

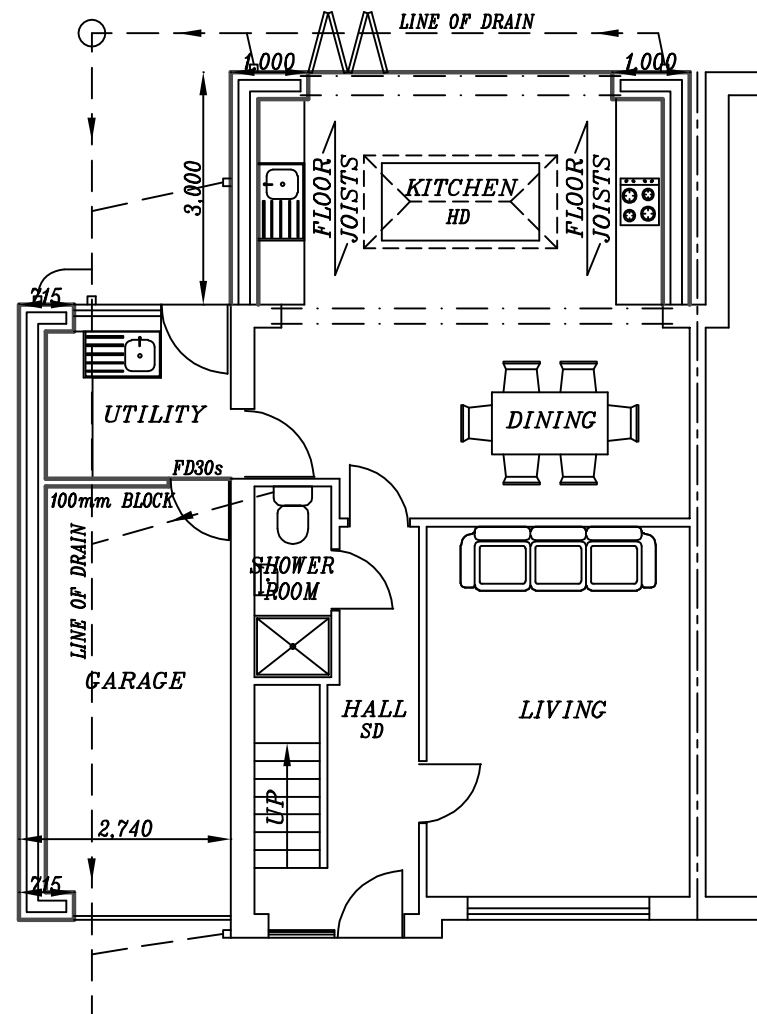
EXISTING GROUND FLOOR PLAN

EXISTING GARAGE TO BE DEMOLISHED

100mm STEP DOWN TO GARAGE

WALL BETWEEN GARAGE/HOUSE & GARAGE CEILING TO HAVE 30mins FIRE RESISTANCE

WINDOWLESS SHOWER ROOM TO HAVE EXTRACTOR FAN 15l/sec CONNECTED TO LIGHT SWITCH WITH 15min OVER RUN



PROPOSED GROUND FLOOR PLAN

FD30s DOOR TO GARAGE TO BE SELF-CLOSING

1200x2500mm ROOF LANTERN TO KITCHEN TO ENGINEERS DETAILS

ALL UB, PIER & PADSTONE DETAILS TO BE CONFIRMED BY ENGINEER PRIOR TO BUILDING WORKS COMMENCING

1. FOUNDATIONS:
650x200mm CONCRETE STRIP FOUNDATIONS AT DEPTH TO SUIT. MIN. 900mm.
FOUNDATIONS TO INVERT LEVEL OF DRAINS.

2. EXTERNAL WALLS:
100mm BRICK TO OUTER LEAF. 150mm CAVITY RETAINING CLEAR 50mm SPACE. 100mm KINGSPAN THERMAWALL TW50 PARTIAL FILL CAVITY WALL INSULATION. 100mm CONCRETE BLOCKS (7N/mm²) TO INNER LEAF. 12.5mm KNAUF PLASTERBOARD. STAIFIX S/S WALL TIES 250mm HRT4 WITH RETAINING CLIPS. WALL TIES PLACED 750mm HORIZONTALLY, 450mm VERTICALLY & WITHIN 250mm OF ALL OPENINGS.
U-VALUE: 0.18W/m²K. 150x100mm RC LINTELS TO ALL WINDOW AND DOOR OPENINGS. 215x100mm RC LINTELS TO OPENINGS GREATER THAN 1500mm. CAVITY TRAYS ABOVE ALL NEW LINTELS WITH WEEP HOLES @ ENDS. PROPOSED WALLS TO BE BLOCK BONDED INTO EXISTING WALLS.

3.1. MAIN HOUSE ROOF:
CONCRETE TILES TO MATCH EXISTING ROOF INCLUDING BATTEN SPACE. MARLEY 1F UNDERSLATORS FELT OVER 150x50mm C16 RAFTERS @400mm c/c. 150mm CROWN WOOL LAID B/W CEILING JOISTS. 150mm CROWN WOOL LAID OVER CEILING JOISTS. CROWN WOOL TO LINK WITH WALL INSULATION TO AVOID THERMAL BRIDGE. CONTINUOUS ROLL EAVES PANEL TO ADD VENTILATION. VENTILATED SOFTFIT STRIP. RAFTERS SPIKE TO 100x50mm WALL PLATE. WALL PLATE TO BE STRAPPED TO WALL WITH 30x5mm GALV. MILD STEEL STRAPS @1000mm c/c SCREWED AND PLUGGED TO BLOCKWORK. U-VALUE: 0.15W/m²K. CAVITY TRAY ON ABUTMENT OF LEAN TO ROOF. HIGH LEVEL VENTILATION TO LEAN TO ROOF.

3.2. FLAT ROOF:
EPDM RUBBER ROOF MEMBRANE ON 18mm PLY DECK/ OSB3 BOARD. CROSS BATTENS WITH MIN 50mm AIR GAP ON 200x50mm JOISTS @400mm c/c. FASCIA BOARD 200x25mm. INSULATE WITH 100mm KINGSPAN KOOLTHERM K7 B/W JOISTS & 50mm KINGSPAN BELOW JOISTS. U-VALUE: 0.15W/m²K. SIDE FASCIA BOARDS TO BE PACKED OFF 12mm OR VENTILATED SOFTFIT STRIP.

4.1. SUSPENDED TIMBER FLOOR:
22mm TONGUE AND GROOVED FLOOR BOARDS. 200mm ROCKWOOL FLEXI SUPPORTED ON INSULATION SUPPORT NET B/W 200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. VENTILATED VOID. FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL HANGERS. U-VALUE: 0.18W/m²K.

4.2. TIMBER FLOOR VENTILATION:
AIR GRATES TO BE 225x150mm @1800mm c/c & WITHIN 450mm OF ANY WALL END. AIR GRATES TO BE DUCTED ACROSS CAVITY WITH CAVITY LINERS & HAVE DPC'S OVER.

4.2. INTERMEDIATE TIMBER FLOOR:
22mm TONGUE AND GROOVED FLOOR BOARDS ON 200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. 200mm INSULATION QUILT B/W JOISTS. FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL HANGERS.

5. CEILINGS:
150x50mm SC3 CEILING JOISTS @400mm c/c. 12.5mm PLASTERBOARD WITH SKIM.

6. LATERAL RESTRAINT:
LATERAL RESTRAINT PROVIDED FROM ALL FLOOR JOISTS & ROOF RAFTERS PARALLEL TO EXISTING WALL BY 30x5x100mm GALV. MILD STEEL STRAPS AT MAX. 1800mm c/c FIXED OVER MIN. 3No. JOISTS.

7. PARTITIONS:
ALL PARTITIONS 100x50mm FRAMING @400mm c/c. 12.5mm KNAUF PLASTERBOARD WITH SKIM ON BOTH SIDES. WHERE PARTITIONS DIRECTLY ABOVE JOISTS, 2No. JOISTS BOLTED TOGETHER & FIXED DIRECTLY UNDER PARTITION LINE. 100mm CROWN WOOL INSULATION TO PARTITIONS.

8. WINDOWS/VENTILATION:
DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm² TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE: 1.4W/m²K.
EXTRACTOR FAN TO KITCHEN: 60l/sec.
EXTRACTOR FAN TO UTILITY: 30l/sec.
EXTRACTOR FAN TO BATHROOM: 15l/sec.

9. PLUMBING:
WC: 100mm PVC SOIL PIPE.
WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET CULLEY OR SOIL STACK.
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET CULLEY OR SOIL STACK.

10. EXTERNAL DRAINAGE:
S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm CONCRETE. ANY DRAINS PASSING THROUGH WALLS TO HAVE 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING.
MIN. FALL TO FOUL: 1:40.
MIN FALL TO SURFACE WATER: 1:60.
RAIN WATER GUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET CULLEYS.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED 1-STOREY REAR EXTENSION & 2-STOREY SIDE EXTENSION WITH FRONT & REAR DORMERS AT 34 ROWLEY LANE, LEPTON, HUDDERSFIELD, HD8 0JD, FOR MR LEWIS GRIFFIN

SCALE: 1:100(A3)	DATE: MAR 2026	DRAWN BY: ZESHAN KHAWAJA
PLANNING/BUILD REGS		DRAWING NUMBER: 26/4158/LG1

Khawaja
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