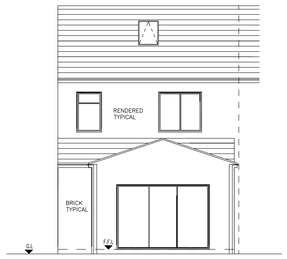
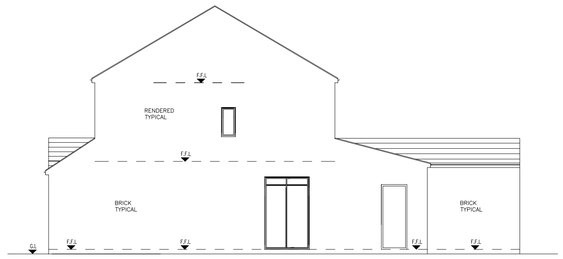


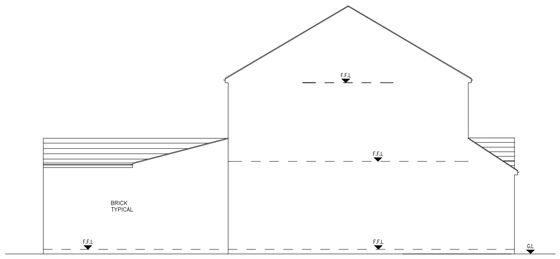
EXISTING FRONT ELEVATION 1:100 (WEST)



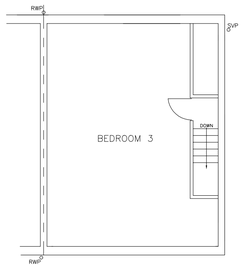
EXISTING REAR ELEVATION 1:100 (EAST)



EXISTING SIDE ELEVATION 1:100 (SOUTH)



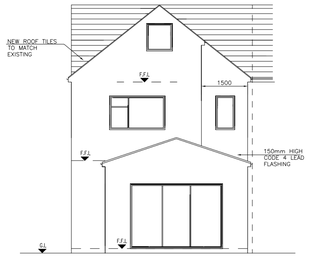
EXISTING SIDE ELEVATION 1:100 (NORTH)



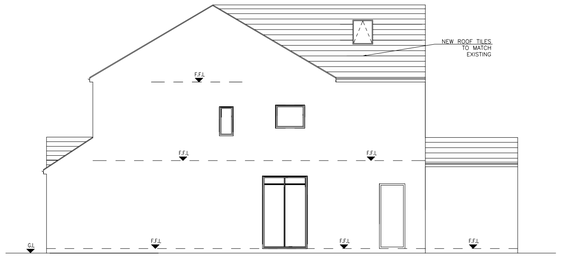
EXISTING SECOND FLOOR PLAN 1:100



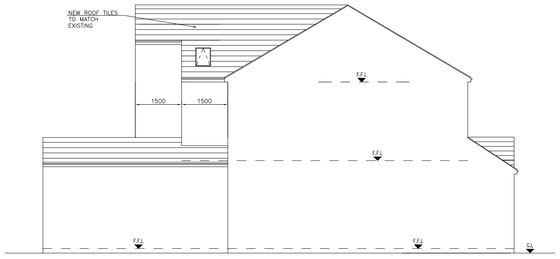
PROPOSED FRONT ELEVATION 1:100 (WEST)



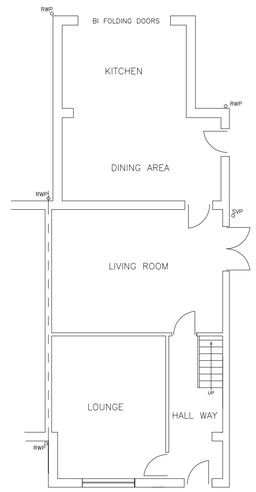
PROPOSED REAR ELEVATION 1:100 (EAST)



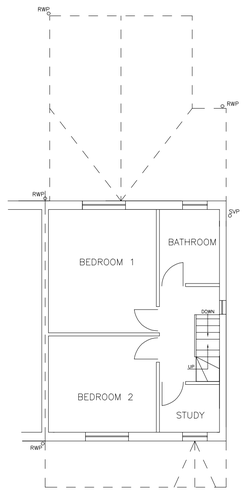
PROPOSED SIDE ELEVATION 1:100 (SOUTH)



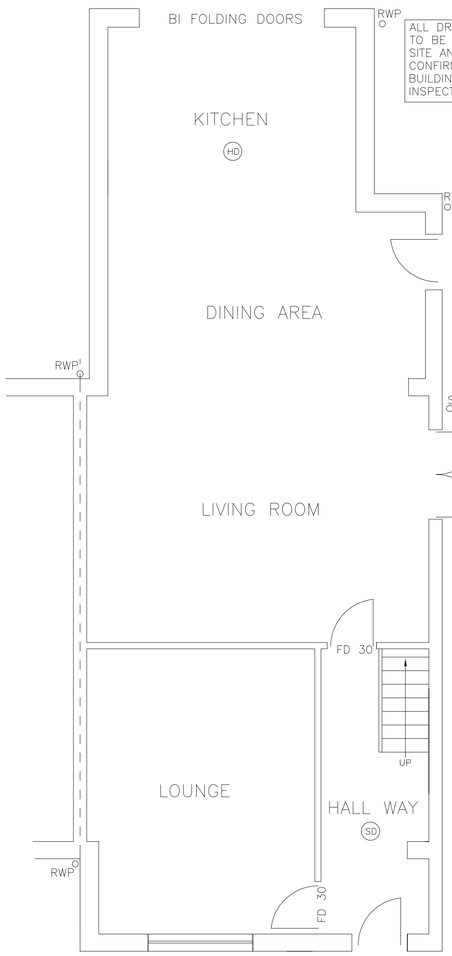
PROPOSED SIDE ELEVATION 1:100 (NORTH)



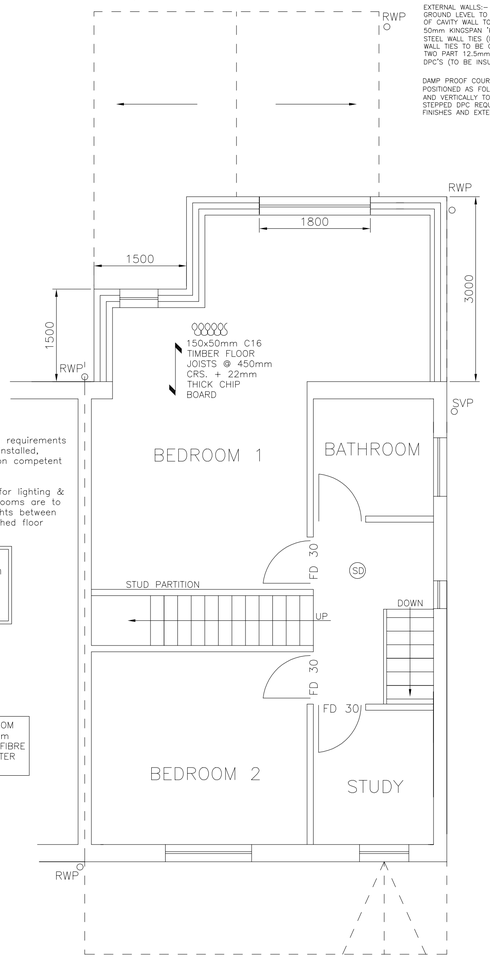
EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:50

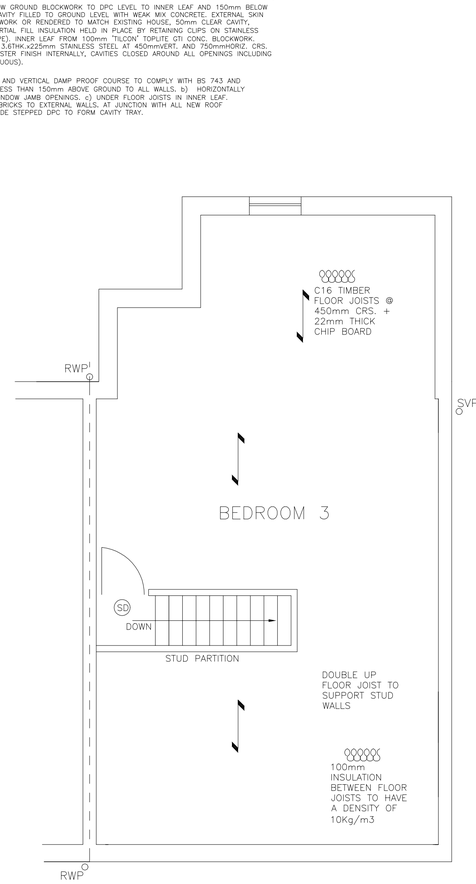


PROPOSED FIRST FLOOR PLAN 1:50

CONSTRUCTION SPECIFICATION:-

EXTERNAL WALLS:- (0.28W/M2) BELOW GROUND BLOCKWORK TO DPC 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 OR RENDERED TO MATCH EXISTING HOUSE. 50mm CLEAR CAVITY. 50mm KINGSPAN 'KOOLTHERM' K8 PARTIAL FILL INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm "TILCON" TOPLITE (TI CONC. BLOCKWORK. WALL TIES TO BE CATNIC OR SIMILAR 3.6THK.x225mm STAINLESS STEEL AT 450mmVERT. AND 750mmHORIZ. 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.



PROPOSED SECOND FLOOR PLAN 1:50

FIRE PRECAUTION:- DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM.

ROOF CONSTRUCTION:- LOW PITCH ROOF TILES, FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFOIL FELT ON RAFTERS @ 450mm CRS FIXED TO 100x50 WALL-PLATE AT EAVES LEVEL. ALL TO BE IN ACCORDANCE WITH BS:5268. PROVIDE THE FOLLOWING @ CEILING LEVEL C16 AT 450mm CRS (0.16 W/M2) PROVIDE min. 300mm THK. MINERAL WOOL INSULATION TIGHT BETWEEN CEILING JOISTS WITH 12.5mm PLASTERBOARD AND SKIM FINISH. (PART L).

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 NEW EXTENSION.:- NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 8000SQ.mm.(5000SQ.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 POSTIONED ELSEWHERE IN KITCHEN.

LATERAL SUPPORT TO ROOF:- WALL PLATES 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 3No. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS:5268 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.

HEATING:- EXTENSION TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

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

PLUMBING:- GROUND FLOOR; NEW KITCHEN SINK VIA 40mm DIA. UPVC WASTE WITH 75mm DEEP SEAL TRAP TAKEN THROUGH WALL TO NEW B.I.G TO REAR OF NEW EXTENSION. WASHING MACHINE AND DISH WASHER VIA 40mm WASTE AND PROPRIETARY DEEP SEAL TRAP TO B.I.G AS ABOVE.

DRAINAGE:- NEW RWP AND BIG TAKEN INTO EXISTING DRAIN RUN VIA NEW MANHOLE IN GARDEN

PLUMBING:- WASH HAND BASIN VIA 40mm DIA. UPVC WASTE AND 75mm DEEPSEAL 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/SIDE ELEVATION CONNECTED TO EXISTING DRAIN RUN VIA MANHOLE.

WINDOWS/DOORS:- (1.6W/m&K) NEW WINDOW 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

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 ACHIEVE 150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF COURSE/CAVITY TRAY

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: PLANNING & BUILDING CONTROL

Architectural Design and Consulting Engineers Ltd
CONTACT ASIF NEKI
MOB: 07970 020 028
EMAIL: asif@andesigns.eu
28 HEADFIELD ROAD
DEWSBURY. WF12 9JE

CLIENT
MR ASID JAVEED
19 GRANGE ROAD
BATLEY
WF17 7AT

PROJECT:
PROPOSED REAR EXTENSION

TITLE:
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE @ SIZE:	CHECKED:	APPROVED:
1:100/50		
CAD FILE:	DESIGN/DRAWN:	DATE: MARCH 2026

PROJECT No:	DRAWING No:	REV:
	05	-