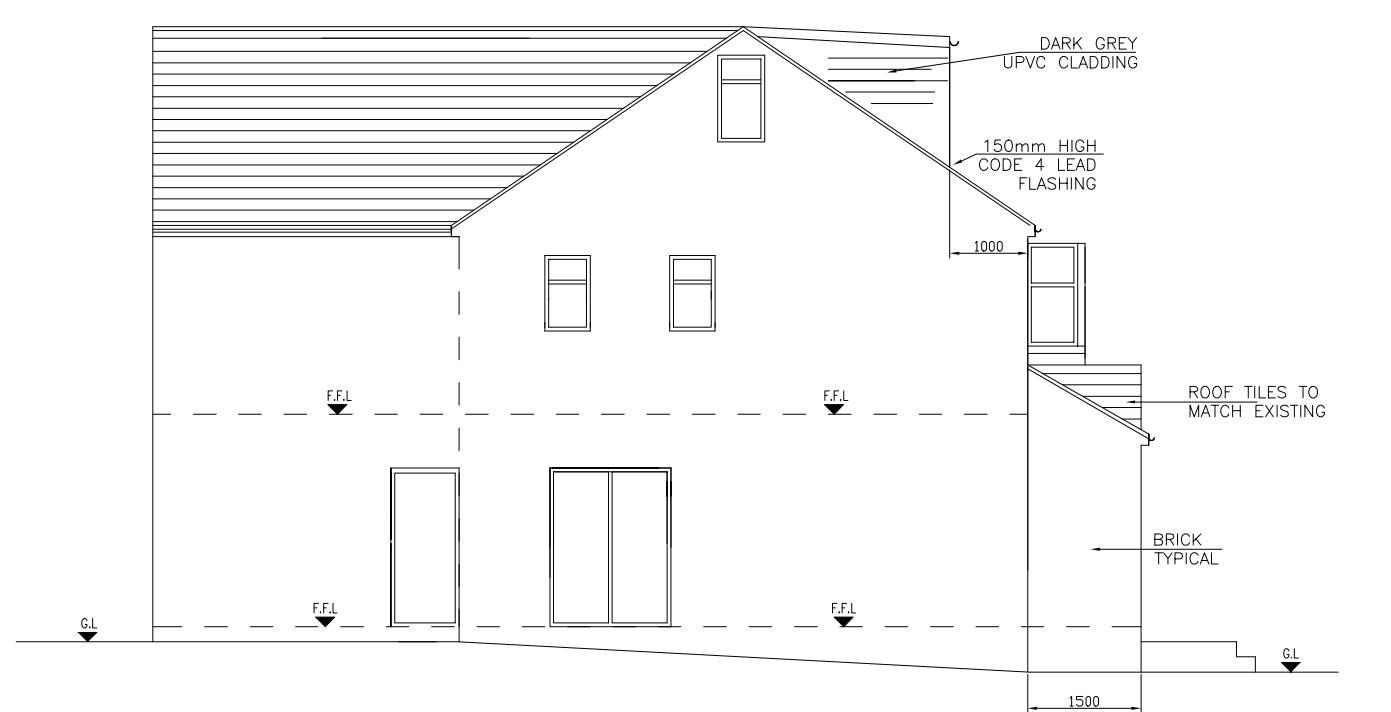
EXISTING SIDE ELEVATION 1:100



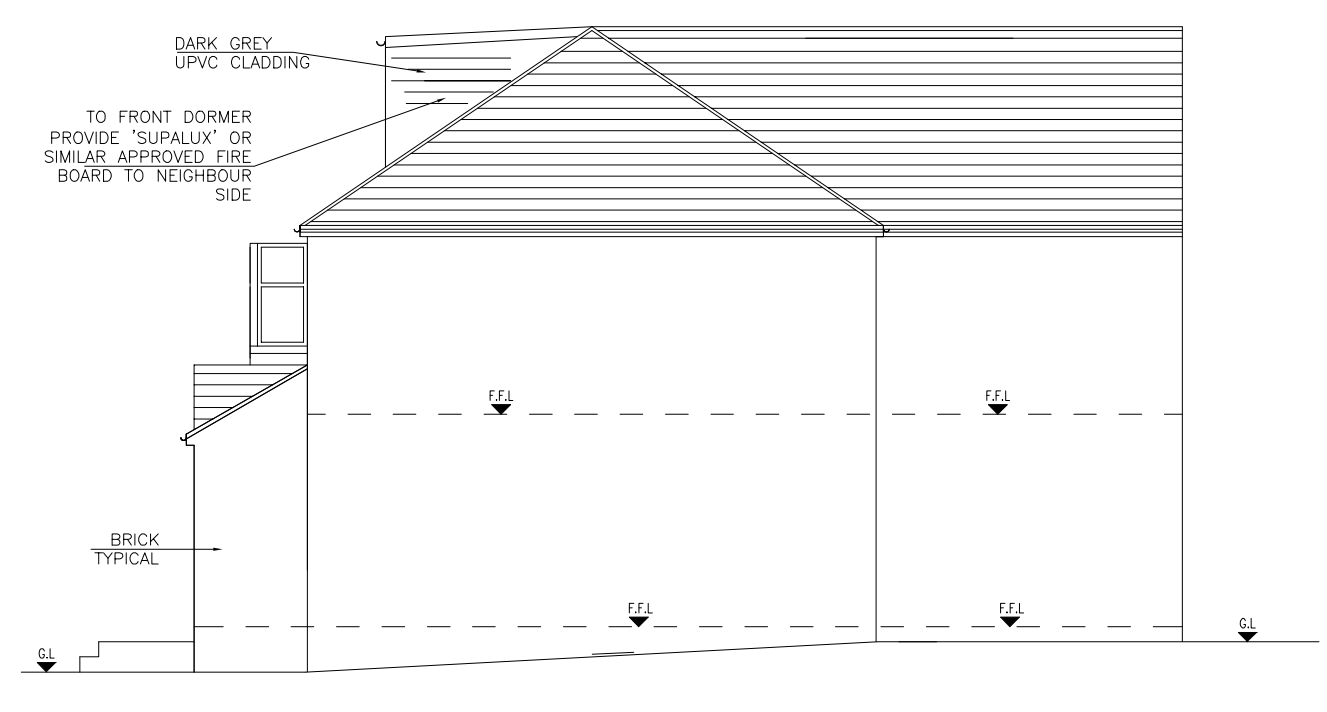
PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

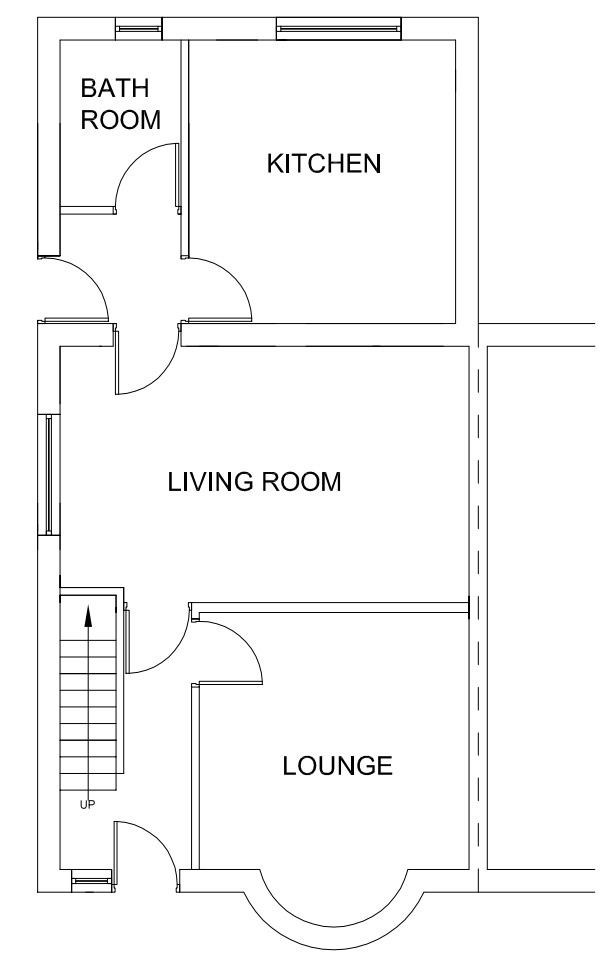


PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

CONSTRUCTION SPECIFICATION:-
 VENTILATION TO NEW EXTENSION:- NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE 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) 30 LITRES/SECOND IF ADJACENT TO COOKING HOOD 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 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 3RD JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.
 DRAINAGE:- NEW RWP, B.L.G. & SWP 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 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.
 PLUMBING:- 32mm DIA WASTE PIPE TO WH UNLESS LENGTH OF WASTE EXCEEDS 1720MM THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SWP TO TERMINATE MIN. 900MM ABOVE ANY OPENING WITH BIRD CAGE OVER. 110mm UPVC RAIN WATER GUTTER, 63mm DIA RAIN WATER PIPE.

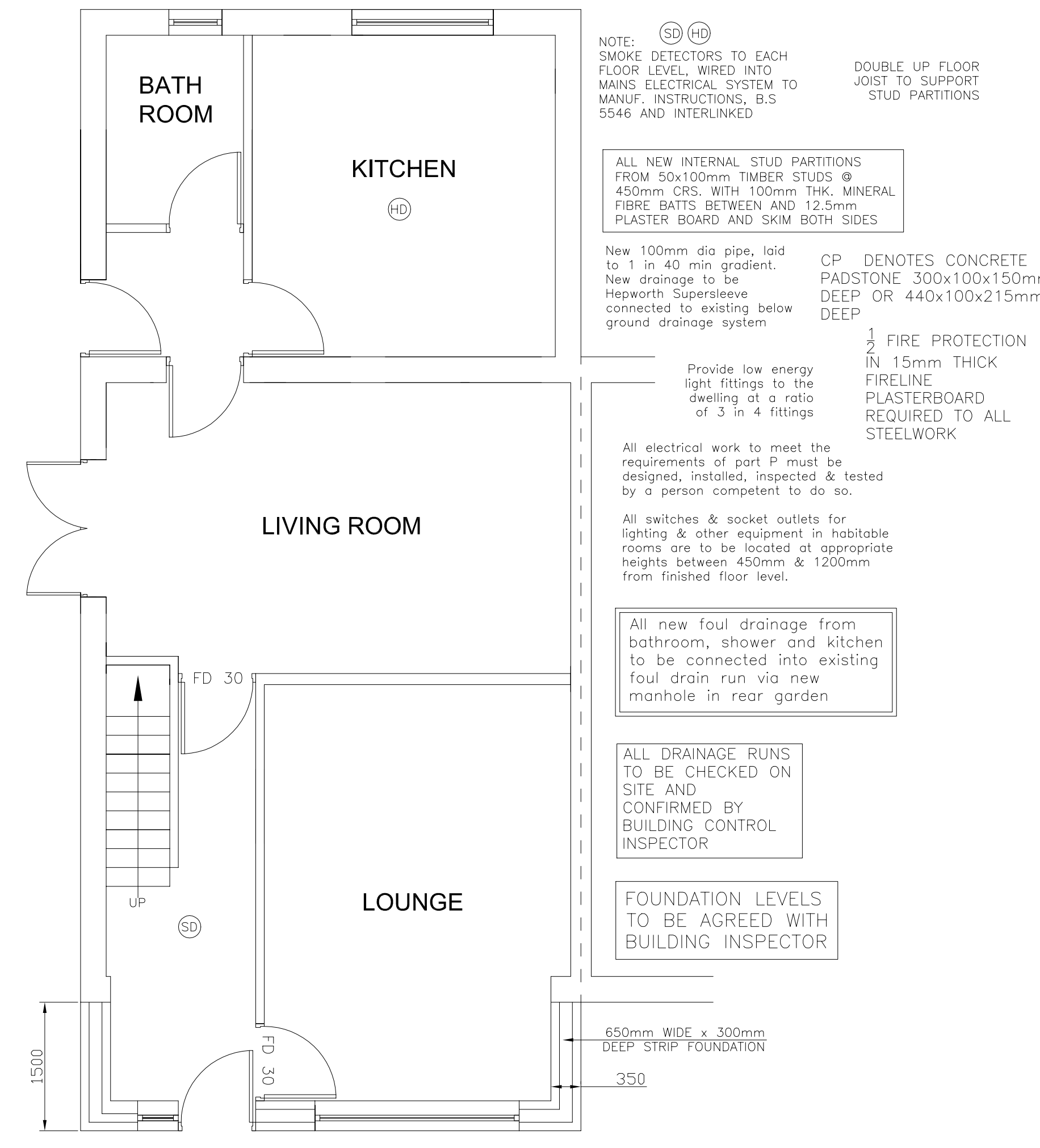


EXISTING GROUND FLOOR PLAN 1:100

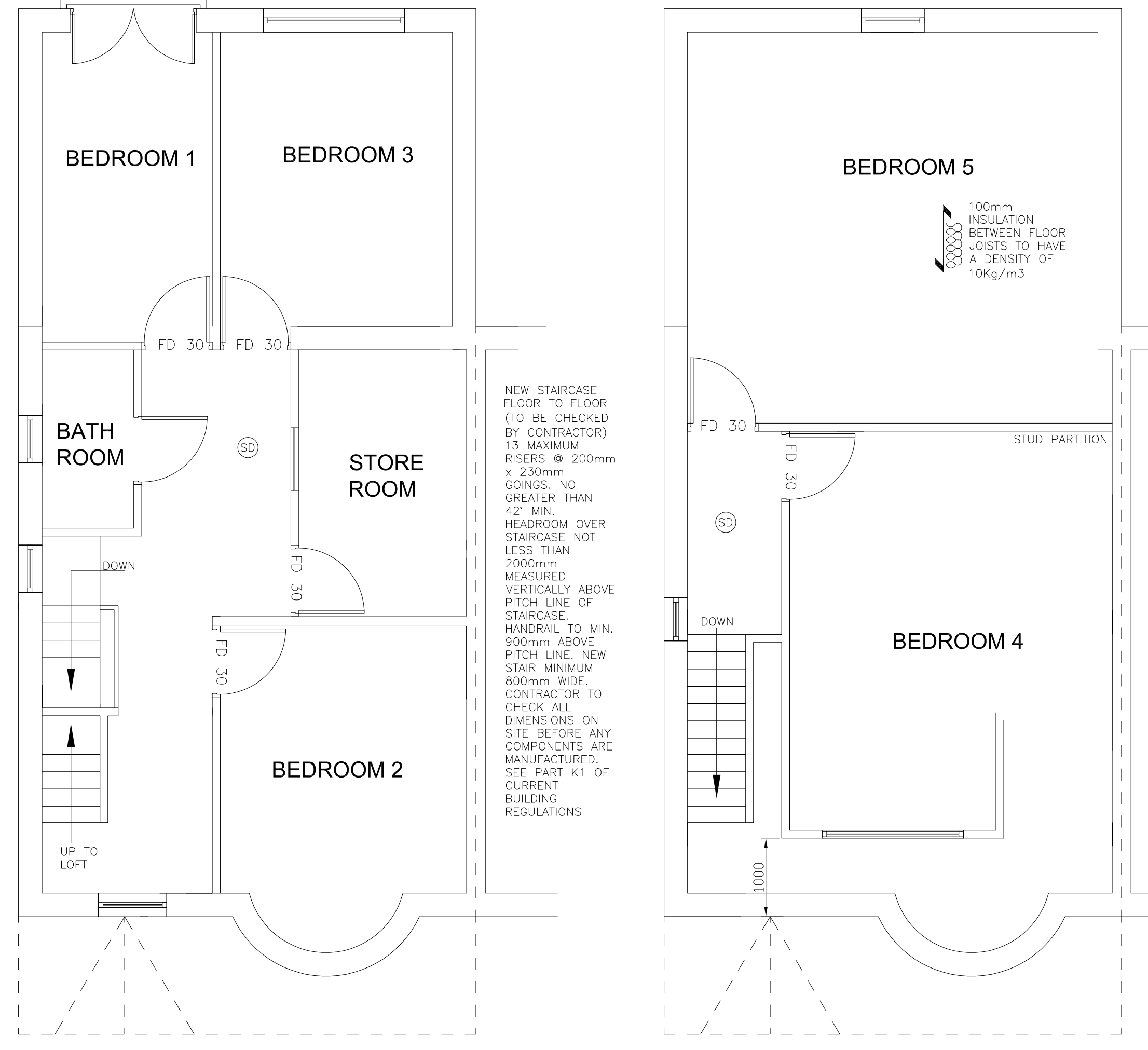


EXISTING FIRST FLOOR PLAN 1:100

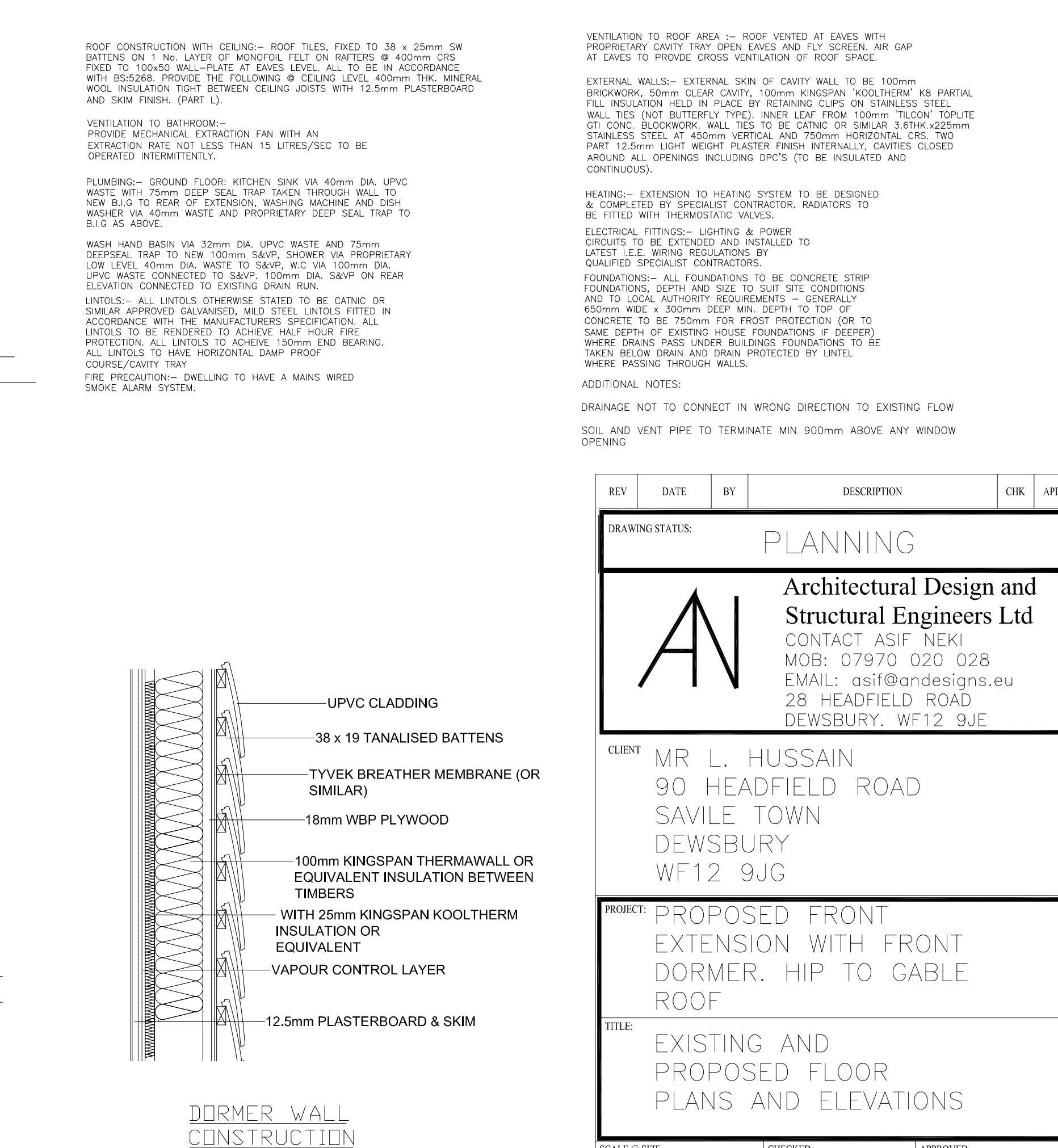
Provide escape windows with minimum clear opening 750mm x 450mm with 0.33m2 area.
 12.5mm plaster and skim finish to internal walls.
 Glass less than 800mm above floor level to windows and 1500mm to doors to be safety glazing. (S)
 Walls with drains under to have opening giving 50mm min gap all around drain. Provide 150mm deep RC lintels over with 150mm min end bearing over drains. Flexcell sheet cover to exposed faces of openings. Foundations to be taken below IL of drains.



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED SECOND FLOOR PLAN 1:50

REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS: PLANNING					
Architectural Design and Structural Engineers Ltd CONTACT ASIF NEKI MOB: 07970 020 028 EMAIL: asif@ondesigns.eu 28 HEADFIELD ROAD DEWSBURY, WF12 9JE					
CLIENT: MR L. HUSSAIN 90 HEADFIELD ROAD SAVILE TOWN DEWSBURY WF12 9JG					
PROJECT: PROPOSED FRONT EXTENSION WITH FRONT DORMER, HIP TO GABLE ROOF					
TITLE: EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS					
SCALE @ SIZE: 1:50/100		CHECKED: AN		APPROVED:	
CAD FILE:		DESIGN DRAWN: AN		DATE: JAN 2026	
PROJECT No:		DRAWING No: 01		REV: -	