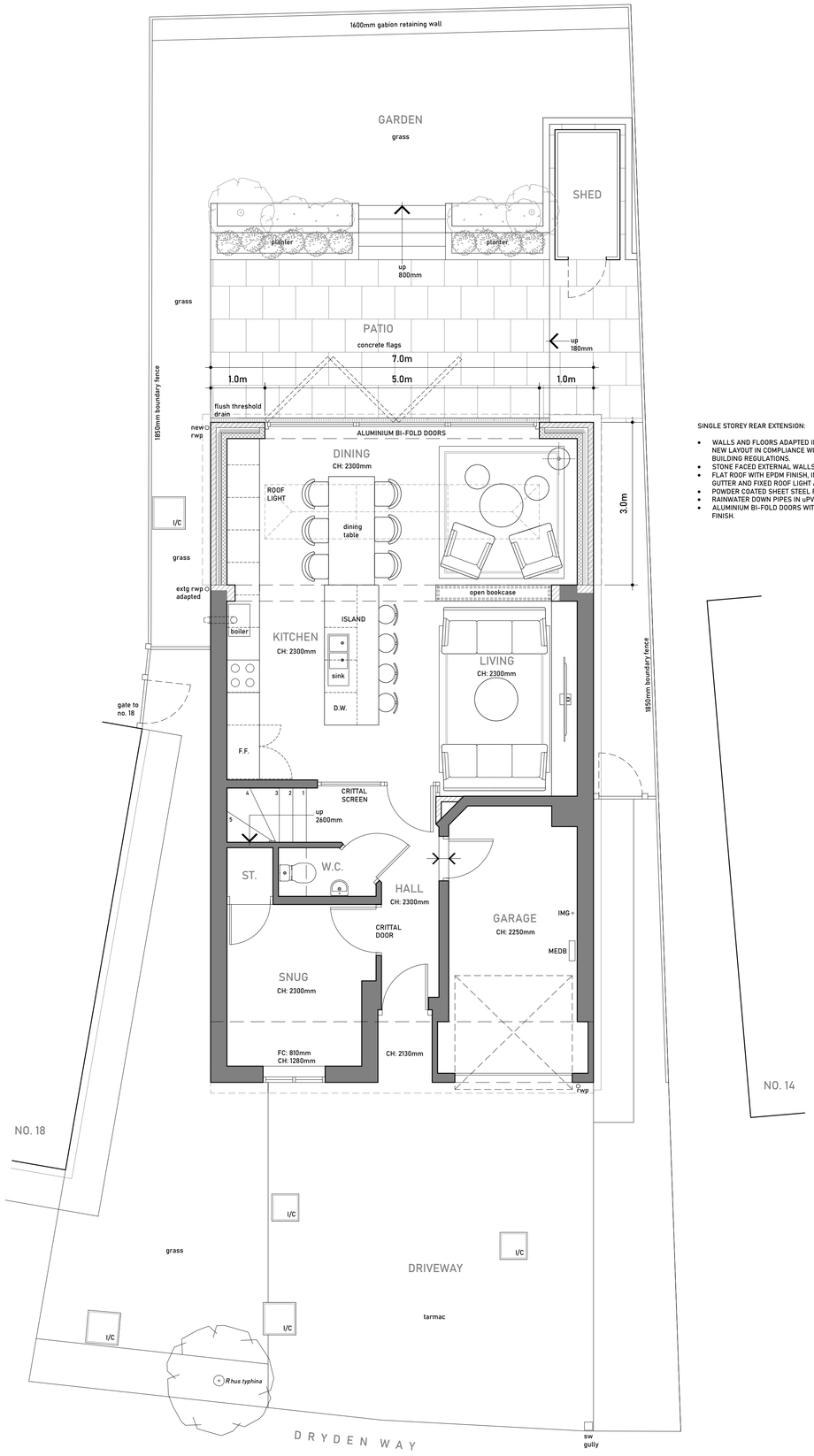
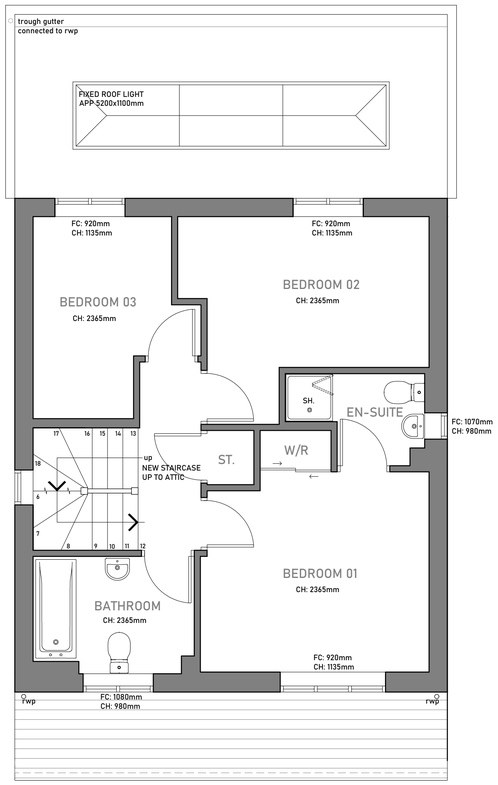


PROPOSED GROUND FLOOR PLAN
Scale 1:50 at A1

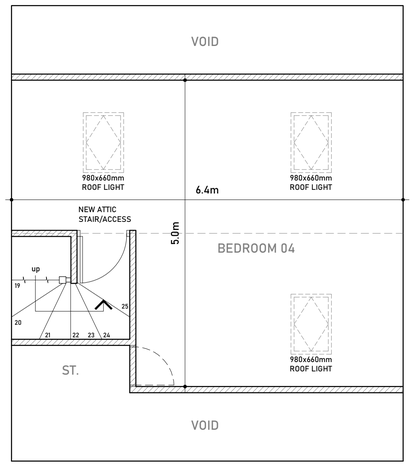
SINGLE STOREY REAR EXTENSION:

- WALLS AND FLOORS ADAPTED INTERNALLY TO FORM NEW LAYOUT IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS.
- STONE FACED EXTERNAL WALLS TO MATCH EXISTING.
- FLAT ROOF WITH EPDM FINISH, INTEGRAL TROUGH GUTTER AND FIXED ROOF LIGHT APPROX 5200x1100mm.
- POWDER COATED SHEET STEEL FASCIAS & SOFFITS.
- RAINWATER DOWN PIPES IN uPVC TO MATCH EXISTING.
- ALUMINIUM BI-FOLD DOORS WITH POWDER COATED FINISH.



PROPOSED FIRST FLOOR PLAN
Scale 1:50 at A1

0 1 2 3 4 5m
Scale



PROPOSED SECOND FLOOR PLAN (ATTIC)
Scale 1:50 at A1

PROPOSED EXTENSION MATERIALS:

WALLS:
140mm PITCHED FACING STONE TO MATCH EXISTING.

ROOF:
GREY EPDM MEMBRANE.

RAIN WATER GOODS:
uPVC - BLACK TO MATCH EXISTING.

FASCIAS:
2mm POWDER COATED STEEL - ANTHRACITE.

WINDOWS:
N/A

DOORS:
POWDER COATED ALUMINIUM - ANTHRACITE.

ROOF LIGHTS:
1NO. FIXED ROOF LANTERN - APP 5200x1100mm.
FRAME COLOUR ANTHRACITE.
3NO. OPERABLE VELUX ROOF LIGHTS - 980x660mm.
FRAME COLOUR ANTHRACITE.
ATTIC ROOF LIGHTS LOWEST POINT INTERNALLY TO BE NO LESS THAN 1.7m AFFL.

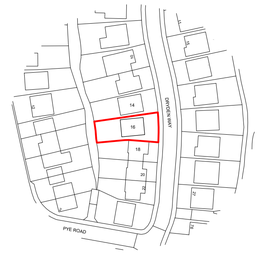
INFORMATION CONTAINED ON THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT FROM STUDIO VC.

DO NOT SCALE FROM THIS DRAWING.

ALL CONTRACTORS ARE RESPONSIBLE FOR TAKING THEIR OWN SITE DIMENSIONS AND ANY DISCREPANCIES ARE TO BE REPORTED DIRECTLY TO STUDIO VC.

STRUCTURAL ALTERATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE APPOINTED STRUCTURAL ENGINEERS DRAWINGS & CALCULATIONS. WORKS ARE TO BE CHECKED AT RELEVANT STAGES BY BOTH THE STRUCTURAL ENGINEER AND THE BUILDING INSPECTOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY APPROVED LOCAL AUTHORITY / BUILDING CONTROL APPLICATIONS AND IN ACCORDANCE WITH RELEVANT BRITISH AND EUROPEAN STANDARDS.



SITE LOCATION PLAN
Scale 1:1250 at A1

Meters

LOFT CONVERSION:

- NEW STAIRCASE ACCESS FORMED FROM FIRST FLOOR LANDING LEVEL ADJACENT EXISTING STAIRCASE.
- ROOF SPACE ADAPTED TO CREATE ADDITIONAL BEDROOM. NEW LAYOUT, ADAPT CEILING JOISTS AND ROOF TRUSSES TO SUIT AND IN COMPLIANCE WITH CURRENT BUILDING REGULATIONS.
- 3NO. 980x660mm OPERABLE VELUX ROOF LIGHTS. ROOF LIGHTS LOWEST POINT INTERNALLY TO BE NO LESS THAN 1.7m AFFL.

REV - -

Studio VC

CLIENT
TOM & HAYLEY GRIFFITHS

PROJECT
16 DRYDEN WAY
LINDLEY
HUDDERSFIELD
HD3 3ZH

DRAWING TITLE
PROPOSED GROUND, FIRST & SECOND FLOOR PLANS

SCALE: 1:50 at A1
DATE: DEC '22
DRAWN: CH

DRAWING NO. REVISION
22-43-03 -

STUDIO VC . FARNLEY HEY . FARNLEY TYAS . HUDDERSFIELD . HD4 6TY
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