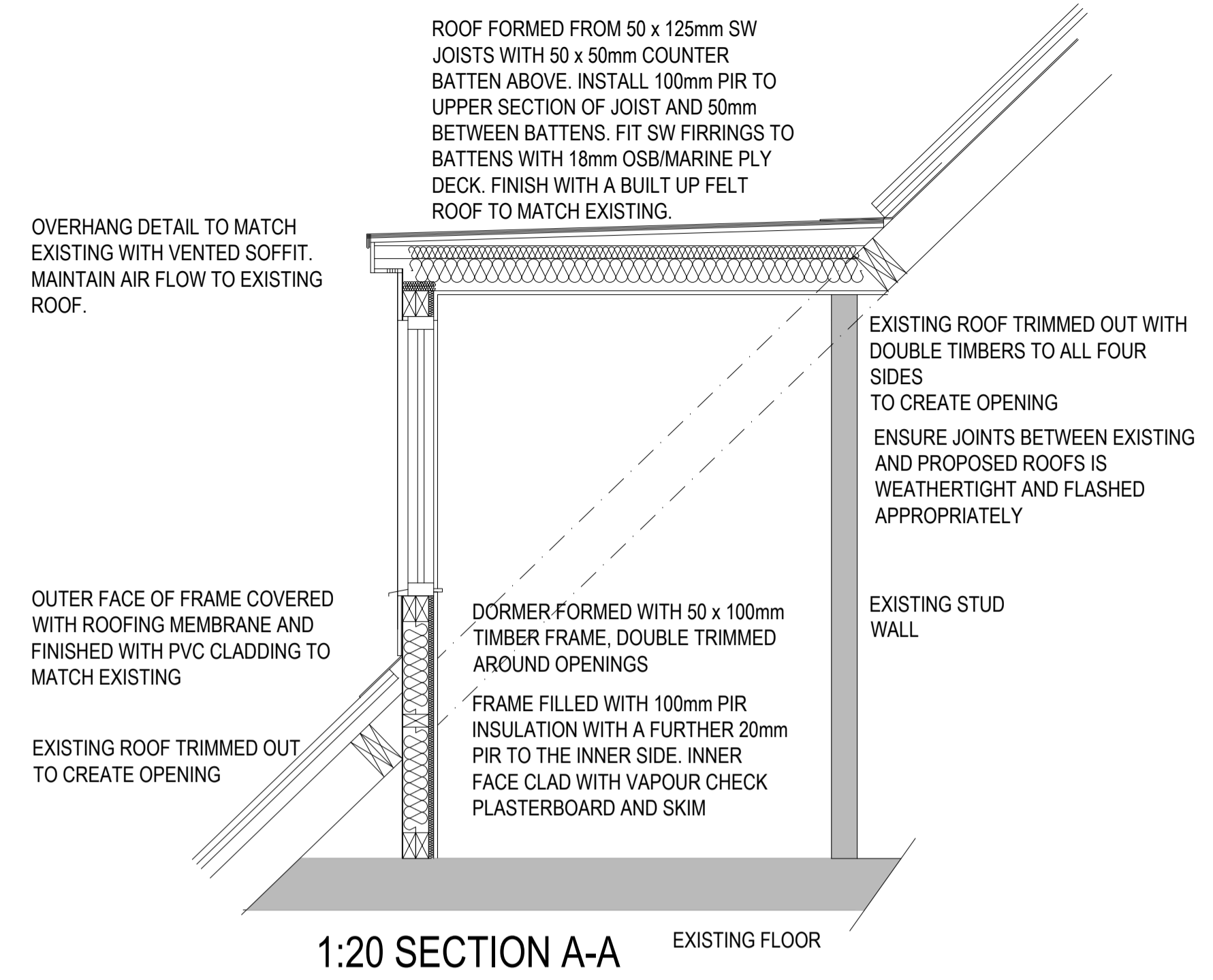
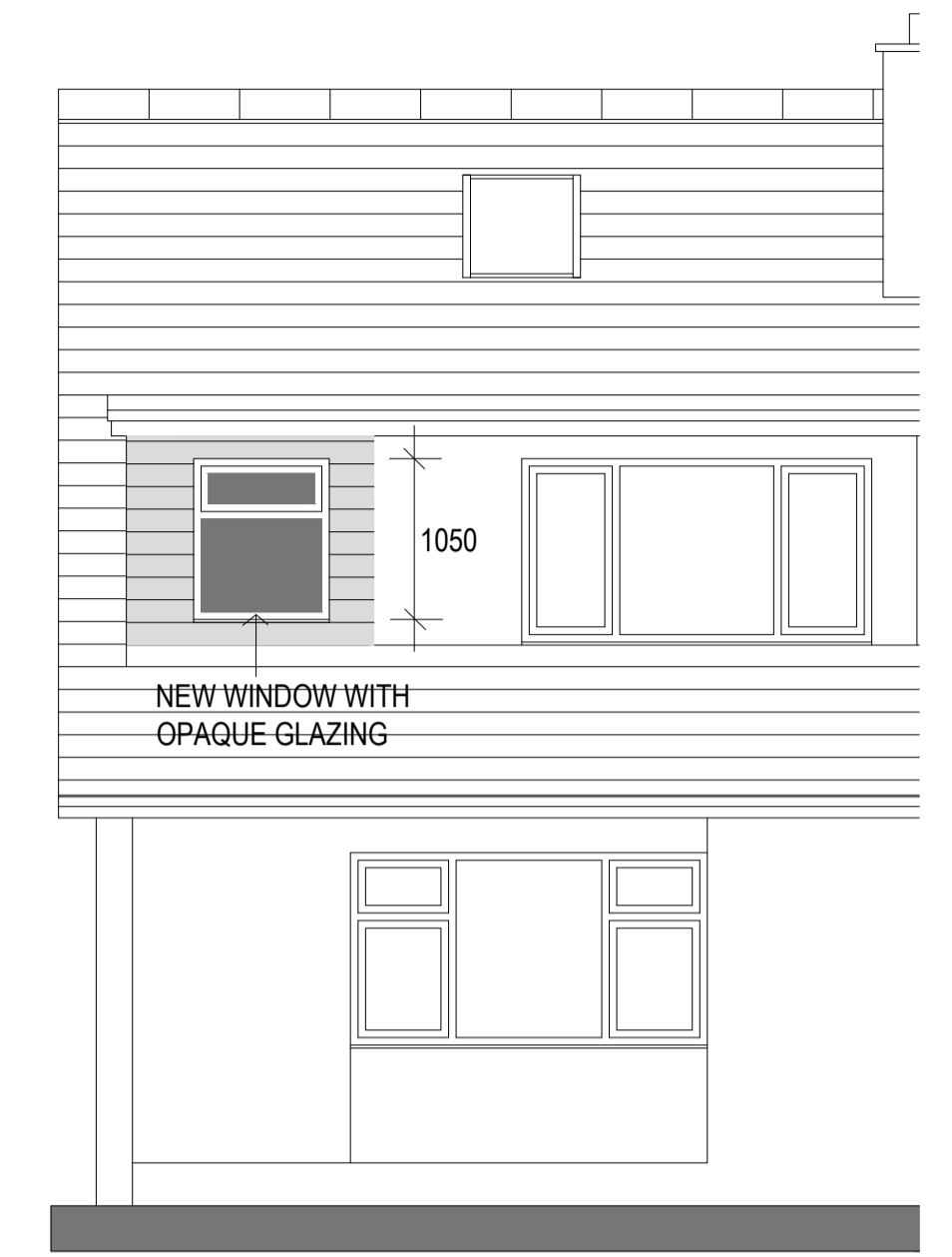


IF IN ANY DOUBT PLEASE ASK THE ARCHITECT FOR CLARIFICATION.
DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
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1:20 SECTION A-A EXISTING FLOOR



1:50 SOUTH EAST ELEVATION



1:50 SOUTH WEST ELEVATION

INTERNAL WALLS:
Stud partitions to be constructed of 50mm x 75mm regularised softwood studs, at minimum 600mm centres with 2 nails per frame joint. Timbers to be upgraded to 75 x 75mm around apertures and to corners.
All stud walls to incorporate full fill mineral wool with 12.5mm plasterboard to both sides. (Min density 10kg/m³)

PLASTERWORK:
Stud partitions to be clad with 12.5mm plasterboard with nominal 2mm Carlite skim finish. Plasterboard to walls and ceilings in bathroom, ensuite and utility to have vapour check barrier. Ceilings to roofspace to have vapour barrier on warm side of insulation.
Structural steel beams to be clad in 15mm 'Fireline' board to achieve fire resistance.
Plasterboard to partitions between bedrooms, bedrooms/bathrooms and intermediate ceilings to have a mass of 10Kg/m².

DRAINAGE ABOVE GROUND:
UPVC pipework to BS 5572 with ring seal joints and traps to be in accordance with BS 3380 and BS 3943.
Shower waste to be 38mm diameter with resealing trap.
Wash hand basin waste to be 32mm diameter with resealing trap.
Branch pipes to wash hand basins to be increased to 40mm where distance to SVP exceeds 1.7m (not to exceed 3m)
WC waste to discharge via 100mm s-trap connection to 100mm PVC foul drain.
100mm Soil Pipe to terminate with a durable cage.

DRAINAGE BELOW GROUND:
Inspection chambers to be Naylor or similar 500mm diameter plastic with standard cast iron cover and frame.
Ground rodding access to be 100mm diameter Naylor or similar.
Drains to be 100mm diameter with flexible joints.
Underground drain runs with less than 900mm cover where sited in driveways or highways should have concrete bed and surround.
Rodding access to be provided at base of each SP.
Minimum fall to a 100mm drain to be 1:40.

WINDOWS, GLAZING AND NATURAL VENTILATION:
Windows to be sealed double glazed units, UPVC, lockable, draughtstripped and weatherproof.
Window units to be glazed with 4mm glass with 16mm air gap and 4mm Low E glass (Pilkington K or equivalent) to achieve 1.4 W/m²K. External Doors to achieve 1.4 W/m²K.

MECHANICAL VENTILATION:
Mechanical extract required in Shower rooms rated at not less than 15 litres/sec, with 15 minute over run on fan.

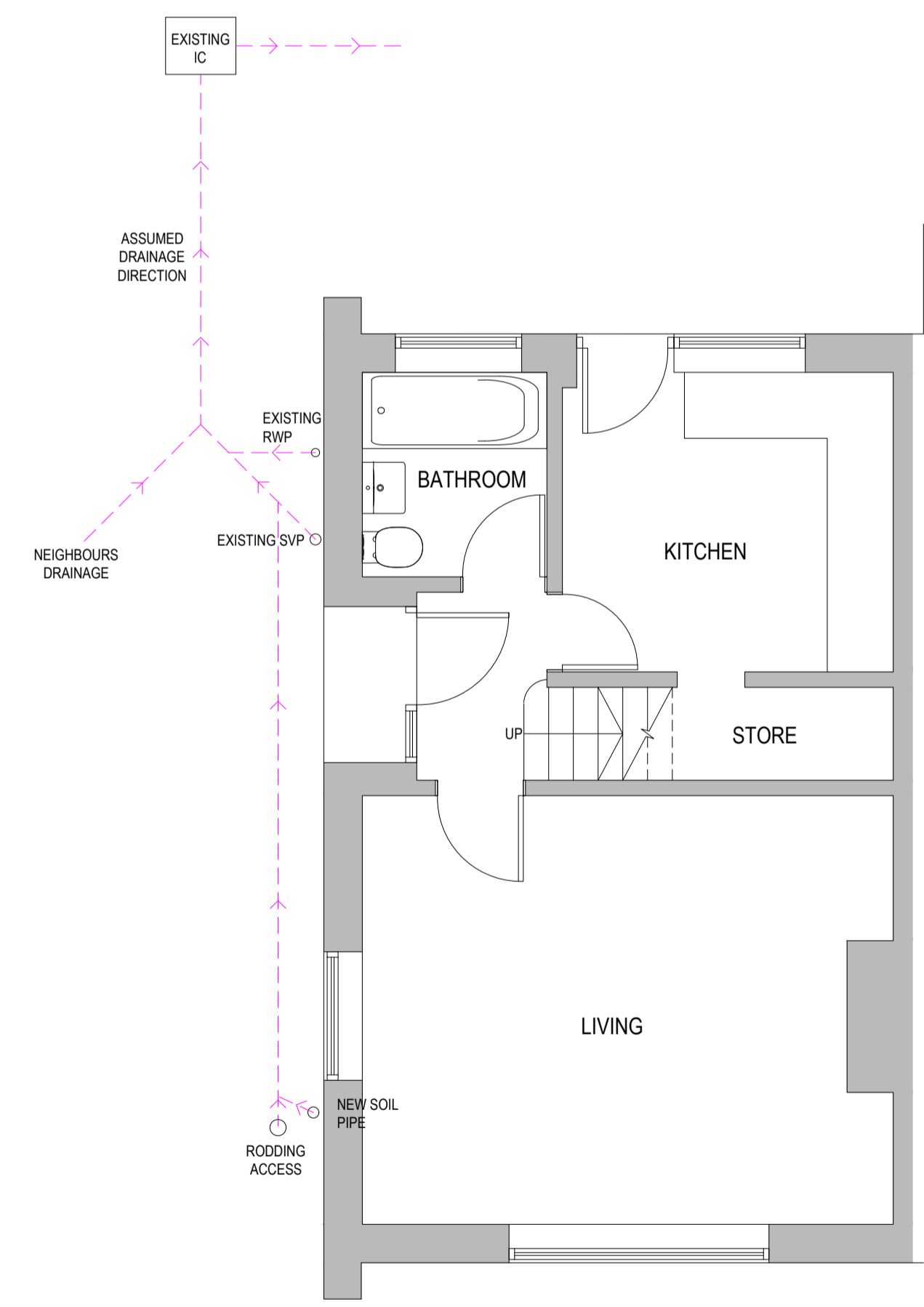
ELECTRICAL:
All electrical work is to be designed, installed, inspected and certified by a person competent to do so. Certificate to be supplied in accordance with BS7671 by person registered with a registered trade body.
Low energy LED lighting to be provided throughout

HEATING AND PLUMBING:
Gas installation to be in accordance with current requirements of the British Gas Corporation and to be installed by a registered Gas Safe fitter.
The systems are to be inspected on completion and a certificate issued indicating their compliance with Part L. The certificate is to be made available to the client and the Building Control body.
In accordance with G4 of the regulation where hot and cold taps are provided on a sanitary appliance the hot tap should be on the left hand side.

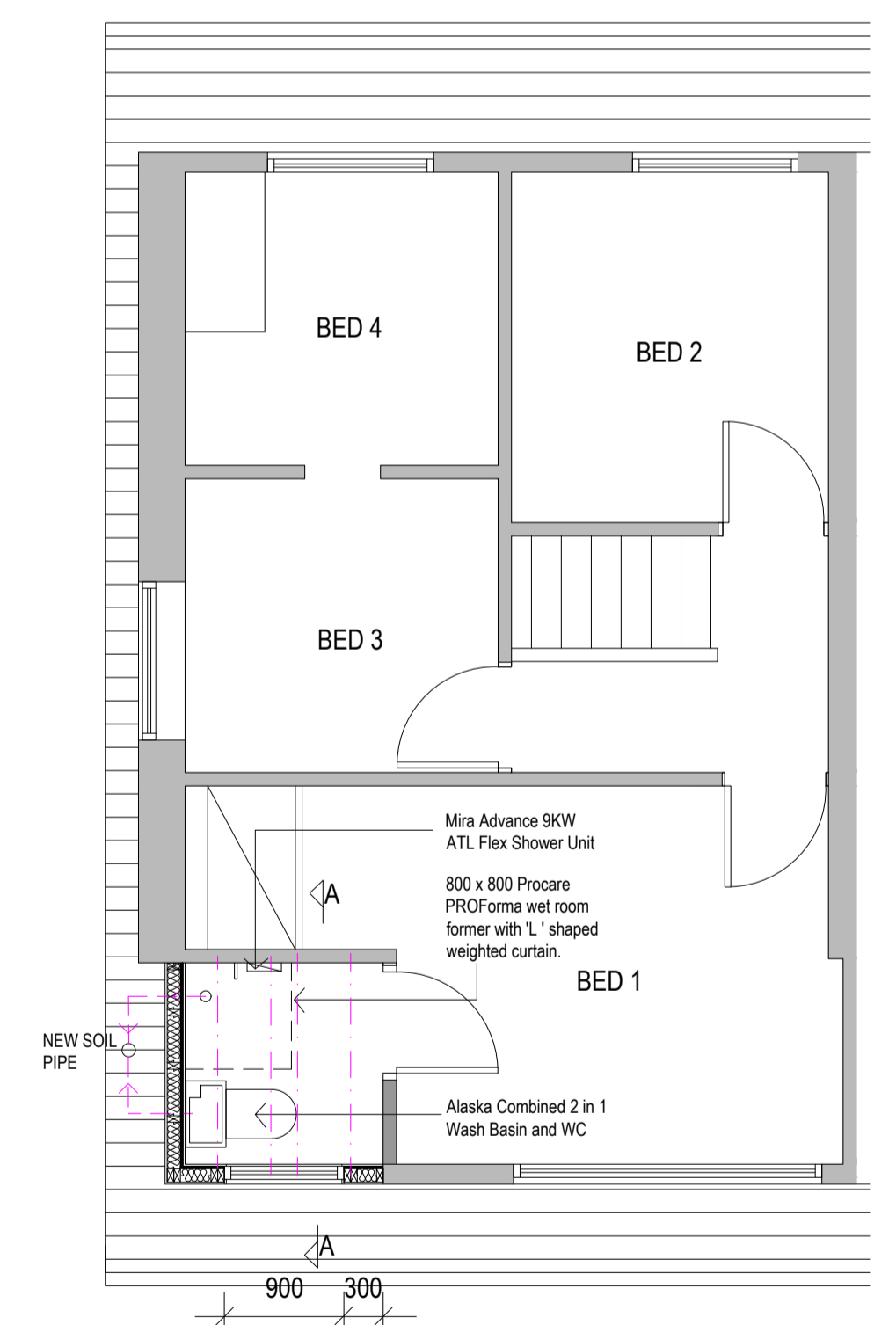
GENERAL NOTES:
Any deviation from the approved drawings must be agreed with the Building Control officer prior to work commencing

DESIGN RISK ASSESSMENT
DEMOLITION:
Where any demolition work is taking place there is a risk to operatives falling from heights, objects falling onto operatives/adjacent property owners. Provide adequate protection.

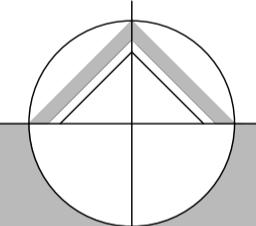
HEAVY COMPONENTS:
Here there is a risk of injury to operatives lifting heavy components, arrange for appropriate lifting and handling equipment.



1:50 GROUND FLOOR PLAN



1:50 FIRST FLOOR PLAN



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client	MR & MRS DINSDALE		
project	DORMER EXTENSION TO 38 UPLANDS DRIVE MIRFIELD WF14 9LZ		
drawing	PROPOSED PLANS & ELEVATIONS		
revision	notes	date	drawn
scale :	1:50 AND 1:20 AT A1	04.26	JH
project no.	2479	drawing no.	02