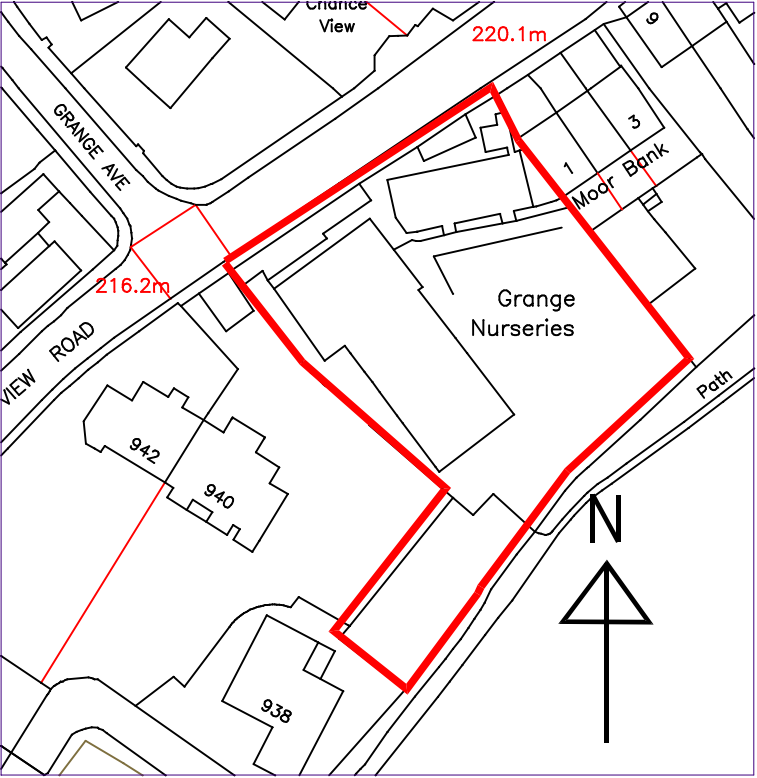




SITE PLAN SCALE 1=1000

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

CONSTRUCTION  
BUILT APPROXIMATLY IN THE 1800  
FOUNDATION, HARDCORE BASE ,DRY WALL FOOTING,  
SOLID RED BRICK, CEMENT RENDERED OUTER SKIN,  
PLASTER FINISH INNER SKIN.  
ROOF, YORKSHIRE STONE AND PART BLUE SLATE.  
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 [redacted]  
EXISTING ACCESS TO PROPERTY TO BE EXPANDED  
AS PER DETAILED DRAWING 07  
WORK ON THE BUILDING WAS CARRIED OUT IN THE EARLY  
1970 TO CONVERT THE BUILDING INTO TWO SEPERATE  
UNITS THE NEW OWNER WISHES TO REFURBISH THE ENTIRE  
BUILDING AND LAND AS PER PROPOSED PLANS.  
NOTED A RENTOKIL DPC AS BEEN FITTED TO THE FULL  
AREA OF THE BUILDING THIS NEEDS TO BE CHECKED,  
ELECTRIC. WATER, GAS, BROADBAND, TV,  
TO BE REPLACED AS PER REQUIREMENTS.

EXISTING YORK STONE ROOF TO BE REMOVED AND  
REPLACED WITH NEW BATTENS AND FELT.  
PREPAIR OPENINGS FOR VELUXE ROOF LIGHTS  
RENEW BARGE BOARDS TBA.  
CHECK AND REPLACE RAIN WATER SYSTEM AND SVP  
AS REQUIRED.  
ALL DRAINAGE TO BE CHECK REPLACED AND REMOVED  
AS PER REQUIREMENTS.  
ALL CEMENT RENDERING TO BE INSPECTED FOR DAMP  
PENETRATION REMOVE AND REPLACED PREPARED FOR  
OUTER INSULATION/RENDERED MEMBRANE FIX TO EXISTING.  
ALL EXISTING WINDOWS AND DOORS TO BE REMOVED  
AND REPLACED.

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

|                                                                                                                                         |                        |     |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|
| THIS DRAWING PRODUCED FOR A PLANNING APPLICATION ONLY<br>BUILDING REGULATIONS MUST BE OBTAINED<br>BEFORE ANY WORK COMMENCES.            |                        |     |
| CLIENT<br>MR AND MRS S, O'BRIEN<br>34 THORNEDENE WAY,<br>TONG,<br>BRADFORD BD48NW.                                                      |                        |     |
| PROJECT REFURBISHMENT OF BUNGALOW AT<br>GRANGE NURSERIES<br>WEST GATE HILL<br>TONG<br>BRADFORD BD4 6NS                                  |                        |     |
| DETAIL AS EXISTING GROUND FLOOR PLAN AND<br>ELEVATIONS FRONT, SIDE AND REAR                                                             |                        |     |
| SCALE 1=100                                                                                                                             | DATE MARCH 2025        | REV |
| DRAWN BY AH                                                                                                                             | DRAWING NO O' BRIEN 01 |     |
| <div><div>A3</div><div>TECHNIQUE DRAWING AND DESIGN SERVICE<br/>500, BEACON ROAD BRADFORD BD63NA<br/>TELEPHONE 01274 573508</div></div> |                        |     |