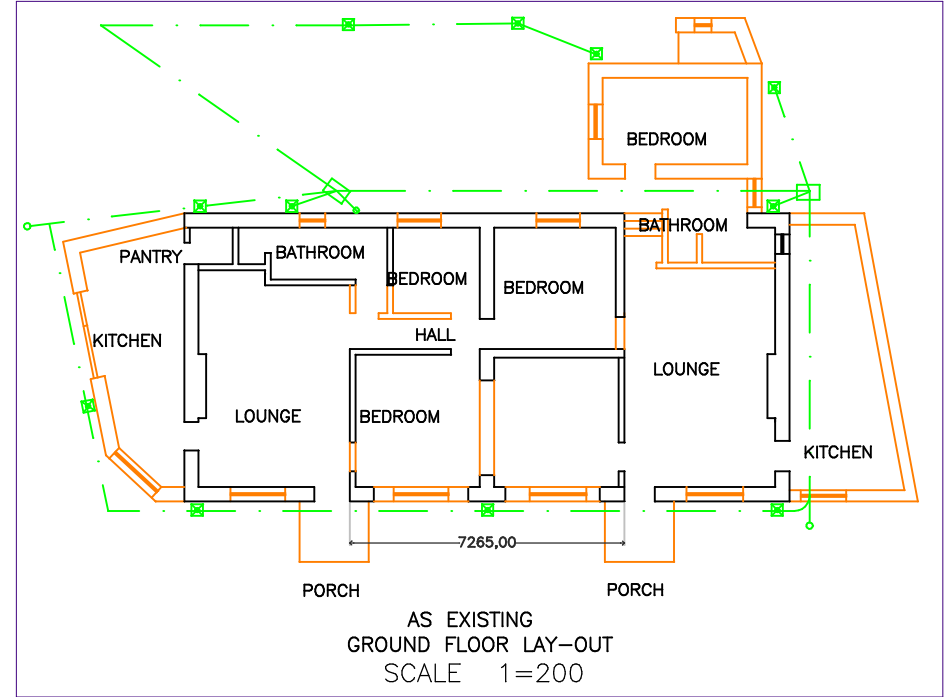
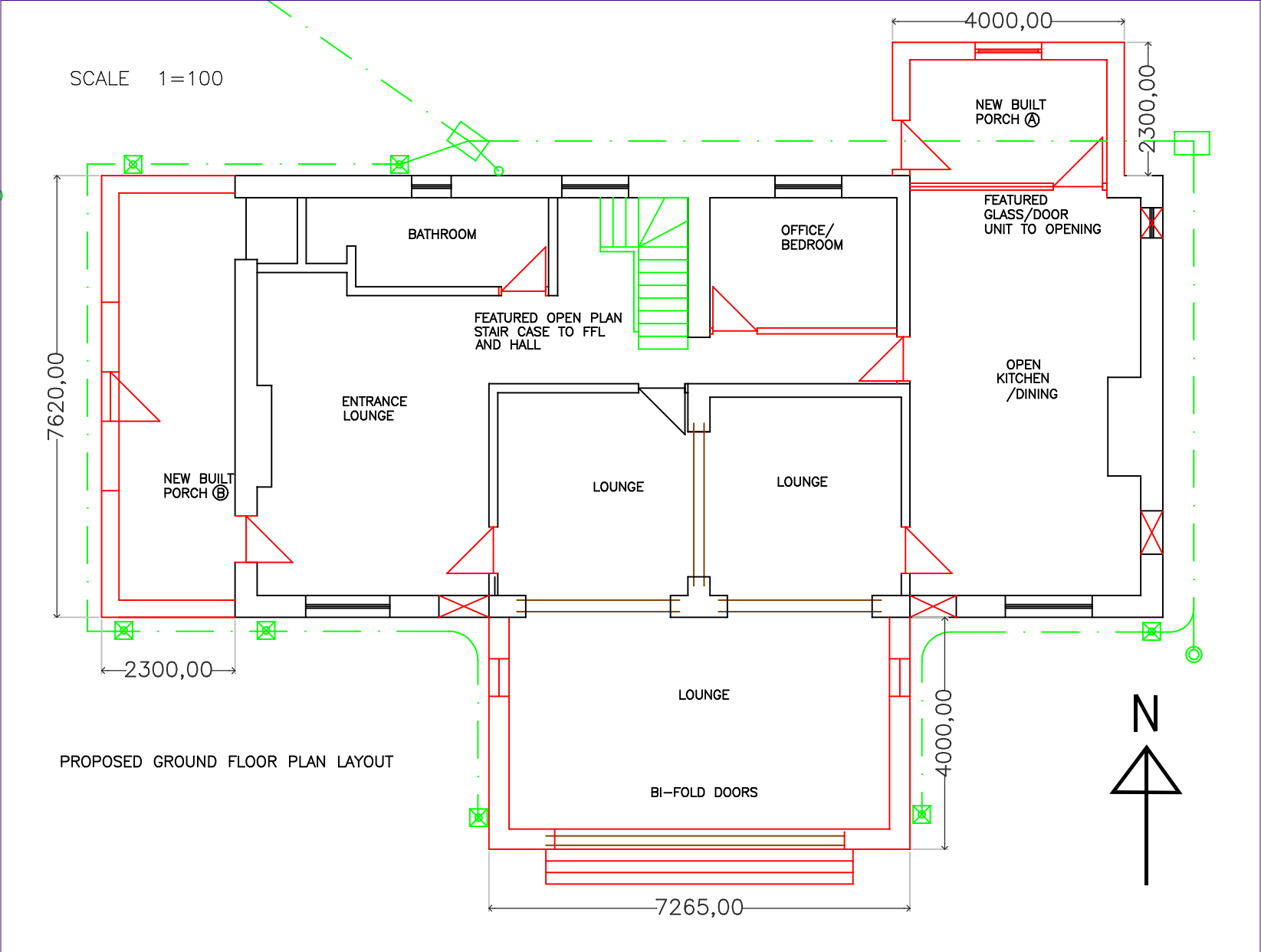




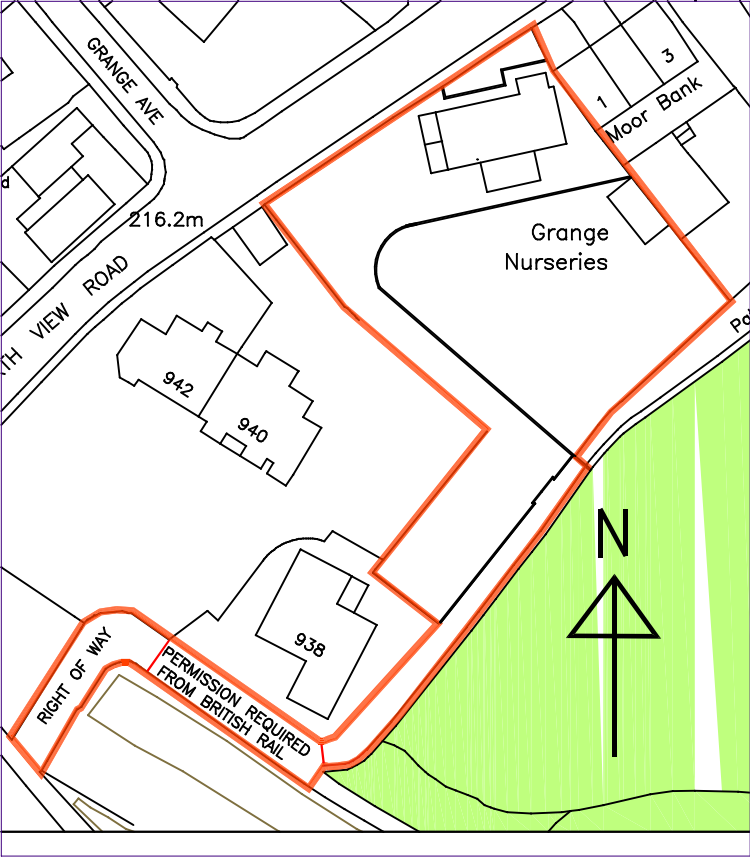
CONSTRUCTION
BUILT APPROXIMATELY IN THE 1800
FOUNDATION, hardcore base, dry wall footing,
solid red brick, cement rendered outer skin,
plaster finish inner skin.
ROOF, YORKSHIRE STONE.
WINDOWS, DOORS AND PORCHES IN TIMBER AND UPVC, ALL
IN MUCH NEED OF REPLACEMENT.
EXISTING GROUND LEVELS FINISHED ABOVE EXISTING AIR
BRICKS TO FLOOR VOID.
ALL OUTER BUILDINGS WILL BE REMOVED IN THE NEW
BUILD REFURBISHMENTS.
ALL AS COLOURED MARKED

WORK ON THE BUILDING WAS CARRIED OUT IN THE EARLY
1970 TO CONVERT THE BUILDING INTO TWO SEPARATE
UNITS THE NEW OWNER WISHES TO REFURBISH THE ENTIRE
BUILDING AND LAND AS PER PROPOSED PLANS.

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 LIGHTS TO NEW ROOF AS DETAILED.
MAKE GOOD.
REMOVE OUT BUILDINGS AND PORCHES AS MARKED FOR
REMOVAL, PREPARE OPENINGS FOR NEW BUILD AND ARCH
WAYS TO ROOMS.
REPAIR OPENING IN CHIMNEY CONNECTION TO ADJOINING
HOUSE.
REMOVE ALL OR DAMAGED RENDER MAKE GOOD AND
PREPARE 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 JOIST ALL TIMBERS CLEANED OF NAILS
AND PLASTER. PREPARED FOR FIXTURE OF UNDER
SUPPORT JOISTS 150X50. ALL PLASTER ON WALLS MAY
NEED TO BE REMOVED SITE CHECK.
PREPARE OPENINGS FOR 3 ARCHWAYS FIX SUPPORT
UBS AS REQUIRED. OPENINGS FOR NEW DOORWAYS.
CHECK FLOOR BOARDS AND SUPPORT JOIST REPLACE
IF NEEDED..
STRIP OUT OLD BATHROOM SUITE PREPARE AREA FOR
NEW SUITE.
PROPOSED KITCHEN DINING AREA, PREPARE FOR NEW
FITTED KITCHEN.

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 IMITATION 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 COMPLETE 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.



SITE PLAN SCALE 1=1000

NOTE
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TDDS WILL NOT ACCEPT ANY LIABILITY FOR ERRORS OR OMISSIONS.
THIS DRAWING CAN BE USED FOR COSTING PURPOSES
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TO CARRY OUT SUCH WORK TO A PROPER WORKMANSHIP MANNER.
THE APPROVED CONTRACTOR IS FULLY RESPONSIBLE FOR :-
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USE OF THE APPROPRIATE MATERIALS.
ALL THE WORKS INVOLVED IN THE CONSTRUCTION.
ALL HEALTH AND SAFETY PROCEDURES
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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	PROPOSED GROUND FLOOR PLAN LAYOUT		
SCALE	1=100 1=200	DATE	JULY 2024
DRAWN BY	AH	DRAWING NO	O' BRIEN FILE D5
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