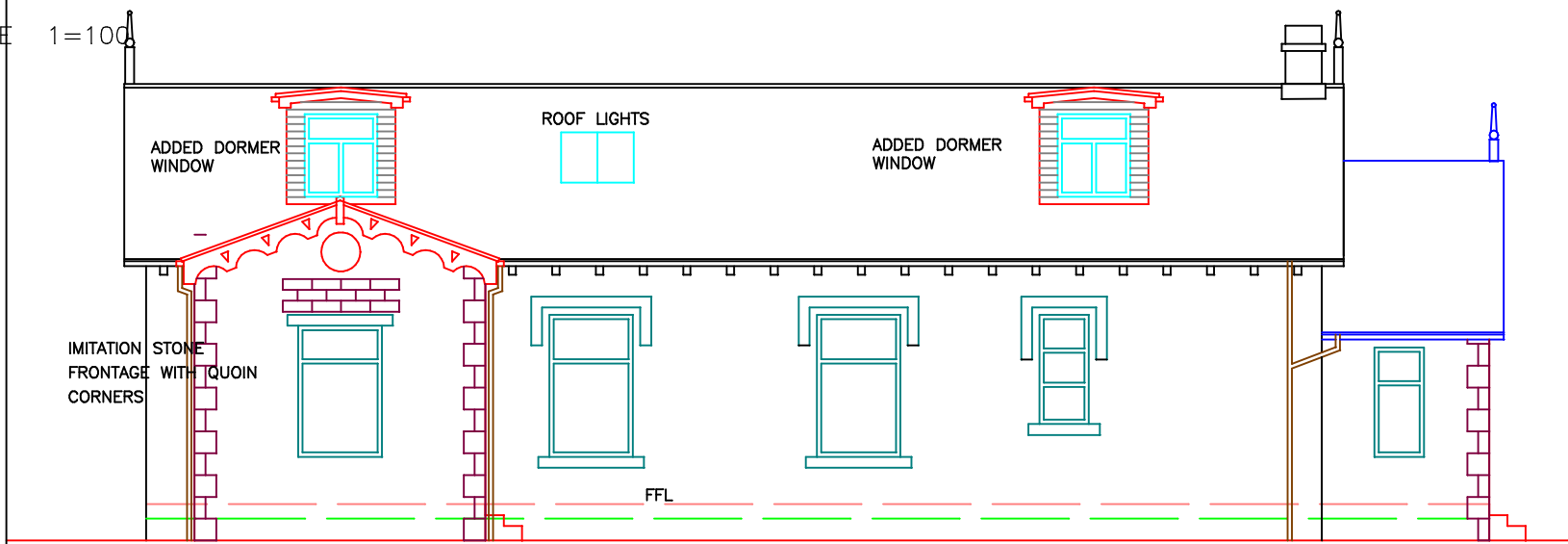
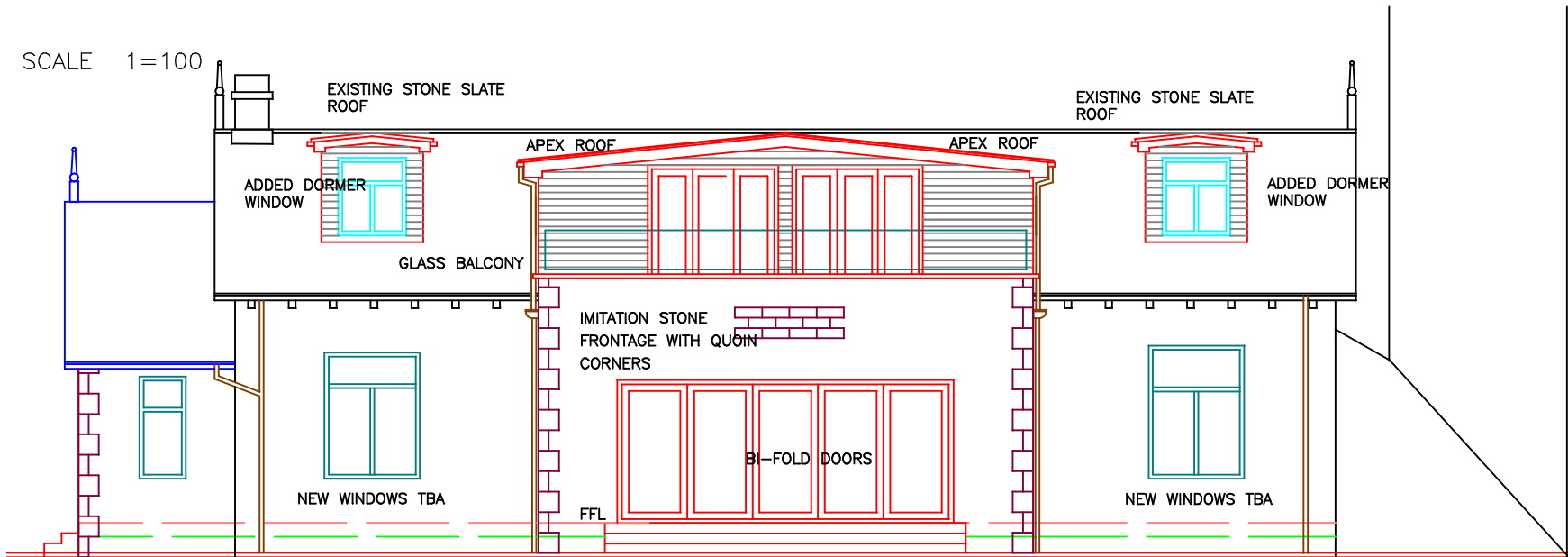


SCALE 1=100



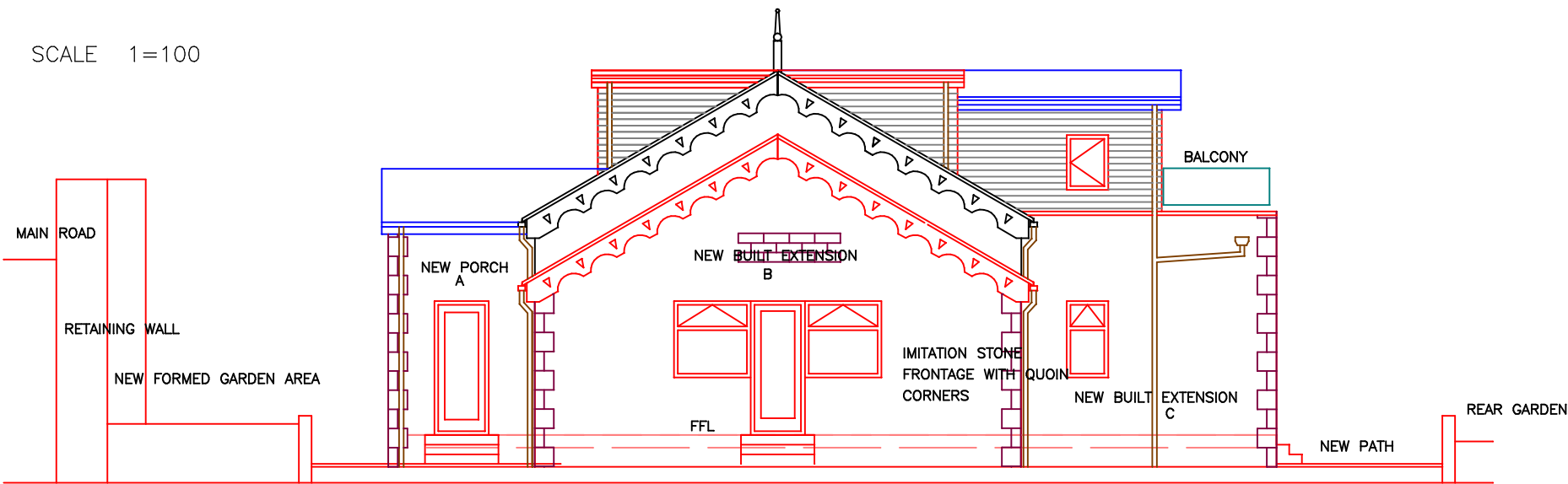
ELEVATION FACING MAIN ROAD (North)

SCALE 1=100



ELEVATION FACING REAR GARDEN (South)

SCALE 1=100



END ELEVATION (West)

CONSTRUCTION NOTES
EXCAVATE FOR FOUNDATION STRIP MIN 1000
FOR NEW BUILDING WORKS
PORCH A
SIDE EXTENSION B
TWO STOREY EXTENSION C TO REAR.
INTERNAL WALLS IN CONCRETE BLOCK WORK
100MM INSULATION TO CAVITIES
OUTER WALLS IN EITHER
CONCRETE BLOCK RENDERED TO MATCH
MAIN BUILDING OR
IN STONE OR IMATATION STONE WORK
TBA.....
CHECK EXISTING FLOOR AND REPLACE AS
REQUIRED , BOARDS AND JOISTS.
GROUND FLOOR
REMOVE AND REPLACE BATHROOM SUITE TBA
FORM NEW STAIR CASE OPENING FIX NEW
OPEN STAIR CASE FEATURE.
FORM TIMBER PARTITIONS 120 WITH FULL
INSULATION,PLASTER BOARDED AND SKIM
FORM NEW DOOR ACCESSES COMPLTE WITH
CASINGS,ARCHITRAVES AND DOORS.
TO MATCH EXISTING DOOR UNITS WHICH
ARE TO REMAIN,
ALL WINDOWS ARE TO BE REMOVED AND
REPLACED WITH NEW UPVC UNITS TBA
REMOVE AND REPLACE EXISTING CEILINGS
WITH FIXED UNDER JOISTS 50X150 TO
EXISTING FORMING A MUCH STRONGER
CEILING/FLOOR TO ABOVE NEW ROOF VOID
REFURBISHMENTS.
FORM NEW ARCHED OPENINGS X3 WITH
2UBs SAT ON PAD STONES BOXED IN WITH
PLASTER BOARD AND SKIMMED FINISH
6 UBs REQUIRED AS PER STRUCTURAL
CALCULATIONS 2550X203X133X30 KG/M
FIXTURE OF NEW KITCHEN TBA.
ALL UNWANTED DOOR OPENINGS TO BE
BUILT UP IN BLOCK AND PLASTER FINISH.
RAINWATER SYSTEM AND NEW SVP
CONNECTED TO EXISTING MAIN DRAIN.
SERVICES TO GROUND FLOOR
ELECTRIC,GAS, WATER AND HEATING.
ALL AREAS TO BE CLEANED AND FULLY PREPARED
FOR DECORATING.

CONSTRUCTION NOTES

FIRST FLOOR
WITH NEW FLOOR IN PLACE
FORM NEW VOID CUPBOARDS UNDER NEW
VENTERLUX ROOF LIGHTS
TIMBER PARTITIONS 120 INSULATED, PLASTER
BOARDED AND SKIMMED AS PER PLAN LAYOUT
FORM DOOR OPENINGS COMPLETE WITH CASINGS,
ARCHITRAVES AND FURNISHED DOORS
FIXTURE OF SKIRTING BOARDS THROUGH OUT
REMOVAL OF PERLINS, WITH ROOF RAFTERS
63X85 AND THE NEWLY FORM VOID CUPBOARDS
STRUCTURALLY SOUND,A SITE CHECK REQUIRED.
FORMATION OF 2 BEDROOM, 2 ENSUITES
STORAGE ROOMS AND LANDING .
FORM TIMBER SIDE CHEEKS TO NEW EXTENSION
BUILT OFF EXISTING L/B WALL
LEAD SOAKERS FROM MAIN ROOF TO SIDE
CHEEKS FORMING A FULL WEATHER SEAL.
FREEFOAM CLADDING TO SIDE CHEEKS
ROOF CONSTRUCTED WITH 50X200 ROOF RAFTERS
CLADDING PLYWOOD FIBRE GLASS WATER PROOF
MEMBRANE,WELL INSULATED PLASTER BOARDED
AND SKIM FINISH
OPENING DOOR UNIT TO EACH BEDROOM WITH
A SIDE WINDOW SET INTO TIMBER FRAMEWORK
DOORS TO OPEN ONTO A TIMBER FORMED
BALCONY FIBRE GLASS WATER PROOF MEMBRANE
WITH A GLASS FRAMED SAFETY UNIT FIXED
ON TOP OF NEW WALL STRUCTURE
RAINWATER SYSTEM AND NEW SVP FROM ENSUITES
CONNECTED TO EXISTING MAIN DRAIN.
SERVICES TO FIRST FLOOR
ELECTRIC,GAS, WATER AND HEATING.
ALL AREAS TO BE CLEANED AND FULLY PREPARED
FOR DECORATING.
PROPERATION AND CONSTRUCTION OF ROAD FOR ACCESS
TO REAR.
REMOVE EXISTING GARAGE AND CLAPSED STONE WALL
AND TIMBER FENCING TO NEW PLOT PURCHASE, REPAIR
AND REPLACE AS REQUIRED
PREPAIR TRACK ROAD AND PATH AS DETAILED T.B.A..

ROOF
STRIP ROOF COMPLETELY REUSE EXISTING YORKSHIRE STONE
ROOF TILES, REMOVE ALL TIMBER BATTERNS NAILS AND FELT
PREPARED FOR RE ROOFING USING EXISTING Y/STONE TILES
NEW FELT AND BATTERNS ROOF INSULATION
REMOVE EXISTING RAIN WATER GULLIES AND DOWN PIPES
REPLACE WITH NEW
FIX VENT LIGHT TO NEW ROOF AS DETAILED.
ADDED DORMER WINDOWS X 4
MAKE GOOD.
REMOVE OUT BUILDINGS AND PORCHES AS MARKED FOR
REMOVAL, PREPAIR OPENINGS FOR NEW BUILD AND ARCH
WAYS TO ROOMS.
REPAIR OPENING IN CHIMNEY CONNECTION TO AJOURNING
HOUSE.
REMOVE ALL OR DAMAGED RENDER MAKE GOOD AND
PREPAIR FOR NEW OUTER INSULATED BOARD AND RENDER
MATERIAL NAME REQUIRED,
ALL WINDOWS TO BE REMOVED AND REPLACED EITHER
TIMBER OR UPVC.
EXCAVATIONS FOR NEW BUILDS REAR DOUBLE EXTENSION
SINGLE STOREY EXTENSIONS TO FRONT AND END.
EXCAVATION TO LOWER SURROUNDING GROUND LEVELS.

INTERNAL WORKS.
WALL REMOVALS TO FORM STAIRCASE FEATURE
STRIP OUT ALL ROOMS ALL CEILING TO BE REMOVED
BACK TO CEILING JOISTALL TIMBERS CLEANED OF NAILS
AND PLASTER.PREPARED FOR FIXTURE OF UNDER
SUPPORT JOISTS150X50.ALLPLASTER ON WALLS MAY
NEED TO BE REMOVED SITE CHECK.
PREPAIR OPENINGS FOR 3 ARCHWAYS FIX SUPPORT
UBS AS REQUIRED. OPENINGS FOR NEW DOOR WAYS.
CHECK FLOOR BOARDS AND SUPPORT JOISTREPLACE
IF NEEDED..
STRIP OUT OLD BATHROOM SUITE PREPAIR AREA FOR
NEW SUITE.
PROPOSED KITCHEN DINING AREA, PREPAIR FOR NEW
FITTED KITCHEN.

NOTE
THIS DRAWING IS PREPARED FOR THE LOCAL
PLANNING DEPARTMENT FOR APPROVAL ONLY .
TDDS WILL NOT ACCEPT ANY LIABILITY FOR ERRORS OR OMISSIONS.
THIS DRAWING CAN BE USED FOR COSTING PURPOSES
BUT THE CONTRACTOR MUST DO COSTINGS ALSO FROM A SITE
INVESTIGATION.
IT IS THE CLIENTS RESPONSIBILITY TO PROVIDE A CONTRACTOR
TO CARRY OUT SUCH WORK TO A PROPER WORKMAN SHIP MANNER.
THE APPROVED CONTRACTOR IS FULLY RESPONSIBLE FOR :-
CHECKING ALL SITE DIMENSIONS.
USE OF THE APPROPRIATE MATERIALS.
ALL THE WORKS INVOLVED IN THE CONSTRUCTION.
ALL HEALTH AND SAFETY PROCEDURES
ANY ALTERATIONS IN THE CONSTRUCTION THIS DRAWING REPRESENTS
ALL THE WORK UNDERTAKEN SHALL BE INSPECTED AND APPROVED
BY THE BUILDING INSPECTOR
TDDS DISCLAIMS ANY LIABILITY OF ANY WORK CARRIED OUT
THIS DRAWING PRODUCED FOR A PLANNING APPLICATION ONLY
BUILDING REGULATIONS MUST BE OBTAINED
BEFORE ANY WORK COMMENCES.

CLIENT

MR AND MRS S, O'BRIEN
34 THORNEDENE WAY,
TONG,
BRADFORD BD48NW.

PROJECT

REFURBISHMENT OF BUNGALOW AT
GRANGE NURSERIES
WEST GATE HILL
TONG
BRADFORD BD4 6NS

DETAIL

AS PROPOSED
FRONT FACING ROAD END AND REAR ELEVATIONS

SCALE 1=100
1=200

DATE MARCH 2024

REV

DRAWN BY AH

DRAWING NO O'BRIEN FILE D4

THIS DRAWING AND THE INFORMATION IT CONTAINS ARE THE
PROPERTY OF "TECHNIQUE DRAWING AND DESIGN SERVICES"
IT IS NOT TO BE COPIED OR DIVULGED TO A THIRD PARTY
WITHOUT WRITTEN PERMISSION

A3

TECHNIQUE DRAWING AND DESIGN SERVICE
500, BEACON ROAD BRADFORD BD63NA
TELEPHONE 01274 573508