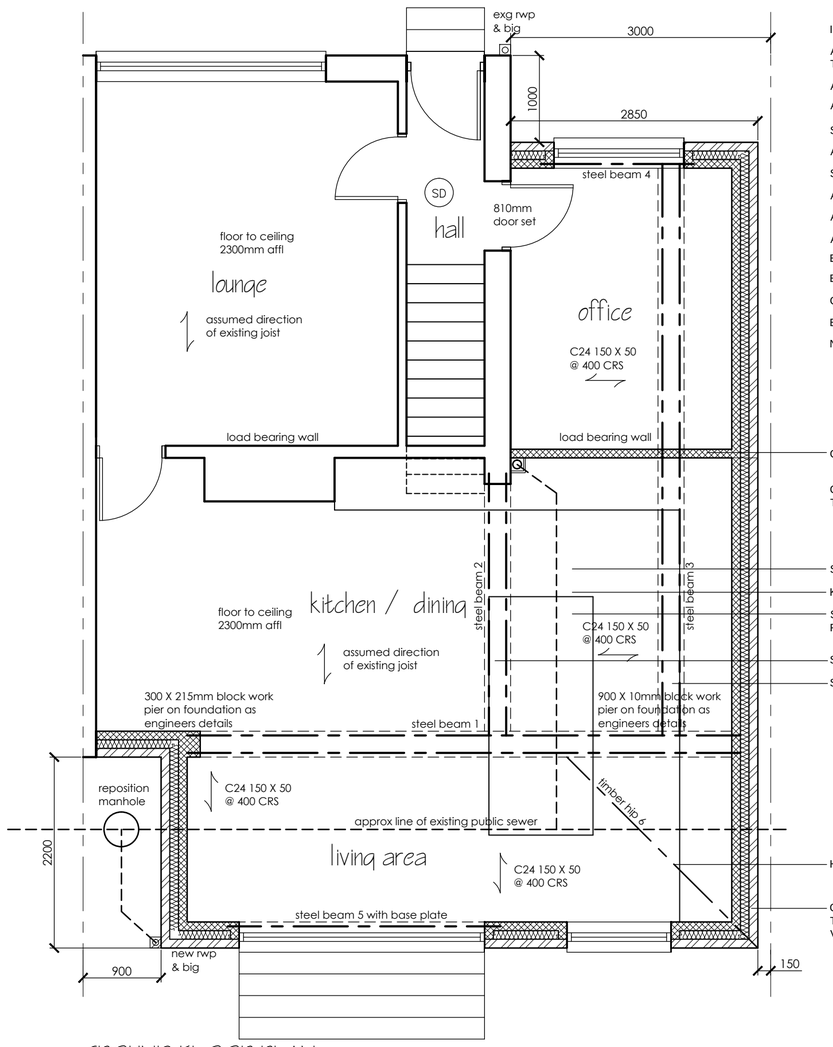


GROUND FLOOR PLAN

INSTALL MAINS OPERATED AND INTER LINKED SMOKE / HEAT DETECTOR / ALARM TO LOCATIONS SHOWN TO BS 5446

ALL ELECTRICAL WORKS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO

ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES

ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR

SUPPLY AND FIX WALL PLATE HOLDING DOWN AND GABLE STRAPS AT 1.25m CRS FIX IN ACCORDANCE WITH MANUFACTURERS DETAILS.

ALLOW FOR WALL PLASTER AND SKIM TO NEW WALLING

SUPPLY AND FIX ENERGY EFFICIENT LIGHT FITTINGS

ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR

ALLOW FOR SAW CUT DPC AT NEW AND EXISTING WALL ABUTMENT

ALL DIMENSION AND SETTING OUT TO BE CHECKED ON SITE AND ANY DISCREPANCES TO BE HIGHLIGHTED TO ARCHITECT

EXTERNAL LIGHTING TO BE MAX. 100 WATT AND HAVE DAY NIGHT CONTROLS

BOILER TO BE INSTALLED AND COMMISSIONED BY APPROVED PERSON AND CERTIFICATE TO BE PROVIDED TO BUILDING INSPECTOR

CATNIC LINTELS TO BE USED TO ALL NEW DOOR AND WINDOW OPENINGS AND INSULATED DPC TO ALL WINDOW REVEALS

EXISTING FOUNDATIONS TO BE EXPOSED FOR BUILDING INSPECTOR TO CHECK IF ADEQUATE TO SUPPORT ADDITIONAL LOADS

NEW CAVITY WALLS TO BE SUITABLY BONDED IN TO THE EXISTING WALLS AND TO HAVE A CONTINUOUS CAVITY

CONSTRUCT NEW 100mm LOAD BEARING BLOCK WORK AND PLASTERBOARD AND SKIM AND ALLOW FOR FOUNDATION

CONSTRUCT NEW 100mm STUD WORK AND PLASTERBOARD AND SKIM TO FORM ROOM WALLS WITH DOOR OPENINGS. INFILL BETWEEN STUDS WITH 50mm THICK MINERAL WOOL INSULATION

SUPPLY AND FIX EXTRACT FAN / COOKER HOOD / FAN TO KITCHEN AT A RATE OF 60 LITRES / SECOND TO COMPLY WITH CURRENT BUILDING REGULATIONS

KITCHEN FITTINGS AS CLIENTS SPECIFICATION

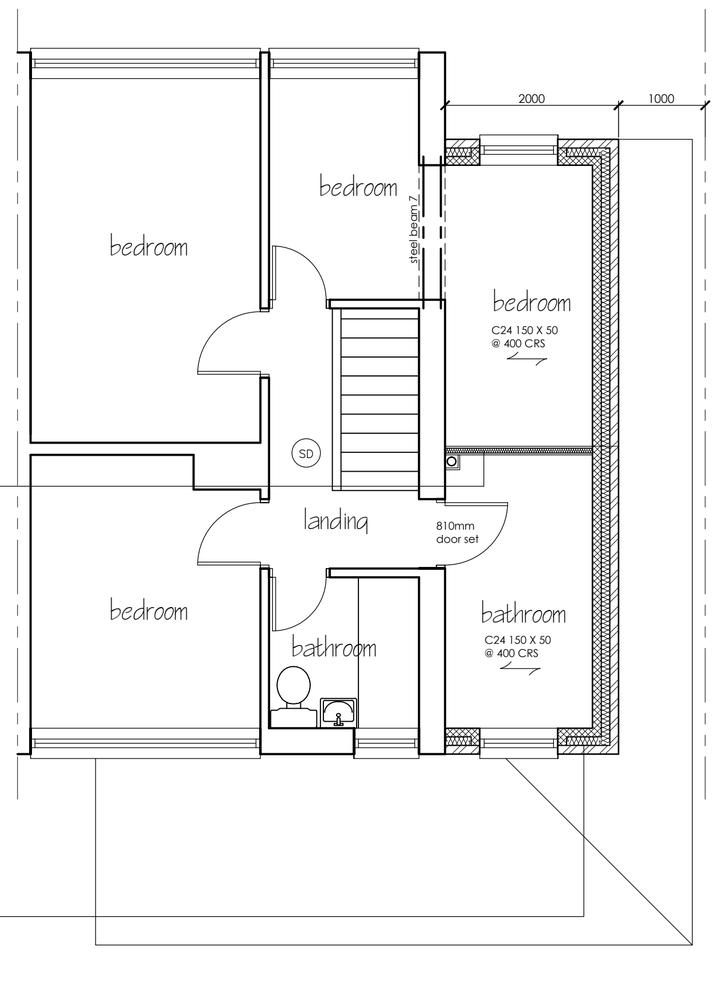
SINK TO HAVE 40MM DIA. WASTE. ALL TO BE CONNECTED INTO EXISTING DRAINAGE. ALL WASTE TO HAVE 75MM DEEP SEALED TRAP. ALLOW FOR RESEALING ALL TRAPS.

SUPPLY AND BUILD IN STEEL BEAM AS ENGINEERS DETAILS PLASTER WITH 2 LAYERS OF 12.5MM FIRE LINE BOARD TO GIVE 1 HOUR FIRE RESISTANCE.

SUPPLY AND BUILD IN STEEL BEAM AS ENGINEERS DETAILS PLASTER WITH 2 LAYERS OF 12.5MM FIRE LINE BOARD TO GIVE 1 HOUR FIRE RESISTANCE.

HIP MEMBER TO ROOF AS ENGINEERS DETAILS

GENERAL WALL CONSTRUCTION TO BE 102MM BRICK WORK TO MATCH EXISTING,25MM CLEAR CAVITY 75MM THICK PARTIAL FILL CAVITY KINGSPAN KOOL THERMAWALL K108 INSULATION BOARD TO COMPLY WITH CURRENT BUILDING REGULATIONS, 100MM THICK BLOCK WORK INNER SKIN. WALL TIES TO BE VERTICAL TWIST TYPE AT 750MM MIN. CRS. AND 450MM CRS VERTICALLY. USE CROCODILE CLIPS AT NEW AND EXISTING WALL ABUTMENT



FIRST FLOOR PLAN



NEW ROOF RIDGE TILES TO MATCH EXISTING BUILDING

NEW ROOF TILES TO MATCH EXISTING BUILDING

NEW UPVC GUTTER AND BRACKETS AND NEW FASCIA BOARDS TO MATCH EXISTING BUILDING

ALL NEW WINDOWS TO MATCH EXISTING HOUSE AND ARE TO BE FITTED WITH TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION. ALL WINDOWS AND DOORS AND ROOF LIGHTS TO OBTAIN W.E.R. BAND C AS A MIN. AND CERTIFICATE TO BE PROVIDED TO BUILDING INSPECTOR

BRICK WORK TO WALLING TO BUILDING TO MATCH EXISTING BUILDING

LEAD WORK AT ROOF AND WALL ABUTMENT MIN 150MM UP FACE OF WALL

NEW ROOF HIP TILES TO MATCH EXISTING BUILDING

NEW ROOF TILES TO MATCH EXISTING BUILDING

NEW UPVC GUTTER AND BRACKETS AND NEW FASCIA BOARDS TO MATCH EXISTING BUILDING

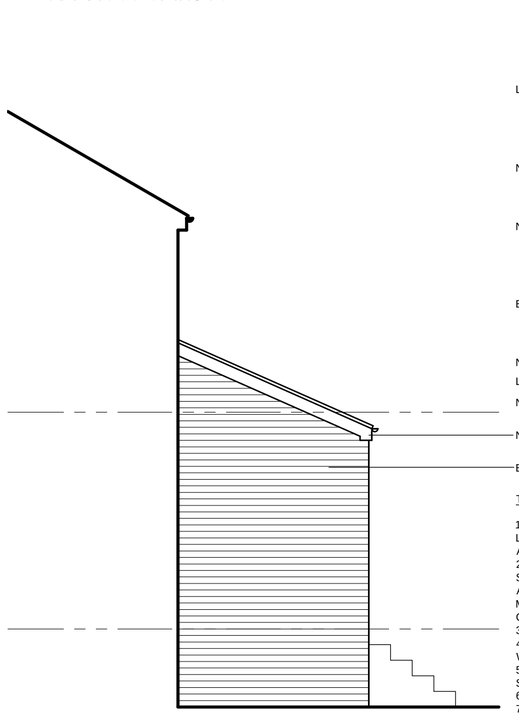
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TOUGHENED GLAZING TO WINDOWS LOWER THEN 800MM

REAR ELEVATION

FRONT ELEVATION



LEAD WORK AT ROOF AND WALL ABUTMENT MIN 150MM UP FACE OF WALL

NEW UPVC VERGE BOARDS TO MATCH EXISTING BUILDING

NEW UPVC GUTTER AND BRACKETS AND NEW FASCIA BOARDS TO MATCH EXISTING BUILDING

BRICK WORK TO WALLING TO BUILDING TO MATCH EXISTING BUILDING

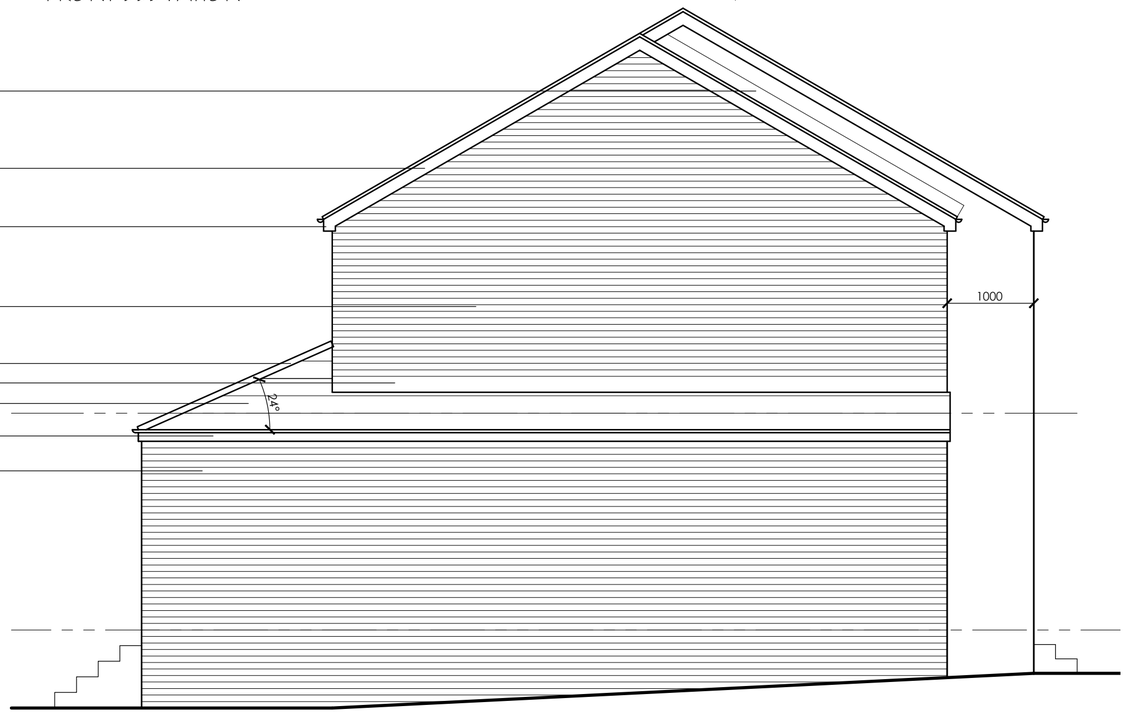
NEW ROOF HIP TILES TO MATCH EXISTING BUILDING

LEAD WORK AT ROOF AND WALL ABUTMENT MIN 150MM UP FACE OF WALL

NEW ROOF TILES TO MATCH EXISTING BUILDING

NEW UPVC GUTTER AND BRACKETS AND NEW FASCIA BOARDS TO MATCH EXISTING BUILDING

BRICK WORK TO WALLING TO BUILDING TO MATCH EXISTING BUILDING



SIDE ELEVATION

SIDE ELEVATION

TERMS & CONDITIONS

1. THIS DRAWING IS DETAILED SUFFICIENTLY ,IN ACCORDANCE WITH CURRANT ARCHITECTURAL PRACTICE TO SATISFY A BUILDING SUBMISSION. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OF ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE,REAL OR REGULATIONS ALLEGED,OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY,STATUTORY OR OTHERWISE.
2. THE LAYOUT AND SPECIFICATION ON THIS DRAWING IS A GUIDE AS TO WHAT MAY BE REQUIRED TO SATISFY A BUILDING REGULATIONS SUBMISSION.THIS DOES NOT IMPLY THAT THIS IS THE ONLY ACCEPTABLE WAY OF ACHIEVING BUILDING REGULATION CONSENT.NO LIABILITY IS ACCEPTED FOR LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATION TO THE LAYOUT OR SPECIFICATION THAT MAY BE REQUIRED AS A RESULT OF SITE CONDITIONS,AVAILABILITY OF MATERIALS,CUSTOM AND PRACTICE,THE REQUIREMENTS OF THE BUILDING CONTROL OFFICER,OR OTHER CIRCUMSTANCES.
3. DO NOT SCALE THIS DRAWING.ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.
4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.
5. THE CONTRACTOR MUST ENSURE AND WILL BE CONSIDERED RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURE,EXCAVATIONS ETC. AT ALL STAGES OF THE WORK.
6. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
7. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.

C24 X 225 X 75MM TIMBER RIDGE AND PURLIN BEAMS

ROOF CONSTRUCTION TO BE ROOFING TILES TO MATCH EXISTING DWELLING BATTENS ON COUNTER BATTENS ON BREATHABLE ROOFING FELT ON C24 100 X 50 RAFTERS AT 400MM CRS

C24 X 225 X 75MM TIMBER RIDGE AND PURLIN BEAMS

HORIZONTAL CEILING CONSTRUCTION TO BE C24 150 x 50mm JOIST AT 400mm. PLASTER UNDER SIDE WITH 12.5mm DUPLEX BOARD AND SKIM. INSULATE BETWEEN JOIST WITH 100mm THICK RIGID INSULATION BETWEEN JOIST AND 50MM ON UNDERSIDE OF JOIST OR 300mm THICK OF MINERAL WOOL INSULATION TO THE APPROVAL OF THE BUILDING INSPECTOR

FLOOR CONSTRUCTION TO BE 20MM CHIPBOARD FLOORING ON C24 150 X 50MM FLOOR JOIST AT 400MM CRS WITH MINERAL WOOL FLOOR INSULATION BETWEEN JOISTS AND PLASTER UNDERSIDE WITH 12.5MM PLASTERBOARD AND SKIM.

CAVITY TRAY IN NEW WALLING AT ROOF ABUTMENTS AND WALL PLATE BOLTED TO WALL

ROOF CONSTRUCTION TO BE ROOFING TILES TO MATCH EXISTING DWELLING BATTENS ON COUNTER BATTENS ON BREATHABLE ROOFING FELT ON C24 150 X 50 RAFTERS AT 400MM CRS

INSULATE SLOPPING SOFFITS WITH 25MM AIR GAP 125MM KING SPAN KOOL THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN KOOL THERM K107 ACROSS UNDERSIDE OF RAFTERS INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND PLASTER WITH 12.5mm DUPLEX PLASTER BOARD AND SKIM

HORIZONTAL CEILING CONSTRUCTION TO BE C16 100 x 50mm JOIST AT 400mm. PLASTER UNDER SIDE WITH 12.5mm DUPLEX BOARD AND SKIM. INSULATE BETWEEN JOIST WITH 100mm THICK RIGID INSULATION BETWEEN JOIST AND 50MM ON UNDERSIDE OF JOIST OR 300mm THICK OF MINERAL WOOL INSULATION TO THE APPROVAL OF THE BUILDING INSPECTOR

FLOOR CONSTRUCTION TO BE 20MM CHIP BOARD FLOORING ON C24 150 X 50 AT 400MM CRS WITH 120MM THICK INSULATION BETWEEN JOIST ON CHICKEN MESH 10 INSULATION SHEET INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND 150 CLEAR FLOOR VOID. SUB FLOOR TO BE 125MM THICK CONCRETE ON 1200G VISQUEEN DPM ON SAND BLINDING ON WELL COMPACTED SULPHATE FREE HARD-CORE.

HYLOAD STEPPED DPC MIN. 150MM ABOVE EXTERNAL GROUND LEVEL AND TO BE LINK TO EXISTING HOUSE DPC. INCLUDE FOR WRAPAROUND TYPE DPC TO INNER SKIN TO BE LAPPED WITH FLOOR SLAB DPM

WEAK MIX CAVITY FILL TO HAVE FALL TOWARDS PERPENDS TYPE WEEP HOLES

TRENCH BLOCK BELOW GROUND LEVEL

FOUNDATIONS TO BE TAKEN DOWN TO THE LOWEST INVERT OF ANY EXISTING DRAINAGE PIPES AND SUITABLY BRIDGED

STRIP FOUNDATIONS TO BE MIN. 900mm BELOW GROUND LEVEL AND TO THE APPROVAL OF THE LOCAL AUTHORITY BUILDING OFFICER AND TO A LEVEL TO NOT SURCHARGE EXISTING AND NEW DRAINAGE RUN / SYSTEM

DLE DESIGN CONSULTANCY
BIRCHLEIGH
468 SHADWELL LANE
SHADWELL
LEEDS
LS17 8BA
Email: mail@sde-arch.co.uk
Tel: 0113 808 4157
Mob: 0794 6537770

RESIDENTIAL DEVELOPMENT
15 ST MICHAELS MOUNT, THORNHILL
DEWSBURY, WF12 0JT
for
Mr. B BARDSLEY & Miss K. SPENCE

PROPOSED PLANS
REAR AND SIDE EXTENSION

Date:	Drawn By:	Checked By:	Scale:
OCT 2026	SDE		1:50

Project No:	Drawing No:	Revision:
J45 - 79	002	