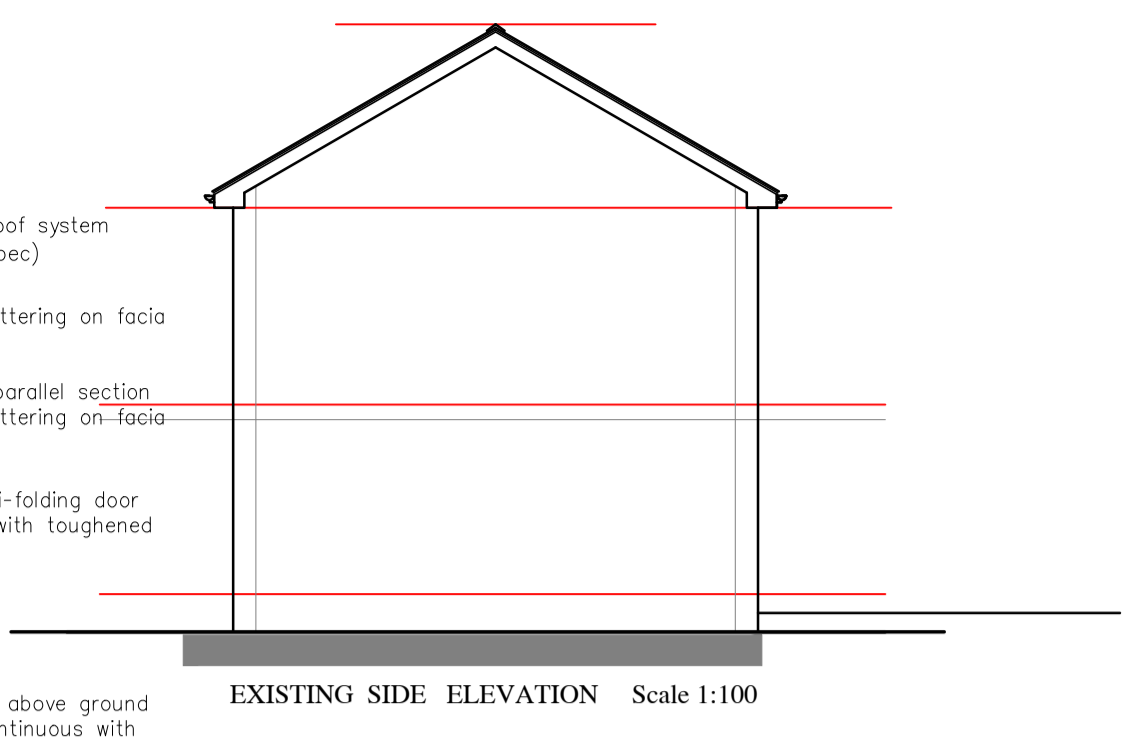
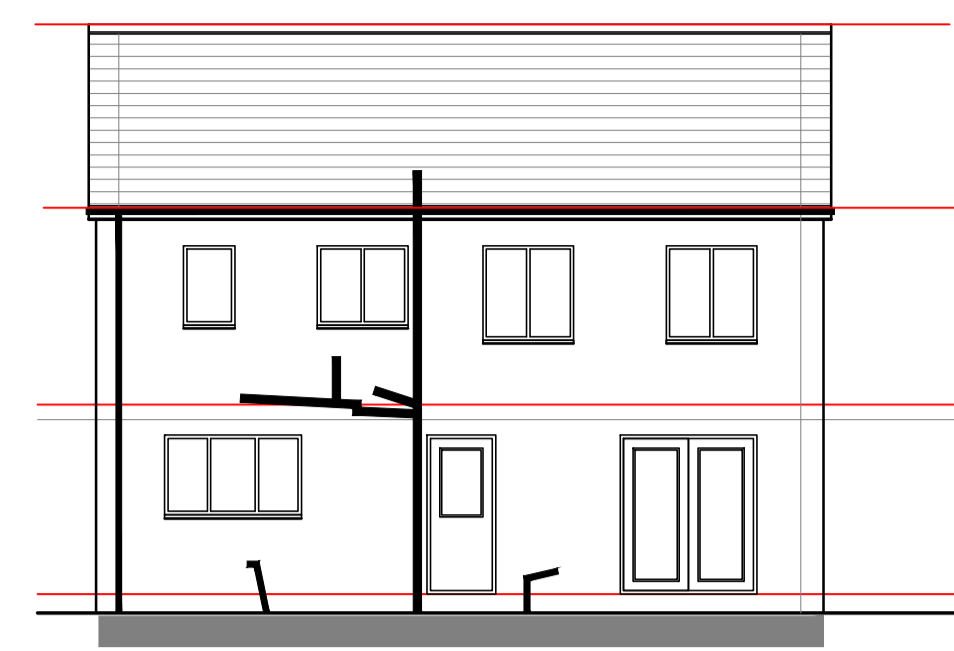


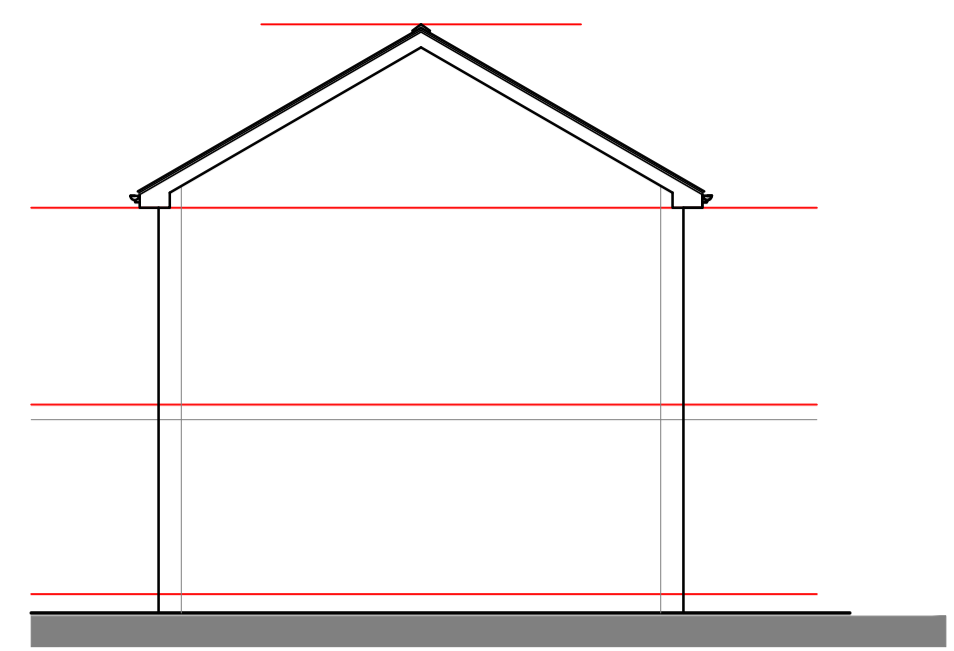
PROPOSED CROSS SECTION A-A



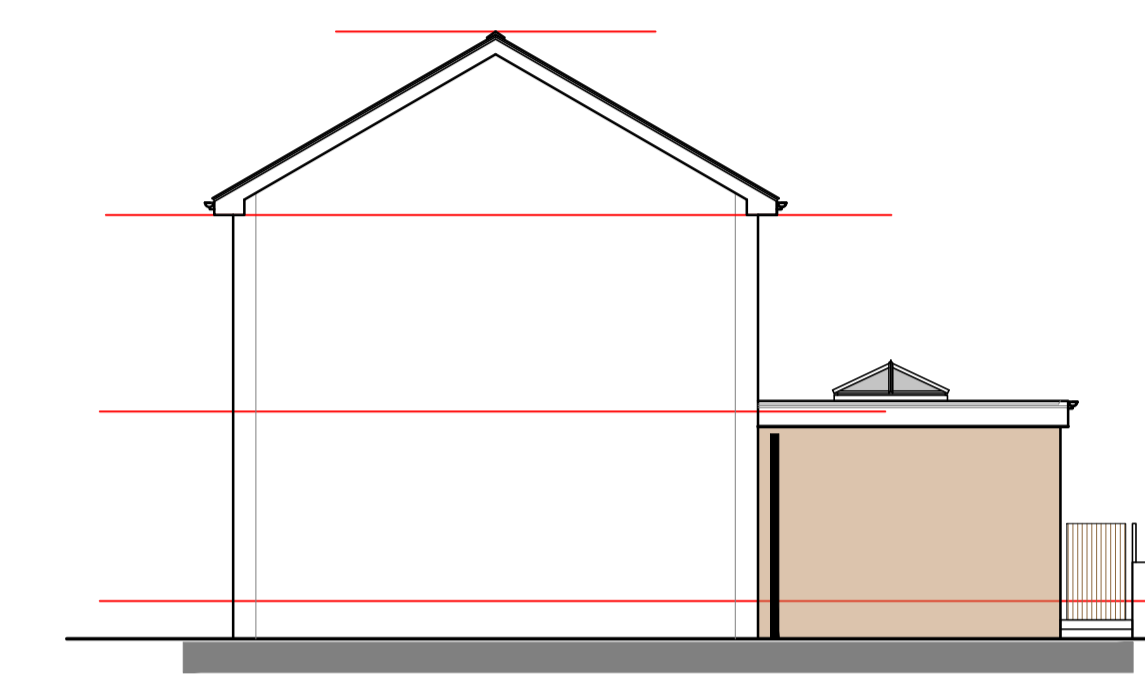
EXISTING SIDE ELEVATION Scale 1:100



EXISTING REAR ELEVATION Scale 1:100



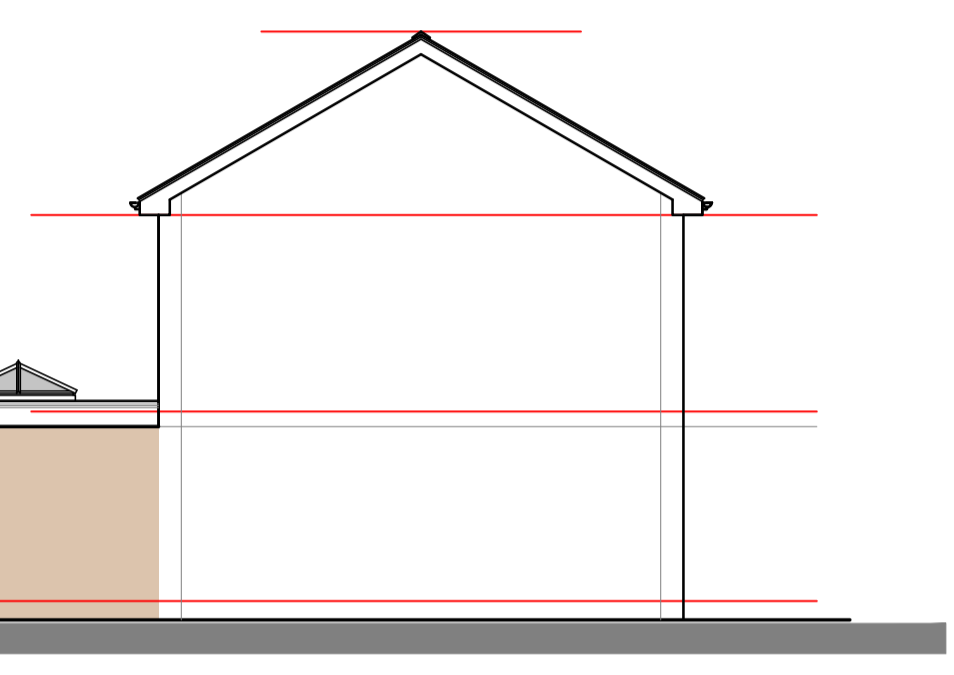
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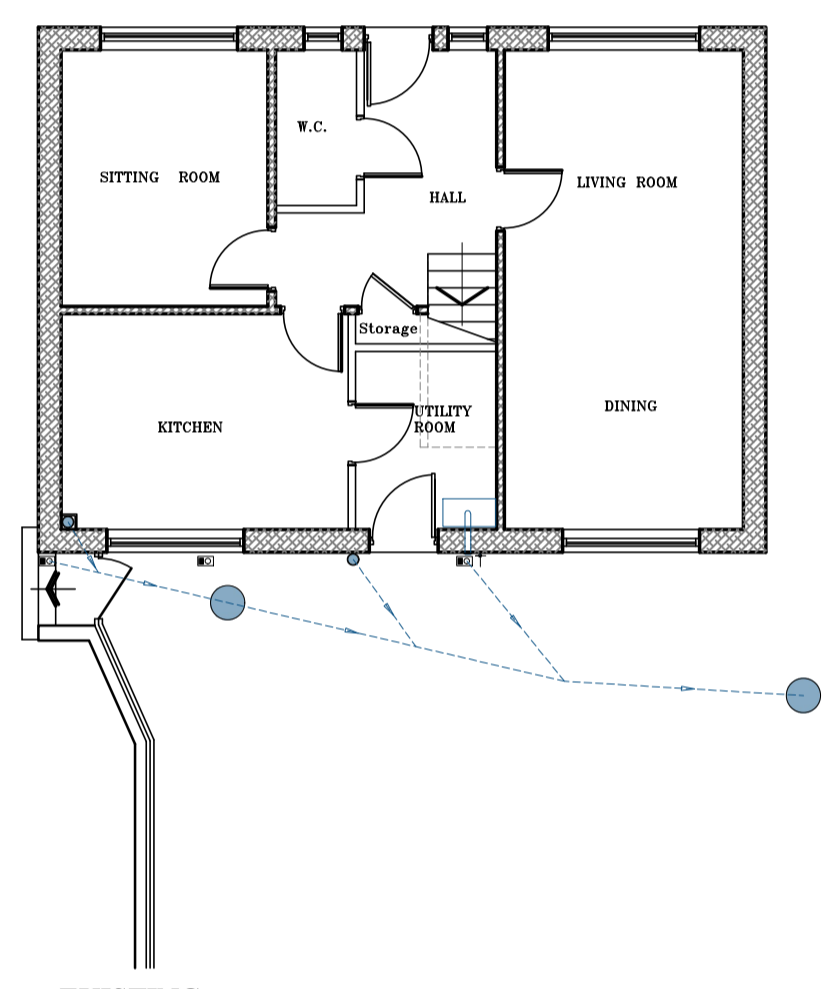
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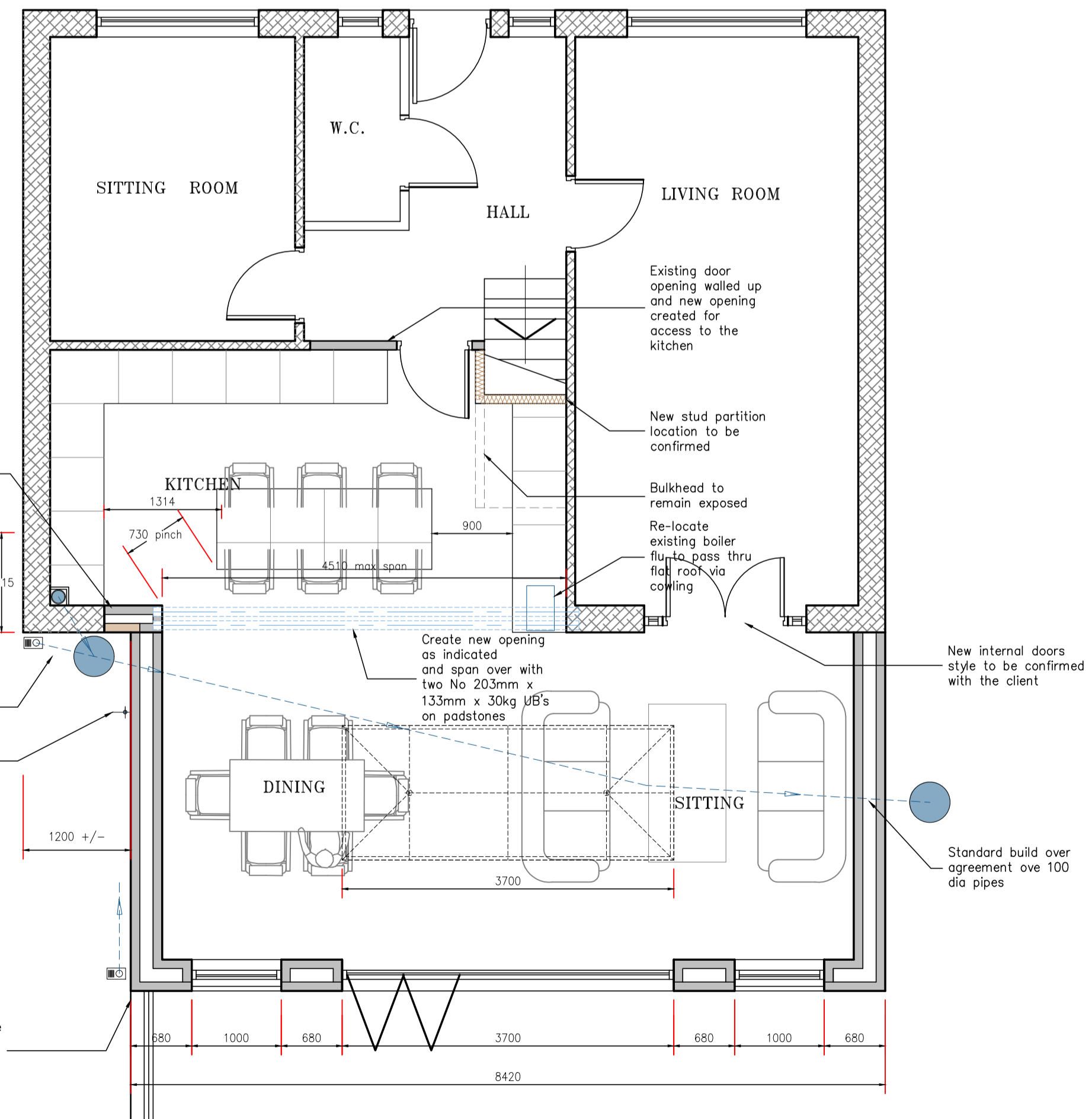
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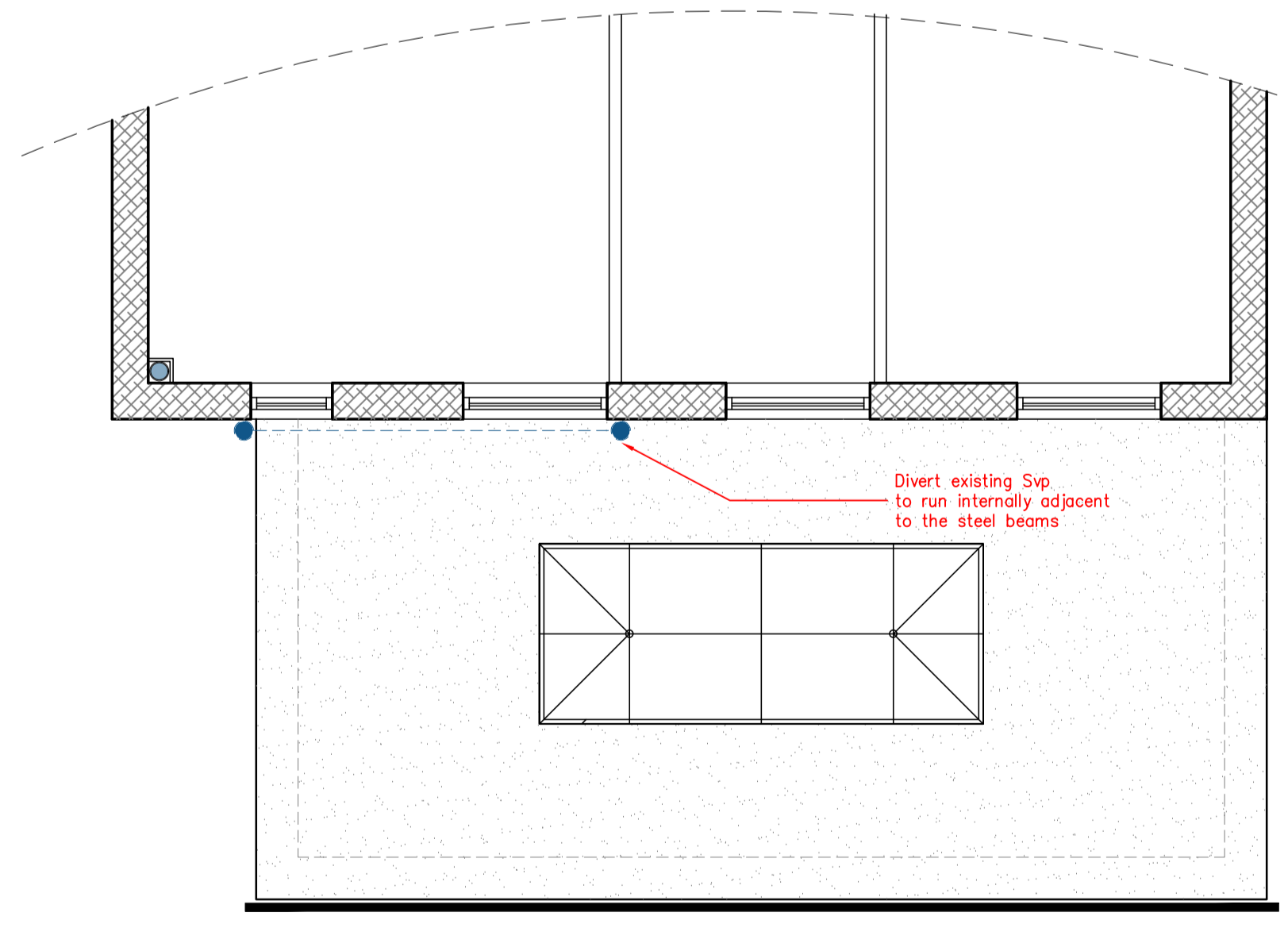
PROPOSED SIDE ELEVATION Scale 1:100



EXISTING GROUND FLOOR PLAN Scale 1:50



PROPOSED GROUND FLOOR PLAN Scale 1:50



PROPOSED ROOF PLAN Scale 1:50

MAIN SPECIFICATION

FOUNDATIONS
 ALL FOUNDATIONS TO BE C30 GRADE CONCRETE AND OF A STRIP FOOTING DETAIL 600mm WIDE AND MASS POURED TO A LEVEL OF -300mm BELOW GROUND FLOOR LEVEL AND D.P.C. LEVEL. FOUNDATIONS TAKEN DOWN TO A DEPTH OF 1000mm AS MIN FROM ORIGINAL GROUND AND AGREED WITH BUILDING CONTROL. FOUNDATIONS TO BE SHUTTERED PRIOR TO POURING AND GROUND BACKFILLED AND LEVELED TO 150mm BELOW DPC AS MIN.
 GROUND BEARING PRESSURE IS 152 kN/sq.m. ANY DIFFERENCE IN EXCAVATION BETWEEN THE MINIMUM FOUNDATION DEPTH AND THAT REQUIRED TO ACHIEVE THE DESIGN GROUND BEARING PRESSURE, MAY BE MADE UP IN GENT OR ST1 MASS CONCRETE.
 NO CONCRETE SHALL BE POURED UNTIL EXCAVATION HAS BEEN INSPECTED BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. ALL EXCAVATIONS SHALL BE PROPERLY PROTECTED UNTIL INSPECTION HAS BEEN CARRIED OUT. FOUNDATIONS STEPPED ON ELEVATION SHOULD OVERLAP BY TWICE THE HEIGHT OF THE STEP, BY THE THICKNESS OF THE FOUNDATION, OR 300mm WHICHEVER IS GREATER. THE HEIGHT OF THE STEP SHOULD NOT BE GREATER THAN THE THICKNESS OF THE FOUNDATION.
 FOUNDATIONS TO BE TAKEN BELOW ALL DRAINS WITHIN 1000mm.
 FOUNDATIONS BUILT UP TO BASE OF SOLE PLATE USING 140mm SOLID 7KN FOUNDATION BLOCKS

EXTERNAL WALLS

350mm WALLING MADE UP OF THE FOLLOWING OUTER LEAF BUILT WITH ARTIFICIAL STONEMARK, WITH 100mm CEMENT BEAD OFF OF TOP OF FOOTING (-150.00 BELOW G.F.L.) POLYMER TYPE DPC AT MINIMUM 150mm ABOVE FIN. GROUND LEVEL D.P.C. 200 GAUGE D.P.M. UNDER 100mm OVERSITE CONCRETE. WITH 50mm SAND BLINDING BELOW ON 150 LAYERS OF WELL COMPACTED CLEAN HARDCORE. JOISTS AT EAVES AND VERGE LEVEL. TO BE CLOSED AND INSULATED. BRICKWORK TIED TO 100 7mm BLOCKWORK WITH STAINLESS CAVITY TIES AT 900mm HORIZONTAL AND 450mm VERTICAL CENTRES (STAGGERED). ALSO AT 300mm VERTICAL CENTRES AT ALL REVEALS. ALL CAVITIES TO BE CLOSED AT EAVES, VERGE AND OPENINGS INCORPORATING VERTICAL DPC. ALL UNTELS TO BE CATNIC CG 150-100 OR EQUALLY APPROVED WITH 150mm BEARING AS MIN EACH SIDE COMPLETE WITH CAVITY TRAYS.
 INSULATE 150mm CAVITY WITH 150mm DRY THERM 32 ROCKWOOL. INSIDE LEAF FINISHED WITH DOT AND DAB 12.5mm PLASTER BOARD AND FINISH SKIM ALL PLASTERBOARD SURFACES (UNLESS OTHERWISE INDICATED). GALVANISED M.S. PLASTER-BEADS TO ALL EXTERNAL ANGLES. 150 x 25mm S.W. SPLAYED SKIRTINGS TO ALL ROOMS WITH MITRES AT ALL INTERNAL & EXTERNAL CORNERS. ALL FIXED USING A CONTINUOUS BEAD OF ADHESIVE. EXTERNAL WALLS TO ACHIEVE MAXIMUM OVERALL U VALUE OF 0.15

INTERNAL PARTITIONS

LOAD BEARING AND NON LOAD BEARING PARTITIONS TO BE FORMED USING 100mm x 50mm C16 FRAME WITH NOGOGS COMPLETE WITH SOLE-PLATES, STRUTTING OR DOUBLED UP JOISTS BOLTED TOGETHER WHEN DIRECTLY UNDER PIN LOCATION. BOTH FACES FINISHED WITH 12.5mm PLASTERBOARD BOARDS SECURED USING DRY LINE SCREWS AND COMPLETE WITH TAPED JOINTS AND FINISHED SKIM OF 2mm. BATHROOMS AND KITCHENS TO HAVE MOISTURE RESISTANT 12.5mm PLASTERBOARD AND FINISH SKIM. GALVANISED M.S. PLASTER-BEADS TO ALL EXTERNAL ANGLES. EXTERIOR 150x25 S.W. SPLAYED SKIRTINGS TO ALL ROOMS WITH MITRES AT ALL INTERNAL & EXTERNAL CORNERS. ALL FIXED USING A CONTINUOUS BEAD OF ADHESIVE.
 VOIDS INSULATED USING 100mm DRY THERM 32 ROCKWOOL

GROUND FLOORS

60mm LEVELLING SCREED ON 150mm RIGID KINGSPAN ON 1200 GAUGE DPM AND (RADON BARRIER IF REQUIRED) ON 100mm FLOORING GRADE CONCRETE (WITH A142 MESH IF REQUIRED) ON 50mm SAND BLINDING ON 150mm LAYERS OF WELL COMPACTED HARDCORE. TO ACHIEVE MAXIMUM OVERALL U VALUE OF 0.15

FLAT ROOF CONSTRUCTION

RUBBER ROOF CONSTRUCTION ADHERED TO 150mm RIGID KINGSPAN ON VAPOUR CONTROL LAYER ON 18mm OSB ON 175mm x 75mm C24 ROOF JOISTS COMPLETE WITH TAPERED FIRING TO PROVIDE A NATURAL FALL TOWARDS THE GUTTERING @ 400mm max. c/s AND SECURED TO WALL PLATES ALL NECESSARY BINDERS AND WIND BRACING. FORM NEW APERTURE FOR THE LANTERN USING TRIPLED AND DOUBLED UP ROOF JOISTS BOLTED TOGETHER AND HUNG ON HEAVY DUTY HANGERS (DESIGNED BY A STRUCTURAL ENGINEER). ROOF LANTERN BUILT UP WITH A 150mm UPSTAND COMPLETE WITH 35mm INSULATION TO AVOID THERMAL BRIDGING. UNDERDRAW CEILING WITH 12.5mm PLASTER AND FINISH SKIM
 ROOF TO ACHIEVE OVERALL U VALUE OF 0.15W/m2K. WITH 150mm KINGSPAN BETWEEN RAFTERS AND INSULATED PLASTER BOARD OVER. SECURED WITH DRY LINE SCREWS COMPLETE WITH A 2mm FINISH SKIM

HEATING INSTALLATION

RELOCATE BOILER SYSTEM WITH NEW FLU WITH ELBOW TO PASS THROUGH THE NEW FLAT ROOF VIA A COWLING AND GASKET
 HEATING CONTROLS VIA PROGRAMMER, ROOM/APPLIANCE THERMOSTATS, THERMOSTATIC RADIATOR VALVES (TRVs) AND INDEPENDENT TIME AND TEMPERATURE CONTROLS. WET UNDER FLOW HEATING AND MANIFOLD ALL LOCATIONS TO BE AGREED ON SITE.
 ON COMPLETION, A SUITABLE COMMISSIONING CERTIFICATE IS TO BE ISSUED FOR THE HEATING AND HOT WATER SYSTEM. SUCH CERTIFICATE TO FOLLOW THE GUIDANCE OF BUILDING REGULATIONS.
 A SUITABLE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS FOR THE HEATING AND HOT WATER INSTALLATION TO BE PROVIDED FOR THE OCCUPANTS OF THE DWELLING BY THE INSTALLATION ENGINEER.

DRAINAGE

SINGLE STACK EXTERNAL DRAINAGE SYSTEMS ABOVE GROUND TO COMPLY WITH BS 4514.
 100mm DIAMETER SOIL & VENT PIPES TO TERMINATE 900mm ABOVE OPENING LIGHTS
 S & V.P.'s TO DISCHARGE DIRECTLY INTO AN INSPECTION CHAMBER VIA A 110mm DIA. REST BEND.
 BATHS, SINKS AND SHOWERS TO HAVE 40mm DIA. WASTE OUTLETS WITH 76mm DEEP SEAL TRAPS. BASINS TO HAVE 32mm OUTLETS WITH DEEP SEAL TRAPS WITH 32mm DIA. WASTE PIPES UP TO 1700mm LONG. 40mm DIA. WASTE PIPES UP TO 3000mm LONG. ANTI-SYPHONIC TRAPS OR AIR-ADMITTANCE VALVES TO BE FITTED WHERE 50mm DIA. COMMON WASTES ARE USED FOR MORE THAN ONE APPLIANCE.
 COMPLETE SYSTEM TO BE ACCESSIBLE BY PROVIDING ROODING EYES AT CHANGES OF DIRECTION AND REMOVABLE TRAPS OR ROODING EYES.

EXTERNAL DRAINAGE

ALL NEW DRAINS TO BE 110 mm dia PVC-U PIPES WITH FLEXIBLE PUSH-FIT POLYPROPYLENE COUPLINGS LAID TO A TRUE GRADIENT (MINIMUM FALL OF 1:40) AND STRAIGHT LINE ON A SOLID AND EVEN BED. TO BE ENCASED IN 150mm OF CONCRETE WHERE PASSING UNDER BUILDING AND WITHIN 300mm OF UNDERSIDE OF CONCRETE SLAB.
 ALL BRANCHES CONNECTED INTO NEW 450mm MANHOLES WHERE INDICATED.
 DRAINAGE SYSTEM TO BE TESTED TO APPROVAL OF L. A. BUILDING CONTROL OFFICER PRIOR TO BACK-FILLING OF TRENCHES. FILL TO BE WELL COMPACTED IN 300mm LAYERS.
 WHERE TRENCH IS LESS THAN 1000mm FROM FOUNDATIONS, PIPEWORK TO HAVE 150mm CONCRETE SURROUND AND AT A LEVEL NOT LOWER THAN BOTTOM OF FOUNDATION. USE R. CONCRETE UNTELS TO SUPPORT EACH LEAF OVER DRAINS PASSING THROUGH WALLS. OPENING TO BE MASKED WITH RIGID SHEET MATERIAL TO PREVENT INGRESS OF FILL OR VERMIN.
 INSPECTION CHAMBER TO BE POLYPROPYLENE WITH PRE-FORMED CONNECTIONS AND BEDDED IN WET (150mm) CONCRETE BASE. EXCAVATIONS BACK-FILLED WITH 'XS-DUC' MATERIAL. L.C. FITTED WITH LIGHT-DUTY CAST-IRON COVERS IN GARDEN AREAS AND MEDIUM DUTY CAST IRON IN DRIVEWAYS.
 INSPECTION CHAMBERS TO BS 8301 WITH A15 CLASS TO FOOTPATHS AND GARDENS AND C250 CLASS TO DRIVEWAY AND PRIVATE DRIVEWAYS
 ALL RAINWATER PIPES AND WASTE PIPES TO DISCHARGE INTO BACK-INLET GULLIES. CONNECT TO EXISTING COMBINED MAN HOLE (LOCATION TO BE CONFIRMED ON SITE)

FIXTURES AND FITTINGS

WINDOWS AND GLAZING TO COMPLY WITH DOC K OF THE BUILDING REGULATIONS. ALL WINDOWS TO BE DOUBLE GLAZED UNITS COMPLETE WITH ARGON GAS TO ACHIEVE A U VALUE OF 1.4 W/m² K AS MIN. TO HAVE OPENING LIGHTS EQUAL TO 1:20th FLOOR AREA. TRICKLE VENTS TO BE FITTED FOR BACKGROUND VENTILATION PURPOSES 10,000mm² OF FREE AIR AND 4000mm² TO NON HABITABLE ROOMS.
 ALL OPENERS TO HABITABLE ROOMS TO HAVE ONE MEANS OF ESCAPE WINDOW AS MINIMUM (750mm x 450mm CLEAR OPENER) WITH A SILL HT OF 1100mm max. ANY GLAZING BELOW 850mm TO BE GLAZED AS ABOVE USING TOUGHENED GLASS. BATHROOM WINDOWS TO BE GLAZED WITH OBSCURE GLASS.
 MECHANICAL FANS. INSTALL MECHANICAL FANS TO PROVIDE 15l / Sec AIR CHANGE TO BATHROOMS AND 30l / Sec AIR CHANGE TO KITCHENS AND UTILITY ROOMS AS MIN.

ELECTRICS ALL LIGHTING TO BE ENERGY EFFICIENT L.E.D BULBS QTY'S AND STYLES TO BE AGREED WITH CLIENT
 ALL ELECTRICAL WORK AS CONDITION TO MEET THE REQUIREMENT OF PART P (ELECTRICAL SAFETY) AND THEREFORE MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
 ACCESSIBLE SOCKET AND SWITCH OUTLETS. ALL SOCKETS AND SWITCH OUTLETS IN HABITABLE ROOMS TO BE A MINIMUM OF 450mm AND A MAXIMUM OF 1200mm ABOVE FINISHED FLOOR LEVEL.
 FIRE SAFETY
 NEW FIRE DOOR TO KITCHEN AREA TO BE 30 MINUTE FIRE DOORS WITHIN 25mm REBATED FRAMES WITH INTUMESCENT STRIPS
 DETECTION
 MANS WIRED INTERLINKED SMOKE DETECTION TO HALL AND HEAT DETECTORS TO KITCHEN

- NOTES
- CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK ON SITE.
 - CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENTS WORK TO BE CARRIED OUT AS SHOWN ON THIS DRAWING.
 - WRITTEN DIMENSIONS ONLY ARE TO BE USED FROM THIS DRAWING-IF ANY DOUBTS EXIST-ASK FOR CLARIFICATION.

THIS DRAWING AND THE CONDITIONS AND PROVISIONS THEREOF ARE THE PROPERTY OF P.D ARCHITECTURAL SERVICES AND WILL BE LOANED OR REPRODUCED ONLY UNDER CONTRACT.

Rev B | Soil pipe diversion added | 27.02.2025

P.D ARCHITECTURAL SERVICES

- Plans drawn for local authority approval
- Domestic Extensions
 - Loft Conversions
 - New garages / Conservatories
 - New Homes



Tel: 07867784564 Free Consultation / Survey

Title: EXISTING AND PROPOSED PLANS
 Project: PROPOSED REAR EXTENSION AND SIDE WINDOW UNDER PERMITTED DEVELOPMENT AT: 11 WADSWORTH COURT CLECKHEATON. BD19 3UN
 Client: MR HARDEEP BAJRA

Scale: 1:100 & 1:50	Drawn: P.M	Rev
Date: FEB 2026	PDA26-033-001.	B