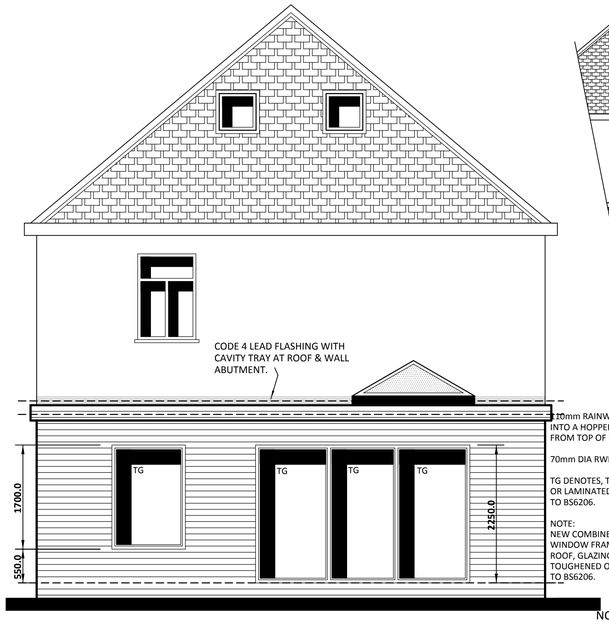
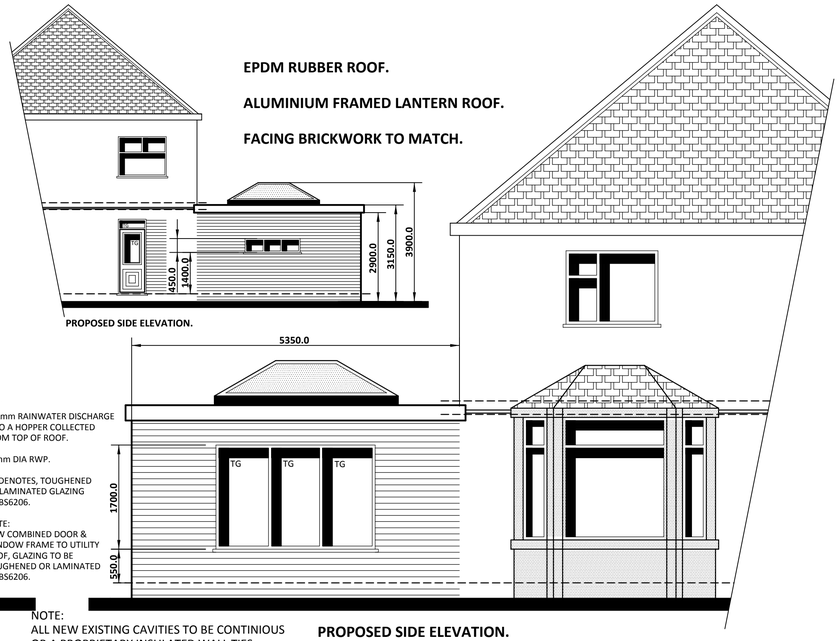
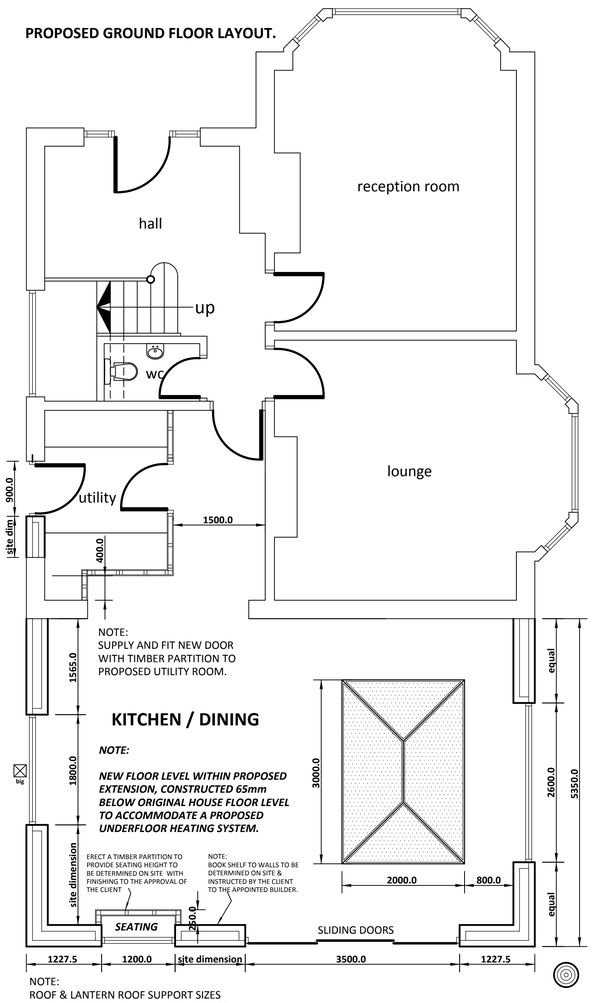


PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

PROPOSED GROUND FLOOR LAYOUT.



NOTE:
ALL NEW EXISTING CAVITIES TO BE CONTINIOUS OR A PROPRIETARY INSULATED WALL TIES SYSTEM AND VERTICAL DAMP PROOF COURSE TO BE INSTALLED AT JUNCTION OF NEW AND EXISTING WALL TO INSPECTORS SATISFACTION.

CAVITIES TO BE CLOSED AT JAMBS & CILLS WITH FULLY INSULATED & CONTINIOUS CAVITY CLOSERS, eg KINGSPAN KOOLTHERM CAVITY CLOSER (WEATHER RESISTANT AND FORMS AN INTEGRAL DPC).

VENTILATION TO KITCHEN / UTILITY:
MECHANICAL EXTRACTION TO EXTERNAL AIR VIA ROOF OR WALL & FITTED WITH WATER TIGHT TERMINAL TO PROVIDE AN EXTRACT AT A RATE OF 30 LITRES/ SECOND ADJACENT TO HOB OR 60 LITRES/SECOND IF LOCATED ELSEWHERE AND MANUALLY OPERATED.

TIMBER PARTITION:
100x50mm SOFTWOOD TREATED TIMBER STUDS AT 400mm CTS WITH 50x100mm HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450mm PROVIDE MIN 10kg/ m3 DENSITY ACOUSTIC SOUND PROOF QUILT TIGHTLY PACKED MIN 100mm THICK ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION APPLIED BOTH SIDES WITH A LAYER OF 12.5mm FIRELINE PLASTER BOARD & SKIM FINISH.

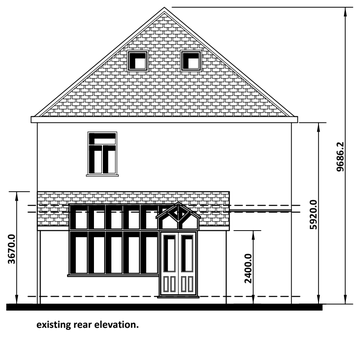
SLIDING DOOR:
SUPPLY AND INSTALL POWDER COATED ALUMINIUM FRAMED SLIDING DOORS AT 2250mm HIGH & APPROX 3.5m IN WIDTH. INSTALLED TO MANUFAC SPEC, WITH ALL GLAZING TO BE EITHER TOUGHENED OR LAMINATED TO BS6206.

SUPPORT OVER NEW DOORS REFER TO STRUCTURAL ENGINEERS DETAILS.

DISCLAIMER:
KHALID KHAN ASSOCIATES DOES NOT ACCEPT
ANY LIABILITY FOR THE POSITION OF ANY DEAD OR ALIVE DRAINS THIS IS TO BE INVESTIGATED BY THE 'CONTRACTOR' PRIOR TO WORKS COMMENCING ON SITE.

ALL DRAINAGE TO BE 100mm DIA PLASTIC PIPE WORK BY HEPSWORTH OR SIMILAR APPROVED. SURFACE WATER LAID TO A MIN 1 IN 100 FOUL DRAINAGE LAID TO A MIN 1 IN 80. ANY DRAINS PASSING THROUGH WALLS TO HAVE RC CONC LINTOLS OVER & FLEXIBLE JOINTS, DRAINS UNDER NEW EXTENSION TO HAVE 150mm THICK CONC SURROUND & BED RODDING POINTS TO BE PROVIDED AT HEAD OF DRAIN.

ALL LINES OF DRAINAGE INDICATED ARE ASSUMED ONLY AND THE EXACT POSITIONS OF ALL PROPOSED DRAINS SHALL BE DETERMINED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
ALL INVERT LEVELS TO BE AGREED ON SITE INSPECTION CHAMBER MAX DEPTH TO INVERT NOT TO EXCEED 1.2m FOR A 450mm DIA INSPECTION CHAMBER.
SURFACE WATER DRAINAGE PROVISIONS ALL RAINWATER PIPES TO TERMINATE AT RODDABLE GULLIES CONNECTED TO MIN 100mm DIA DRAINS TO CONNECT TO LAST MANHOLE ON SITE PRIOR TO CONNECTING TO MAIN SEWER.



existing rear elevation.

ADDITIONAL WORKS:
EXISTING KITCHEN WINDOW TO BE REMOVED AND AREA PARTIALLY BRICKED UP WITH A NEW CAVITY BRICK WALL TO BE ERECTED OFF A NEW FOUNDATION TAKEN MIN 650mm BELOW GROUND LEVEL WITH 150mm THICK FOUNDATION. SUPPLY AND FIT NEW UPVC DOOR WITH ALL GLAZING TO BE EITHER TOUGHENED OR LAMINATED TO BS6206

TIMBER PARTITION:
ERECT NEW TIMBER PARTITION TO PROPOSED UTILITY ROOM AS SPECIFIED.

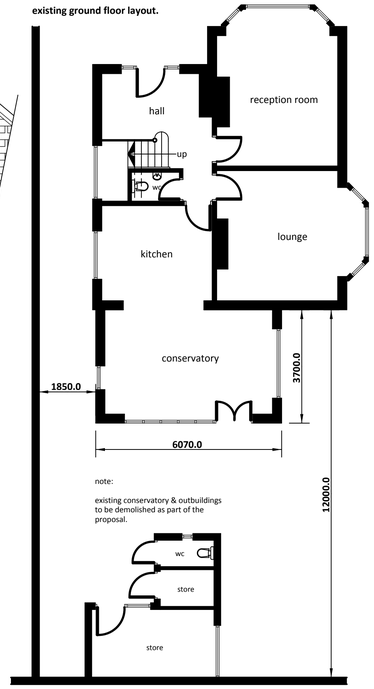
HEATING:
ALLOW FOR MODYFYING & EXTENDING THE EXISTING PIPES RADIATOR HEATING SYSTEM WITH AN ADEQUATELY SIZED RAIDATORS FITTED WITH 'TRV' NEW HOT WATER STORAGE AND SUPPLY SYSTEMS TO BE DESIGNED & INSTALLED IN ACCORDANCE WITH BS 6700: 2006 OR BS EN 12897:2006.

WORKMANSHIP
TO BE IN ACCORDANCE WITH BS800-15: 1990.
ALL GAS RELATED WORK TO BE CARRIED OUT BY A GAS SAFE REGISTERED HEATING ENGINEER.
NEW HOT WATER STORAGE & SUPPLY SYSTEMS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BS6700: 2006 OR BS EN 12897: 2006.

ELECTRICAL:
THE CONTRACTOR TO ALLOW FOR MODIFYING & EXTENDING THE EXISTING LIGHTING AND POWER ELECTRICAL INSTALLATIONS TO SUIT NEW POSITIONS.

ALL ELECTRICAL WORKS TO MEET REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON CERTIFICATE SUCH AS BRE CERTIFICATION LTD, BSI, NICEIC CERTIFICATION. AN APPROPRIATE BS7671:2008 ELECTRICAL CERTIFICATE IS TO BE ISSUED FOR THE WORKS CARRIED OUT TO THE APPOINTED BUILDING CONTROL.

existing ground floor layout.



The Owner has a duty to serve a party wall notice to any adjoining owners if works are to be carried out to a party wall, structure, or line of junction or if work involves excavation within 3m of a neighbouring building. A party wall agreement/ award should be formalised before commencment of works.

CDM Regulations all parties must abide by the construction design & management regulations 2007. It is the clients responsibility to appoint a competent CDM co-ordinator.

IMPORTANT NOTE: DISCLAIMER:

WORKS SHALL NOT COMMENCE UNTIL PLANNING & BUILDING REGULATION APPROVAL HAS BEEN GRANTED.

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS PLAN, ANY CHANGES ON SITE TO BE FIRST AGREED WITH THE BUILDING INSPECTOR.

HEALTH & SAFETY NOTES:

CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE IS CARRIED OUT IN A SAFE & SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT 1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.M.

POSITION OF NEW DRAINS TO BE DETERMINED ON SITE TO SUIT EXISTING DRAINS RUNS AND TO THE APPROVAL OF THE BUILDING INSPECTOR.

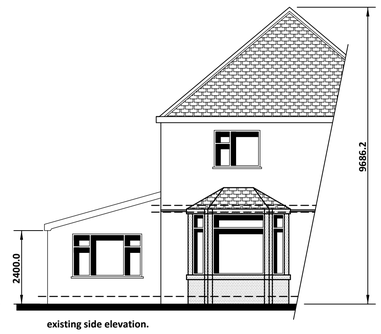
DO NOT SCALE FROM THIS DRAWING.

DISCLAIMER:
FOUNDATIONS TO SUIT SITE CONDITIONS THIS COULD BE EITHER STRIP, PILE OR RAFT TO BE DETERMINED ON SITE TO THE APPROVAL OF THE APPOINTED BUILDING CONTROL OFFICER.

NOTE:
EXISTING OUTBUILDING TO REAR TO BE COMPLETELY DEMOLISHED WITH GOODS CARTED AWAY AND AREA MADE GOOD.

NOTE:
POSITION NEW DRAINS AND NEW RAIN WATER GULLIES TO BE DETERMINED ON SITE TO SUIT EXISTING DRAINAGE SYSTEM, & CONNECTED VIA NEW INSPECTION CHAMBERS TO THE COMPLETE APPROVAL OF THE BUILDING INSPECTOR.

NOTE:
FOR ROOF TIMBER SIZES AND SUPPORT FOR NEW LANTERN ROOF AND SUPPORT OF NEW BI-FOLD DOORS REFER TO STRUCTURAL ENGINEERS DETAILS.



existing side elevation.

NOTE:
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS WITH REGARDS TO ALL ROOF/LANTERN & BI-FOLD OPENINGS.

NOTE:
NEW FLOOR LEVEL WITHIN PROPOSED EXTENSION, CONSTRUCTED 65mm BELOW ORIGINAL HOUSE FLOOR LEVEL TO ACCOMMODATE A PROPOSED UNDERFLOOR HEATING SYSTEM.

CAVITY TRAY TO BE INSTALLED ABOVE ABUTMENT FLASHING WITH PLASTIC PROPRIETARY WEEP HOLES. WHERE ROOF ABUTS WITH EXISTING EXTERNAL WALL ANGLE FILLET TO BE PROVIDED WHERE FELT IS TURNED UP THE WALL CODE 4 LEAD COVER FLASHING TO BE DRESSED INTO BRICKWORK MORTAR JOINT TO WALL, LEAD TO BE APPLIED WITH PATINATION OIL.

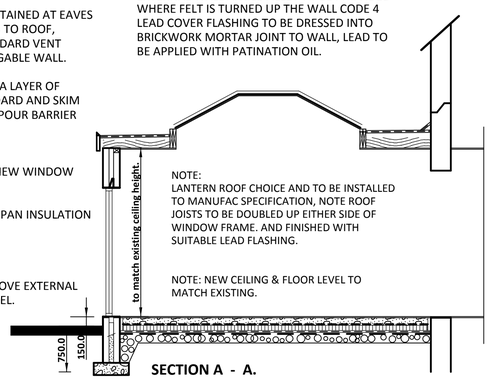
25mm GAP TO BE RETAINED AT EAVES TO AID VENTILATION TO ROOF, ADDITIONALLY STANDARD VENT BRICKS TO SIDE OR GABLE WALL.

CEILING TO RECEIVE A LAYER OF 12.5mm PLASTER BOARD AND SKIM WITH VISQUEEN VAPOUR BARRIER OVER.

NOTE:
CAVITY TRAY OVER NEW WINDOW OPENINGS.

170mm THICK KINGSPAN INSULATION TO ROOF.

NOTE:
DPC MIN 150mm ABOVE EXTERNAL FINISHED FLOOR LEVEL.



SECTION A - A.

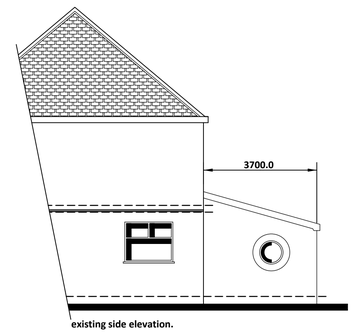
ROOF CONSTRUCTION.

A LAYER OF FIRESTONE RUBBERCOVER EPDM GLUED DOWN TO MANUFAC SPECIFICATION ON 18mm WBP PLYWOOD DECKING ON EX 50x50mm SW TREATED TAPERED FIRRINGS FIXED TO ROOF JOISTS TO STRUCTURAL ENGINEERS DETAILS.
JOISTS AT 400mm CTS 100x75mm SW WALL PLATE. SECURE AND JOISTS AND SW WALL PLATE DOWN WITH 30x5 mm GALV MILD STEEL STRAPS AT 1600mm CTS LAY BETWEEN JOISTS 170mm THICK KINGSPAN INSULATION. SECURE A LAYER OF TYVEX BREATHABLE TO UNDERSIDE OF JOISTS AND FINISHED WITH A LAYER OF 12.5mm PLASTERBOARD AND SKIM FINISH. FORM A CONTINIOUS 25mm VENT GAP AT EAVES FOR VENTILATION AND ALONG FASCIA AND SOFFITS BOTH SIDES. CROSS BATTEN NEW ROOF AS DESCRIBED ABOVE IN THE OPPOSITEDIRECTION TO NEW JOIST SPAN USING 50x50mm SW TREATEDBATTENS FIXED AT 600mm CTS ON TOP OF NEW JOISTS CREATING A NATURAL CROSS VENTILATION OVER NEW JOISTS.

WALL CONSTRUCTION BELOW GROUND LEVEL:

DENSE CONCRETE BLOCKWORK AND WEAK MIX CONCRETE CAVITY FILL BELOW GROUND LEVEL, MIN 225mm FROM TO OF CAVITY FILL TO LOWEST DPC IN WALLS.

WALL TO BE BUILT OF 600x150 - 200mm DEEP CONCRETE STRIP FOUNDATIONS MIN 750mm COVER TO FOUNDATIONS. FOUNDATION MUST BE TAKEN BELOW ANY ADJACENT DRAIN INVERT LEVEL. ANY DRAINS PASSING BENEATH BUILDING TO BE CASED IN 150mm CONCRETE DRAINS PASSING THROUGH WALL TO HAVE 150x100mm RE-INFORCED CONC LINTOLS OVER AS REQUIRED MIN 150mm END BEARING.



existing side elevation.

NOTES

**ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS.
ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS & BUILDING REGULATIONS.**

**HEALTH AND SAFETY NOTES:
THE CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE ARE CARRIED OUT IN A SAFE & SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT 1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.M.**

THIS DRAWING SHALL NOT BE SCALED.

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

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671, ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS.

THIS PROJECT REQUIRES PLANNING PERMISSION/BUILDING REGULATION CONSENT (which-ever is applicable) WORKS SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN GRANTED. ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS DRAWING, ANY CHANGES TO BE FIRST AGREED ON SITE WITH THE INSPECTOR.

DISCLAIMER: FOUNDATIONS: TYPE OF FOUNDATIONS HAVE NOT BEEEN ASSESSED ON SITE THIS IS TO BE DETERMINED ON SITE TO SUIT GROUND CONDITIONS TO THE COMPLETE APPROVAL OF THE APPOINTED BUILDING CONTROL OFFICER.

FOUNDATION TYPE DESIGN AND CONSTRUCTION TO SUIT BUILDING AND SITE CONDITIONS. CONCRETE STRIP FOUNDATIONS TO BE A MIN 200mm DEEP AND 650mm WIDE AND TO HAVE A MINIMUM COVER OF 600-750mm. FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA, TO THE SATISFACTION OF THE BUILDING INSPECTOR.

EXTERNAL WALLS BELOW DPC:
CAVITY AS SPECIFIED AND 100mm THICK CONCRETE BLOCKWORK 7N/sqmm INNER LEAF LEAN MIX CONCRETE CAVITY FILL FROM FOUNDATIONS TO GROUND LEVEL. PROVIDE PRE-CAST CONCRETE LINTOLS OVER ANY SERVICES PASSING THROUGH LOAD BEARING WALLS BELOW DPC.

EXTERNAL WALL CONSTRUCTION: (TO ACHIEVE A U-VALUE OF 0.18w/m2k).
100mm FACING BRICKWORK TO MATCH EXISTING 150mm CAVITY WIDTH, 100mm DENSE CONCRETE BLOCKWORK INNERLEAF, CAVITY TO BE FILLED WITH 100mm THICK PIR KOOLTHERM K8 INSULATION (OR SIMILAR APPROVED), WALLS TO BE TIED TOGETHER WITH STAINLESS STEEL VERTICAL TWIST WALL SAFETY TIES TO BS1243 IN STAGGERED FORMATION AT 450mm VERTICAL (300mm AT OPENINGS) AND 750mm HORIZONTAL CTS. LATERAL RESTRAINT PROVIDED BY 50x1000mm GALV STEEL STRAPS. CAVITIES CLOSED AT EAVES AND VERGE AND BEAM FILLED USING SUPALUX LINER. CAVITIES BLOCK SEALED AT JAMB AND CILL POSITIONS USING RMC THERMABATE CAVITY CLOSER.

DAMP PROOF COURSE:
TO BE BS743:1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC LAPPED AT LEAST 150mm.

FLOOR CONSTRUCTION: (U-VALUE 0.13 w/m2k).
EXISTING GROUND TO BE LAYERED WITH AN AVERAGE THICKNESS OF 150mm WELL COMPACTED HARDCORE AND SURFACED WITH AN ADEQUATE LAYER OF SANDBLINDING TO PROTECT THE DAMP PROOF MEMBRANE. DPM TO BE VISQUEEN 1200 GUAGE LAID WITH EDGES LAPPED NOT LESS THAN 300mm AND TURNED UP THE PERIMETER WALL AND TUCKED UNDER DPC TO PROVIDE A COMPLETE WATER PROOF MEMBRANE, 100mm THICK PIR KINGSPAN TF70 INSULATION (OR SIMILAR), TO BE LAID DIRECTLY ONTO DPM, WITH ANOTHER LAYER OF DPM LAID ON TOP OF THE INSULATION WITH OFF CUTS OF INSULATION TO BE PLACED AROUND THE PERIMETER WALLS OF THE NEW EXTENSION, 150mm THICK C35 CONC FLOOR SLAB TO BE LAID OVER INSULATION AND FINISHED WITH A 50mm SAND CEMENT SCREED (1:3), NOTE: NEW FLOOR TO BE CONSTRUCTED MIN 65mm BELOW ORIGINAL HOUSE LEVEL TO ACCOMMODATE A PROPOSED UNDERFLOOR HEATING SYSTEM.

ROOF CONSTRUCTION: REFER TO SECTIONAL DETAIL.

FIRE SAFETY: SMOKE, HEAT & CARBON MONOXIDE SENSORS AS APPROPRIATE AT ALL FLOORS TO BE PROVIDES WITH MAINS OPERATED INTERCONNECTED FIRE DETECTION AND FIRE ALARM SYSTEM TO BS5446. & INSTALLED IN ACCORDANCE WITH BS5839.

WINDOWS:
ALL NEW WINDOWS SHALL BE DOUBLED GLAZED UPVC UNITS WITH BACKGROUND VENTILATION MIN 8000m2 IN AREA & LOW E GLASS & GAP BETWEEN THE PANES SHALL NOT BE LESS THAN 16mm.

WINDOW SHOULD ACHIEVE EITHER A WHOLE UNIT OF 1.4W/m2 K OR WER (WINDOW ENERGY RATING) BAND C, ALL NEW GLAZING IN ALL HAZARDOUS LOCATIONS SHALL COMPLY WITH SAFETY STANDARDS TO BS6206A.

NOTE:
THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE FOR CLARIFICATION OR QUERIES CONTACT KHALID KHAN 07798 686430. ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL OFFICER.

Client:
MR YASEEN BAHADUR.

Project:
ERECTION OF SINGLE STOREY EXTENSION TO REAR.

Location:
**22 RAMSGREAVE ROAD
RAMSGREAVE, BB1 9BH.**

Date / Scale:
April 2026. Scale: 1:50, 1:100.

Copyright:
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Revisions:

Dwg No:
034/04/26/22/@A1