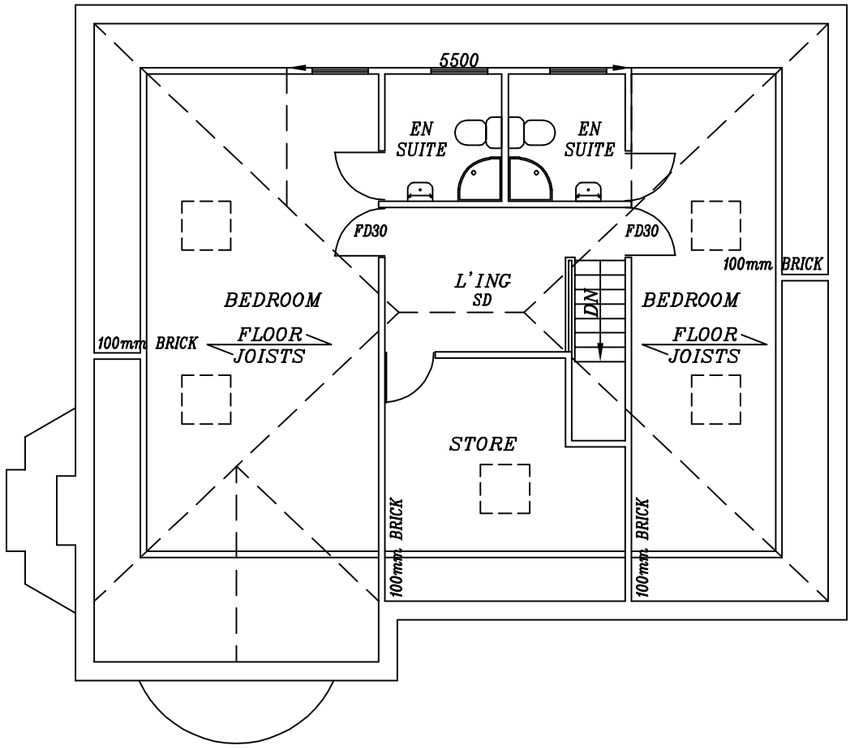
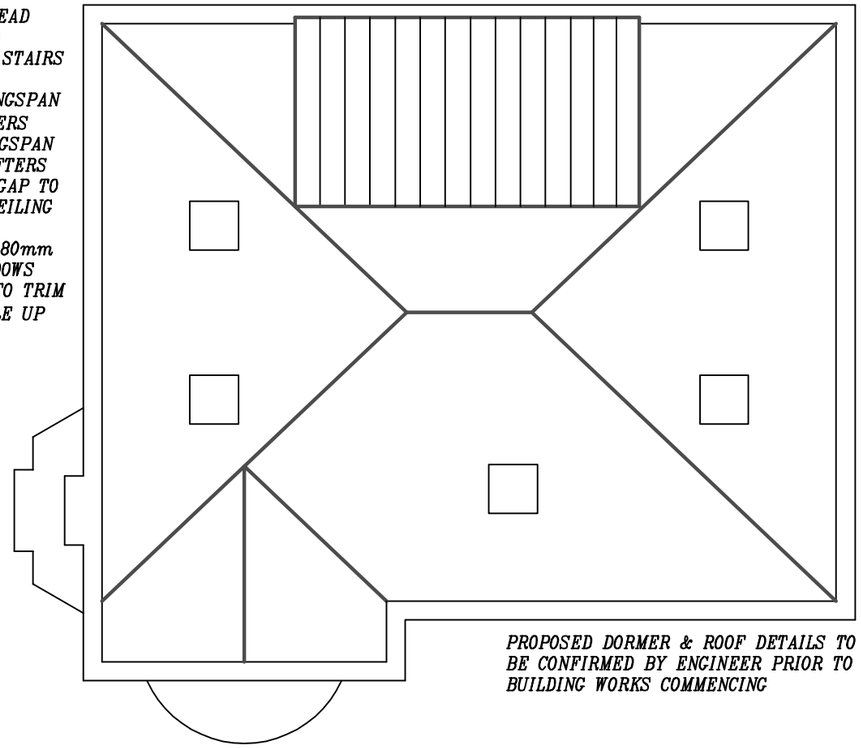


MIN 2m HEAD HEIGHT TO PROPOSED STAIRS

100mm KINGSPAN B/W RAFTERS
50mm KINGSPAN BELOW RAFTERS WITH AIR GAP TO SLOPING CEILING

5No. 780x980mm ROOF WINDOWS RAFTERS TO TRIM OUT/DOUBLE UP

PROPOSED SECOND FLOOR PLAN



PROPOSED DORMER & ROOF DETAILS TO BE CONFIRMED BY ENGINEER PRIOR TO BUILDING WORKS COMMENCING

PROPOSED ROOF PLAN

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 GULLEYS.

11.1. ELECTRICS:

ALL ELECTRICAL WORK TO PART P (BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER.

11.2. SMOKE DETECTORS:

SMOKE DETECTORS TO ALL LEVELS TO BE MAINS WIRED & INTERLINKED WITH BATTERY BACK UP.

11.3. LIGHTING:

ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY MIN 40 LUMENS/CIRCUIT-WATT.

11.4. HEATING:

ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES.

12.1. DAMP PROOFING:

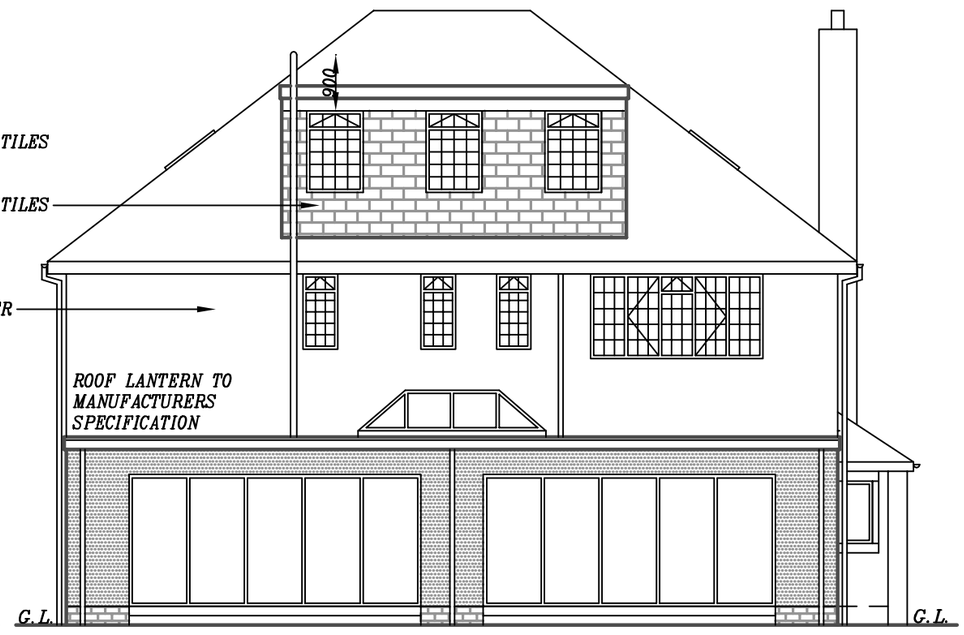
DPC TO BE MIN. 150mm ABOVE FINISHED GROUND LEVEL TO BOTH LEAVES OF CAVITY & INTERNAL WALLS & BE WELL LAPPED WITH DPM WHERE APPLICABLE.
VERTICAL DPC TO ALL NEW WINDOW & DOOR OPENINGS

12.2 STAIRS:

230(GOING)x200(RISE)mm TIMBER STAIRS WITH HANDRAIL HEIGHT 900mm. BALUSTER HEIGHT 1100mm. MAX. GAP B/W BALUSTERS 100mm. 200x50mm TRIMMERS TO BE DOUBLED UP AROUND PERIMETER OF STAIRS OPENING. PARTITIONS AROUND STAIRS TO BE 100x50mm STUD WITH 1/2Hr. FIRELINE PLASTERBOARD & SKIM.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

PROPOSED 1-STOREY REAR EXTENSION, CONVERSION OF GARAGE TO LIVING SPACE, LOFT CONVERSION, & REAR DORMER WINDOW AT 1 DORCHESTER ROAD, HUDDERSFIELD, HD2 2JZ, FOR MRS MUNAZA MIR

SCALE: 1:100(A3)	DATE: JAN 2026	DRAWN BY: ZESHAN KHAWAJA
PLANNING/BUILD REGS		DRAWING NUMBER: 26/4124/MM3

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