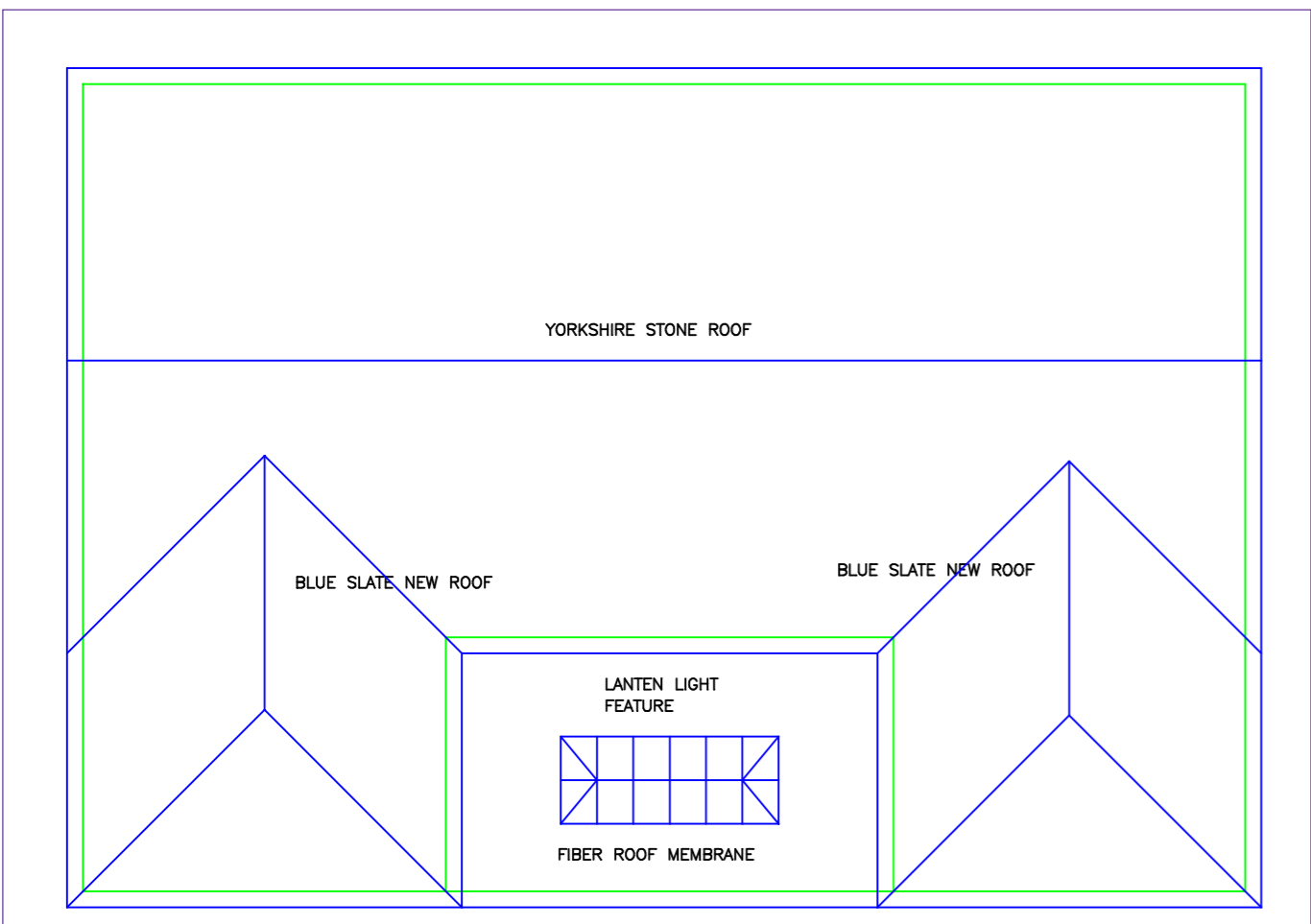


PROPOSED GROUND FLOOR PLAN LAYOUT



ROOF PLAN

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 AS REQUIRED.

REMOVE OUT BUILDINGS AND PORCHES AS MARKED FOR REMOVAL.
 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 TBA.
 ALL WINDOWS TO BE REMOVED AND REPLACED EITHER TIMBER OR UPVC.

GROUND FLOOR
 REMOVE ALL INTERNAL FIXTURES
 INTERNAL WORKS.
 REMOVE EXISTING FLOOR BOARDS SAVE FOR REUSE.
 REMOVE NAILS FROM 180X65 SWD FLOOR JOISTS
 CHECK FOR ANY DRY ROT, FIX A NEW DPC UNDER JOISTS
 REMOVE WALL PLASTER TREAT WALLS BENEATH FFL WITH BITUMEN DPC PAINT ON MEMBRANE.
 FIX NEW 100X50 FLOOR JOIST ACROSS EXISTING JOISTS AT 600 CENTERS LAY 100 INSULATION BETWEEN ALL TO THE FULL FLOOR AREA, FINISH BOARDING AS REQUIRED.
 NOTED A RENTOKIL DPC AS BEEN FITTED TO THE FULL APERTURE OF THE BUNGALOW THIS NEEDS TO BE RE CHECKED.

REMOVE ALL CEILING PLASTER AND BOARDS
 REMOVE ALL PLASTER TO WALLS
 ELECTRIC CABLES TO BE CHECKED
 TIMBER WALLS
 SKIRTING BOARDS
 DOORS AND ARCHITRAVES
 ALL IN PREPARATION FOR NEW BUILD

STRIP OUT OLD BATHROOM SUITE PREPAIR AREA FOR NEW SUITE.
 PROPOSED KITCHEN DINING AREA, PREPAIR FOR NEW FITTED KITCHEN.

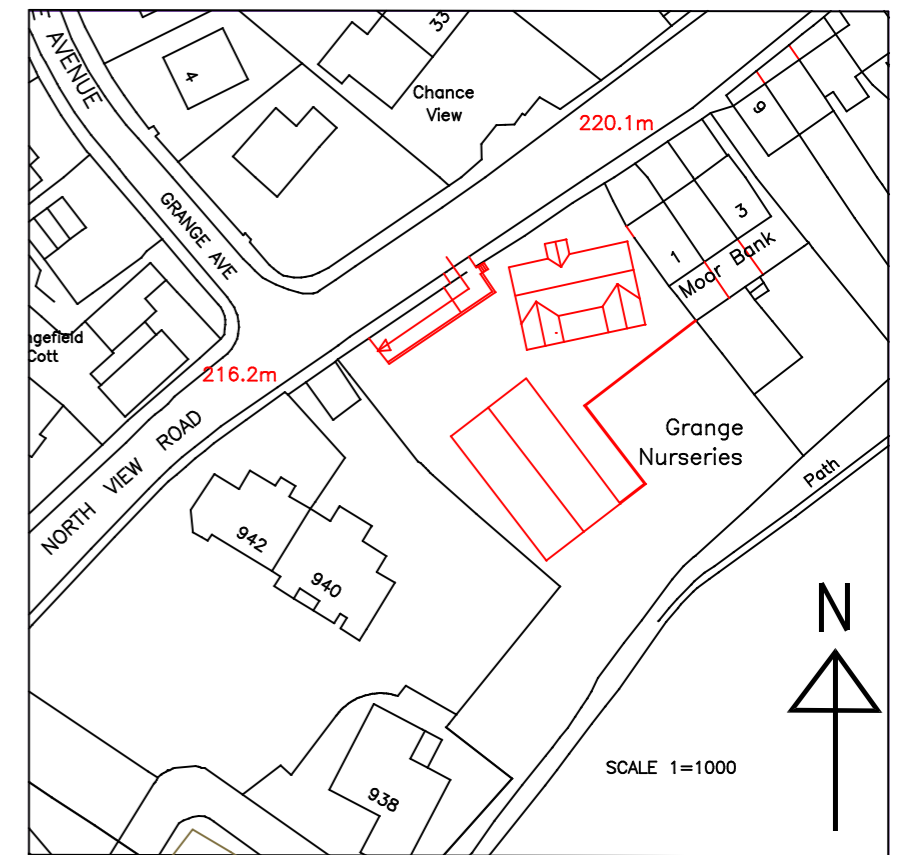
FORM NEW OPENINGS MAKE GOOD,
 2UBs SAT ON PAD STONES BOXED IN WITH PLASTER BOARD AND SKIMMED FINISH
 UBs REQUIRED AS PER STRUCTERAL CALCULATION 203X133X30 KG/M

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

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.

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

DETAIL PROPOSED BUNGALOW GROUND FLOOR AND
 ROOF LAYOUT

SCALE 1=100 **DATE** MARCH 2025 **REV**

DRAWN BY AH **DRAWING NO** O' BRIEN 03

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