

**DISABLED BATHROOM:**

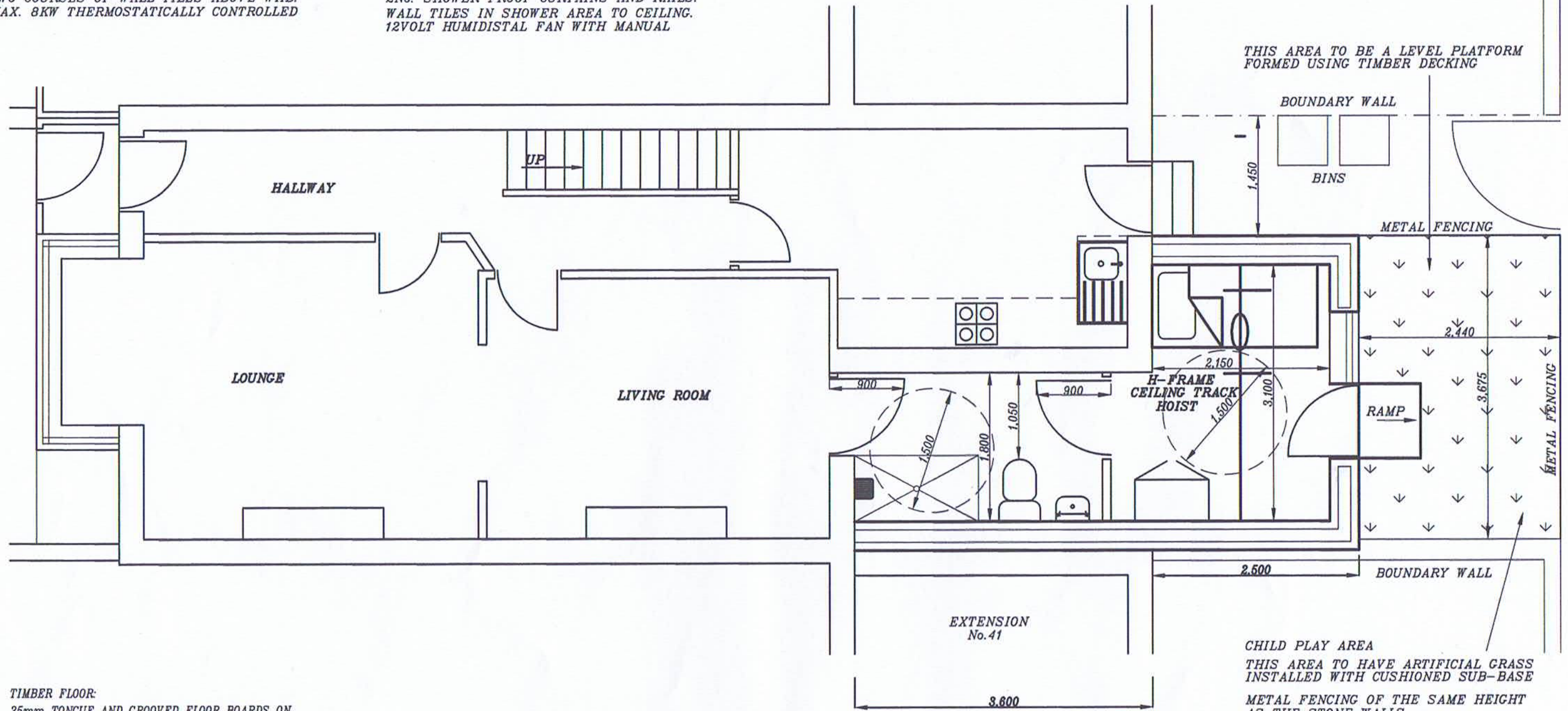
DOOR WITH MIN. OPENING OF 1000mm.  
NON-SLIP ALTRO FLOORING (WITH ACCESSIBLE  
GULLEY) AND COVE SKIRTING TILES.  
WALL MOUNTED WASH HAND BASIN-  
560x405mm WITH HOT/COLD WATER.  
TWO COURSES OF WALL TILES ABOVE WHB.  
MAX. 8KW THERMOSTATICALLY CONTROLLED

SHOWER UNIT WITH ANTI-SCALD DEVICE.  
SHOWER UNIT 960mm ABOVE FLOOR WITH  
EXTENDED HOSE & 1500mm SLIDING BAR.  
2No. PLASTIC GRAB RAILS IN SHOWER AREA.  
HEAVY DUTY FOLD DOWN SHOWER SEAT WITH  
DROP DOWN LEG 460mm ABOVE FLOOR.  
2No. SHOWER PROOF CURTAINS AND RAILS.  
WALL TILES IN SHOWER AREA TO CEILING.  
12VOLT HUMIDISTAL FAN WITH MANUAL

EXTRACTOR FAN TO BE 15l/sec.  
ADEQUATE FIXED HEATING APPLIANCE.  
BAYONET LIGHT FITTING WITH PULL SWITCH.  
ALL BATHROOM FITTINGS TO BE EARTH BONDED.

**ELECTRICS:**

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



**TIMBER FLOOR:**

25mm TONGUE AND GROOVED FLOOR BOARDS ON  
200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING  
AT MID SPAN. 250mm INSULATION QUILT B/W JOISTS.  
FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL  
HANGERS.

**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

**CEILINGS:**

150x50mm GRADE C24 CEILING JOISTS @400mm c/c. TO SPAN 3.5m  
CLEAR. 12.5mm PLASTERBOARD WITH SKIM.

**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.

**PARTITIONS:**

ALL PARTITIONS 75x50mm 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. 50mm INSULATION TO  
PARTITIONS.

**WINDOWS/VENTILATION:**

DOUBLE GLAZED UPVC WINDOWS & DOORS PROVIDE  
VENTILATION NOT LESS THAN 1/20th FLOOR AREA &  
INCLUDE 8000mm<sup>2</sup> TRICKLE VENTS. GLAZING TO BE LOW  
E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN  
CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE:  
1.8W/m<sup>2</sup>K.

EXTRACTOR FAN TO KITCHEN: 60l/sec.  
EXTRACTOR FAN TO UTILITY: 30l/sec.  
EXTRACTOR FAN TO BATHROOM: 15l/sec.

**PROPOSED GROUND FLOOR PLAN**

THIS AREA TO BE A LEVEL PLATFORM  
FORMED USING TIMBER DECKING

BOUNDARY WALL

BINS

METAL FENCING

2.440

H-FRAME  
CEILING TRACK  
HOIST

RAMP

METAL FENCING

BOUNDARY WALL

EXTENSION  
No.41

CHILD PLAY AREA

THIS AREA TO HAVE ARTIFICIAL GRASS  
INSTALLED WITH CUSHIONED SUB-BASE

METAL FENCING OF THE SAME HEIGHT  
AS THE STONE WALLS.  
APPROX. 1500mm HIGH.

**PROPOSED SINGLE STOREY EXTENSION TO REAR TO FORM DISABLED TOILET, BEDROOM  
AND SHOWER AT No.39 LEEDS OLD ROAD, BRADFORD, BD3 8JX FOR MR AFSAL KHALIFA**

**Khawaja**  
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