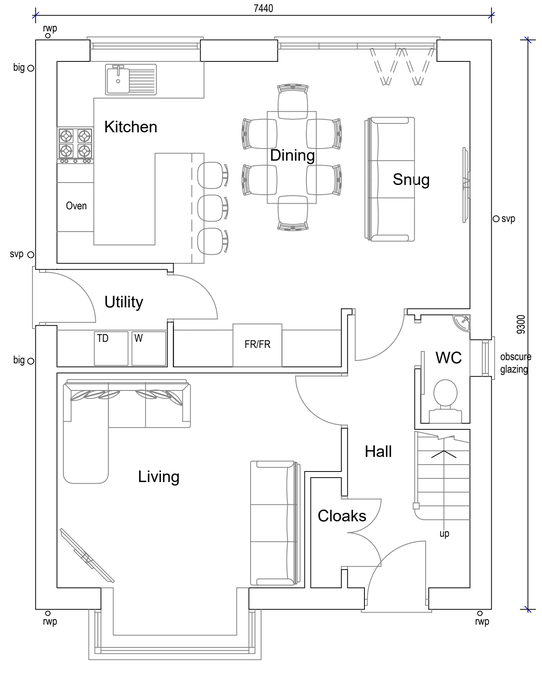
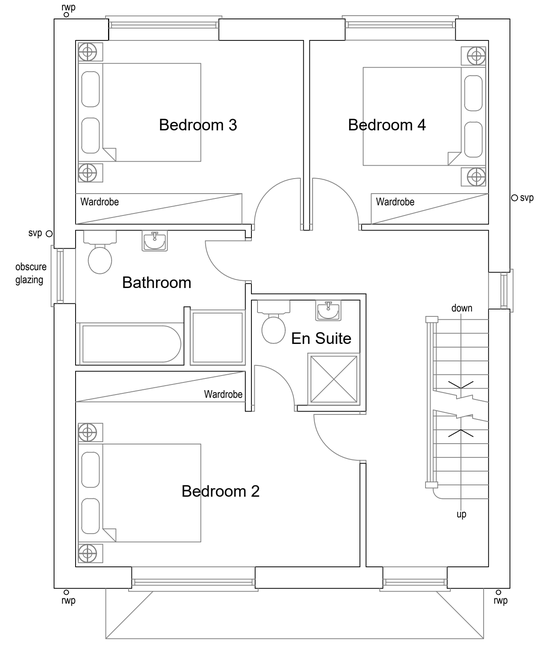
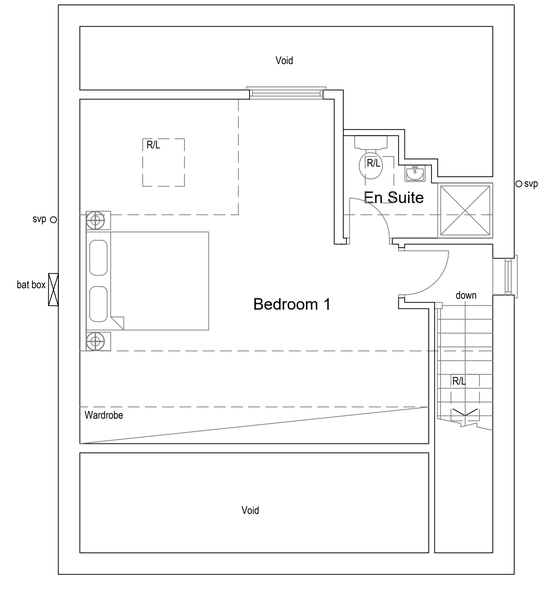
Proposed Front Elevation - East
Scale 1/50



Proposed Ground Floor Plan
Scale 1/50



Proposed First Floor Plan
Scale 1/50



Proposed Second Floor Plan
Scale 1/50

SPECIFICATION

WALLS
External walls to be insulated cavity construction with natural coursed stone outer skin to all four sides up to first floor level and painted render above to match existing dwelling 403 Bradford Road. Stone heads and cills to all doors and windows.

ROOF
New pitched roof to be grey clay pantile roof tiles.

FACIAS AND SOFFITS
Painted timber colour black

GUTTERS AND DOWNPIPES
110mm black upvc half round guttering fixed to facia board. 75mm diameter black upvc rain water pipes. Soil and vent pipes to be 100mm diameter black upvc with durable bird guard.

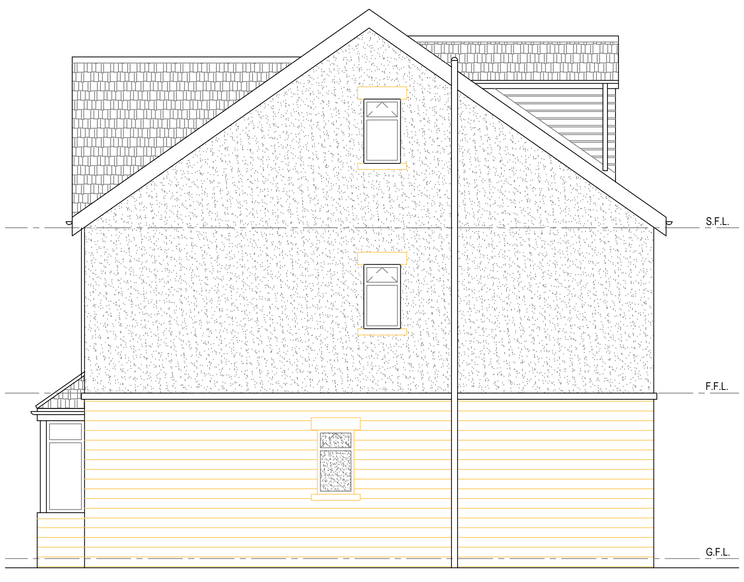
WINDOWS
All new windows to be white upvc double glazed with Low `E` coating to achieve 1.2 u-value. Windows to habitable rooms to be escapable type.

DOORS
New single external doors to be white upvc with glazing to same specification as windows.

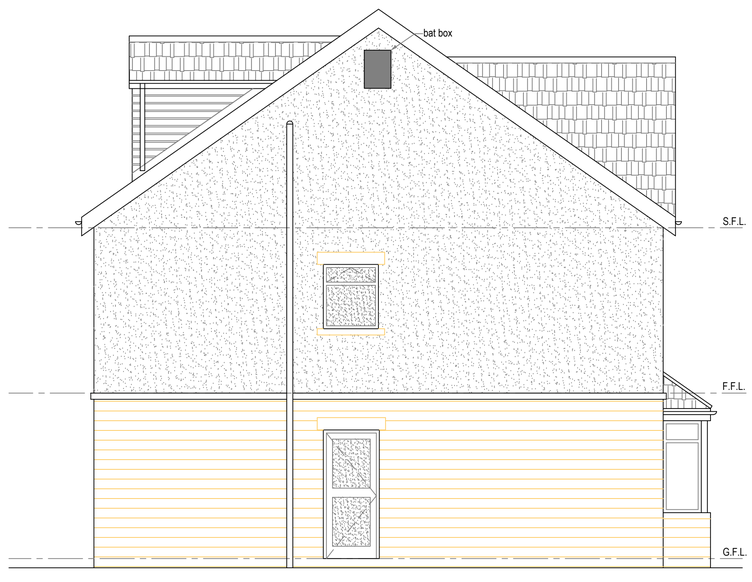
Bi folding doors to be powder coated aluminium colour white.

DORMERS
Side cheeks and facia to have Anthracite horizontal composite cladding.

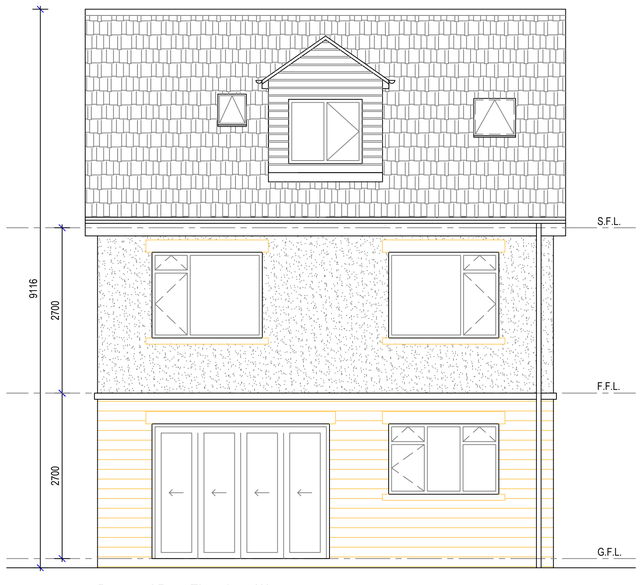
Dormer pitched roof to be grey clay pantile roof tiles.



Proposed Side Elevation - North
Scale 1/50



Proposed Side Elevation - South
Scale 1/50



Proposed Rear Elevation - West
Scale 1/50

REVISIONS:

NOTES:

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O.A.S.
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LOCATION:
403 Bradford Road, Birkenshaw, BD19 4BQ

PROJECT:
New Dwelling

DRAWING TITLE:
Proposed Dwelling

DATE: July 2024 | SCALE: 1:50 @A1

DRAWING N°:
296-02-03