



1. FOUNDATIONS:
 650x200mm CONCRETE STRIP FOUNDATIONS AT DEPTH TO SUIT. MIN. 900mm.
 FOUNDATIONS TO INVERT LEVEL OF DRAINS.

2. EXTERNAL WALLS:
 100mm BLOCK/RENDER TO OUTER LEAF. 150mm CAVITY RETAINING CLEAR 50mm SPACE. 100mm KINGSPAN THERMAWALL TW50 PARTIAL FILL CAVITY WALL INSULATION. 100mm CONCRETE BLOCKS (7N/mm²) TO INNER LEAF. 12.5mm KNAUF PLASTERBOARD. STAIPIX S/S WALL TIES 250mm HRT4 WITH RETAINING CLIPS. WALL TIES PLACED 750mm HORIZONTALLY, 450mm VERTICALLY & WITHIN 250mm OF ALL OPENINGS.
 U-VALUE: 0.18W/m²K. 150x100mm RC LINTELS TO ALL WINDOW AND DOOR OPENINGS. 215x100mm RC LINTELS TO OPENINGS GREATER THAN 1500mm. CAVITY TRAYS ABOVE ALL NEW LINTELS WITH WEEP HOLES @ENDS. PROPOSED WALLS TO BE BLOCK BONDED INTO EXISTING WALLS.

3. ROOF:
 EPDM RUBBER ROOF MEMBRANE ON 18mm PLY DECK/ OSB3 BOARD. CROSS BATTENS WITH MIN 50mm AIR GAP ON 200x50mm JOISTS @400mm c/c. FASCIA BOARD 200x25mm. INSULATE WITH 100mm KINGSPAN KOOLTHERM K7 B/W JOISTS & 50mm KINGSPAN BELOW JOISTS. U-VALUE: 0.15W/m²K. SIDE FASCIA BOARDS TO BE PACKED OFF 12mm OR VENTILATED SOFTFIT STRIP.

4. CONCRETE FLOOR:
 150mm THICK CONCRETE SLAB ON KINGSPAN K103 100mm THICK OVER 1200g VISQUEEN DPM ON SAND BLINDED HARDCORE. U-VALUE: 0.18W/m²K

5. CEILINGS:
 150x50mm SC3 CEILING JOISTS @400mm c/c. 12.5mm PLASTERBOARD WITH SKIM.

6. 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.

PROPOSED GRANNY ANNEXE
 (RETROSPECTIVE) TO THE
 REAR OF 12 AIREDALE ROAD,
 UNDERCLIFFE, BRADFORD,
 BD3 0LR, FOR MR IQBAL

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| SCALE: 1:200(A3) | DATE: DEC 2023 | DRAWN BY: ZESHAN KHAWAJA |
| PLANNING/BUILD REGS | | DRAWING NUMBER: 23/3050/A11 |

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EXISTING SITE PLAN