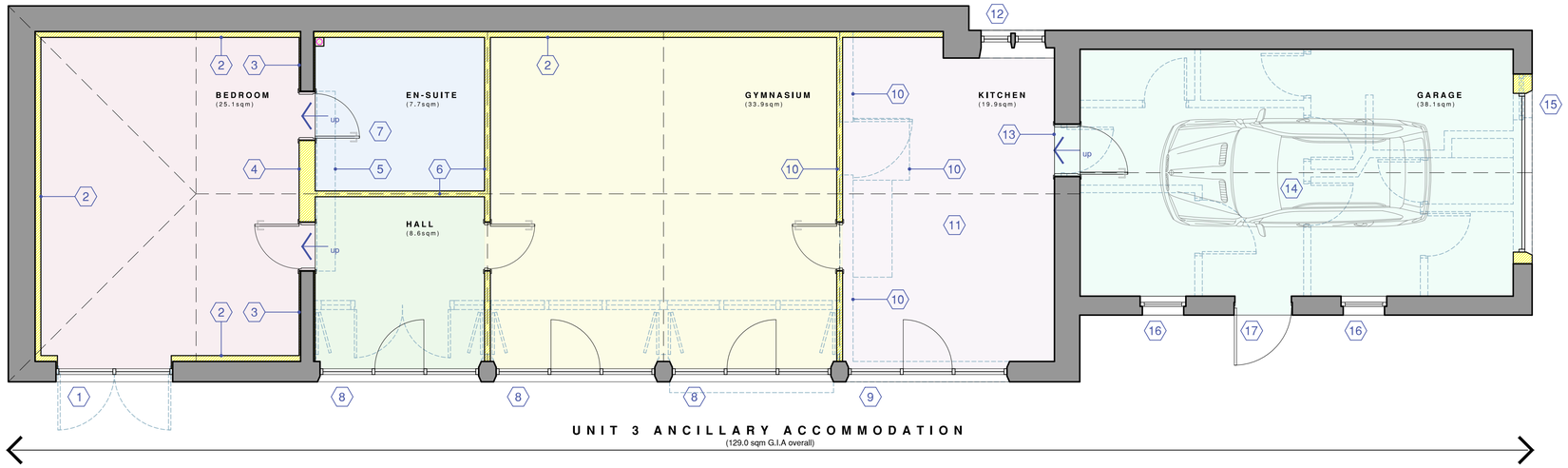
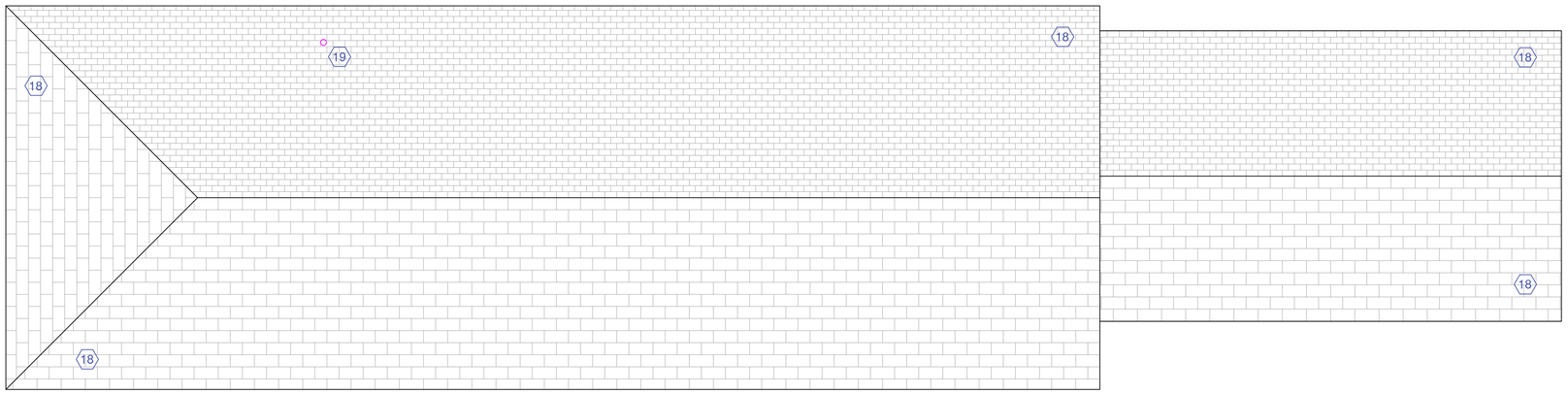
Do not scale from this drawing. Northlight Architectural Consultants Ltd must be notified immediately should any discrepancies be found.
The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of Northlight Architectural Consultants Ltd.



1 GROUND FLOOR PLAN AS PROPOSED

SCALE 1:50

0 1 2 3 4 5m
SCALE 1:50



2 ROOF PLAN AS PROPOSED

SCALE 1:50

0 1 2 3 4 5m
SCALE 1:50

KEY/SCHEDULE OF WORKS

NEW WALL/ LINING

EXISTING WALL/ FEATURE TO BE DEMOLISHED

1	Existing external timber doorset removed & new aluminium framed (colour: black) double glazed external doorset installed within existing opening.
2	External walls lined internally with new insulation/ plaster lining. New lining materials and insulation to be fully breathable & permeable.
3	Existing internal masonry wall to be finished with plasterboard & skim finish, on timber battens.
4	Existing opening within internal wall to be infilled with plasterboard & stud internal partition with new timber doorsets to separate bedroom from entrance hall & en-suite.
5	Existing stone step removed and existing floor finish to be made good.
6	New plasterboard & stud internal partitions with new timber doorset to form new entrance hall, en-suite & gymnasium.
7	Room to be fitted out with new sanitaryware, connected to new soil & vent pipe boxed out in plasterboard to corner of room.
8	Existing timber/ glazed doors & screen and timber shutters to be removed and new aluminium framed (colour: black) double glazed external doorsets/ screens installed within existing arched openings.
9	Existing opening to be carefully unblocked, and new aluminium framed (colour: black) double glazed external doorset/ screen installed within existing arched opening.
10	Existing internal masonry wall, door and stone steps to be removed. New plasterboard & stud internal partition with new timber doorset to separate kitchen from gymnasium.
11	Existing stone flag floor within new kitchen area to be carefully removed and new concrete floor finished with reclaimed stone flags to be constructed. New floor to have a finished level flush with the existing floor level within the gymnasium adjacent.
12	Existing window opening to be carefully unblocked, and new aluminium framed (colour: black) double glazed window units installed within existing arched opening.
13	Existing door removed & new/ adjusted stone steps constructed within opening between existing floor level to garage and new floor level to kitchen. New timber fire doorset to be installed within existing opening.
14	Existing partition walls & doors to be removed and ceiling/ floor finished made good, to form new garage.
15	New opening formed in external gable wall with ashlar stone head and jambs to match existing. New proprietary garage door to be installed within new opening.
16	Existing timber windows retained, refurbished and decorated (paint colour: black).
17	Existing timber door retained, refurbished and decorated (paint colour: black).
18	Existing stone flagged roof to be carefully stripped with re-useable stone flags retained for re-use. Voids between existing timber rafters to be insulated and new roof membrane and timber battens installed. South & west facing roof slopes to be finished in stone flags reclaimed from downtakings. Finish to north facing roof slopes to be confirmed following structural assessment of roof timbers to ascertain load bearing capacity.
19	New internal soil & vent pipes to terminate above existing roof.

Rev B -20/11/25- Note 2 updated (wall linings), note 18 updated (roof coverings)

Rev A -14/07/25- Design developed, notes added

Revisions

NORTHLIGHT ARCHITECTURAL CONSULTANTS
The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL
t : 07815 290496
e : chrisnorthlight@gmail.com

Client
BP Land Ltd

Project
Red House,
281 Oxford Road, Gomersal,
Cleckheaton, BD19 4JP

Drawing title
Coach House
Ground Floor & Roof Plan as Proposed

PLANNING APPLICATION

Scale @ A1	Drawn by
1:50	CG
Date	App'd
Feb '25	-
Drawing no	Rev
24.034/ (AL)20	B

© Northlight Architectural Consultants Ltd 2024