



7. PARTITIONS:

ALL PARTITIONS 100x50mm 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. 100mm CROWN WOOL INSULATION TO PARTITIONS.

8. WINDOWS/VENTILATION:

DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm² TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE: 1.4W/m²K.

EXTRACTOR FAN TO KITCHEN: 60l/sec.

EXTRACTOR FAN TO UTILITY: 30l/sec.

EXTRACTOR FAN TO BATHROOM: 15l/sec.

9. PLUMBING:

WC: 100mm PVC SOIL PIPE.

WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET GULLEY OR SOIL STACK.

BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY OR SOIL STACK.

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.

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

SCALE: 1:200(A3) | DATE: DEC 2023 | DRAWN BY: ZESHAN KHAWAJA

PLANNING/BUILD REGS | DRAWING NUMBER: 23/3050/A12

Khawaja
PLANNING SERVICES

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PROPOSED SITE PLAN