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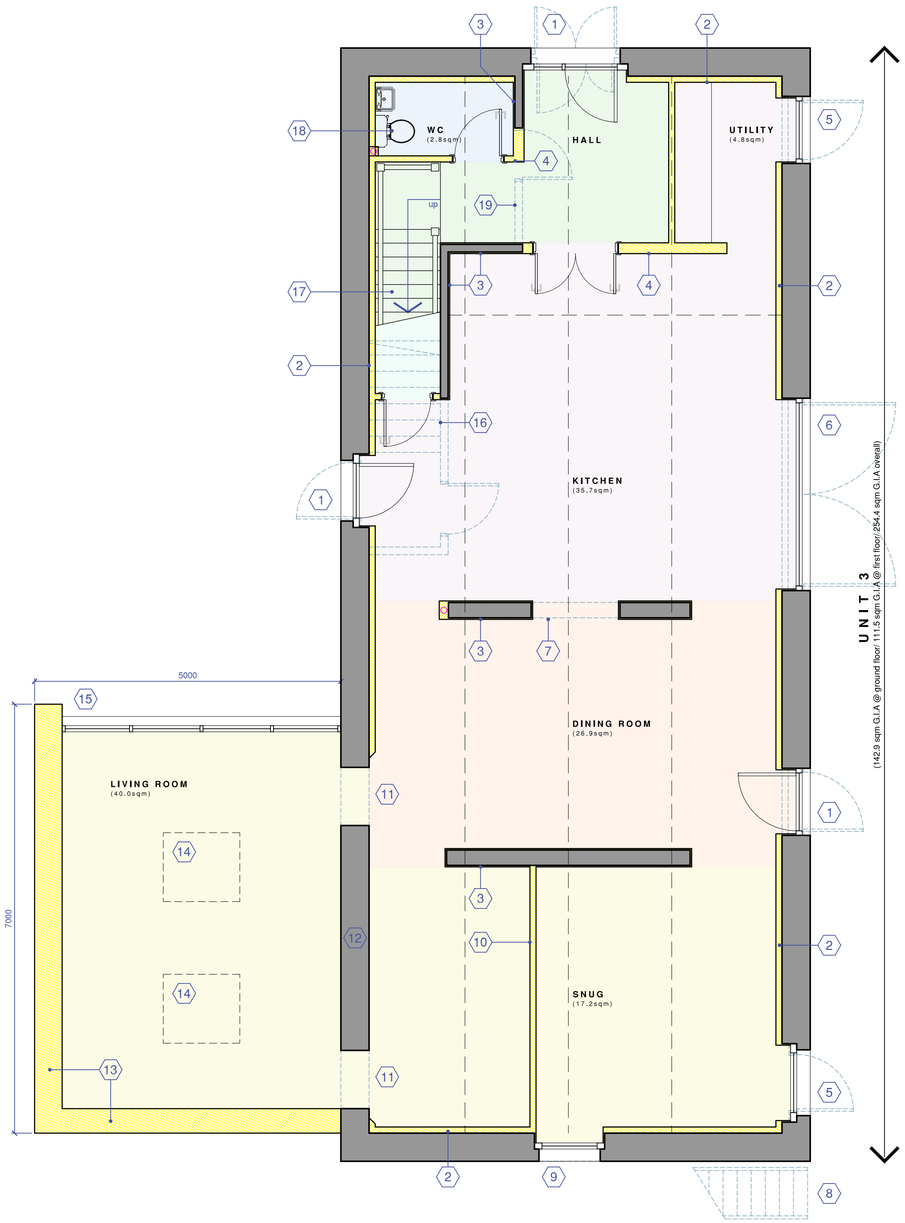
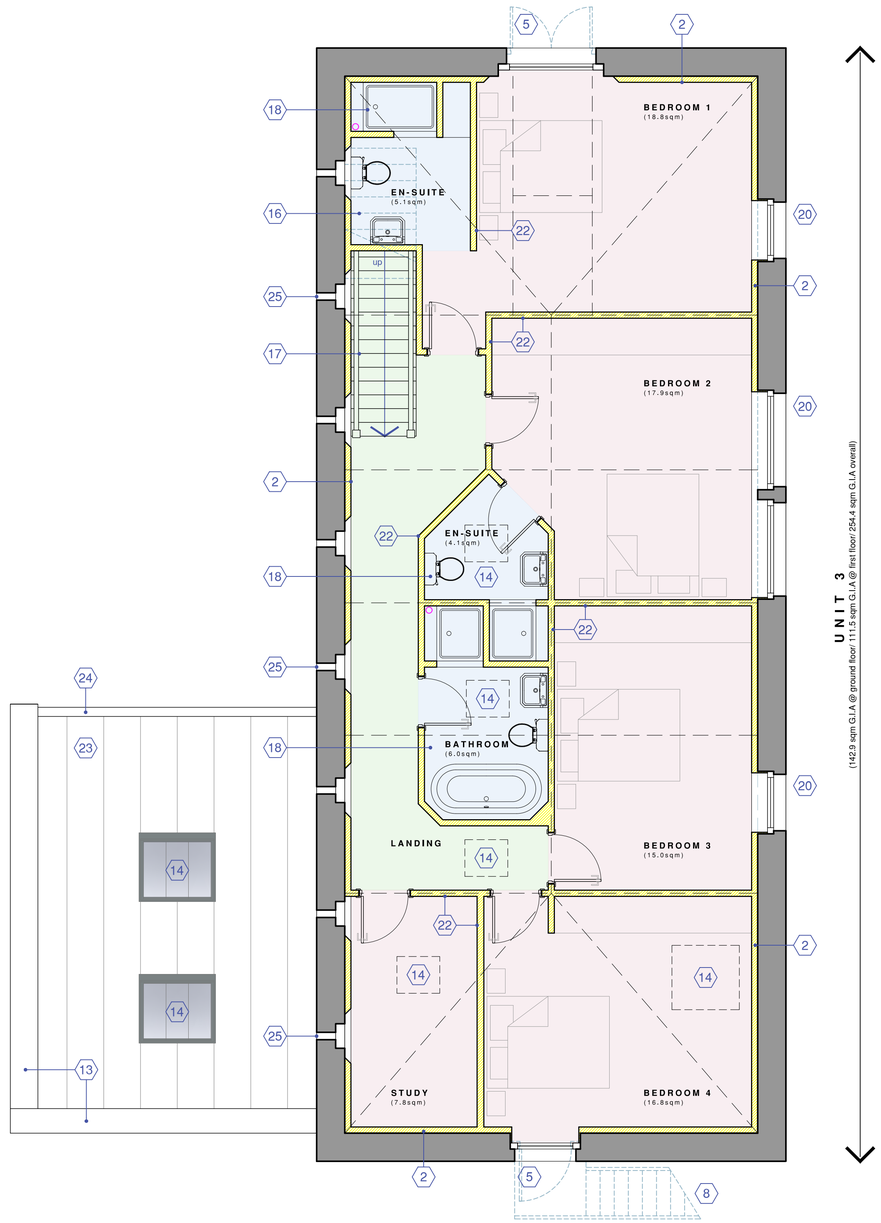



1 GROUND FLOOR PLAN AS PROPOSED
SCALE 1:50

0 1 2 3 4 5m
SCALE 1:50




2 FIRST FLOOR 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 | New plasterboard & stud internal partitions with new timber doorset to form new entrance hall, WC & utility. |
| 5 | Existing external timber doorset removed & new aluminium framed (colour: black) double glazed external window unit installed within existing opening. |
| 6 | Existing external timber barn doors removed & new aluminium framed (colour: black) double glazed external door/ screen unit installed within existing arched opening. |
| 7 | Opening formed within existing internal brick wall. |
| 8 | Existing external timber stair to be removed. |
| 9 | Existing door opening to be carefully unblocked, and new aluminium framed (colour: black) double glazed window unit installed within existing opening. |
| 10 | New plasterboard & stud internal partition to form snug. |
| 11 | Existing door opening carefully un-blocked. |
| 12 | Existing stone wall to remain exposed to be cleaned & re-pointed. |
| 13 | New external cavity walls to extension to comprise natural stone facing (to match existing) with insulated cavity, blockwork inner leaf and plasterboard & skim internal finish. Head of wall to be capped with ashlar stone coping. |
| 14 | Conservation style roof window over. |
| 15 | New aluminium framed (colour: black) double glazed external doorset. |
| 16 | Existing internal timber stair removed and masonry stair enclosure partially removed. Existing floor/ ceiling finish to be made good. |
| 17 | New timber staircase. |
| 18 | Room to be fitted out with new sanitaryware, connected to new soil & vent pipe boxed out in plasterboard to corner of room. |
| 19 | Existing masonry partition & door partially removed. Existing floor/ ceiling finish to be made good. |
| 20 | Existing timber window unit removed & new aluminium framed (colour: black) double glazed external window unit installed within existing opening. |
| [redacted] | [redacted] |
| 22 | New plasterboard & stud internal partitions with new timber doorset to form new room layout at first floor as shown. Head of partitions to be finished to underside of existing roof structure/ trusses. |
| 23 | Lean-to roof to extension to comprise metal standing seam roof finish (Accord Clickseam), on rigid insulation & timber roof deck, supported on timber rafters. Stepped metal flashing to be provided at abutment with adjacent walls. |
| 24 | New metal gutters & downpipes to extension (colour: black) |
| 25 | Existing vent windows to be retained. |

Rev B -20/11/25- New window to bed 4 removed & replaced with new roof window, 1 roof window to landing & 1 to bathroom removed, note 2 updated (wall linings)

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

Revisions

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Client
BP Land Ltd

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

Drawing title
Barn
Ground & First Floor Plans as Proposed

PLANNING APPLICATION

| Scale @ A1 | Drawn by |
|---|---|
| 1:50 | CG |
| Date | App'd |
| Feb '25 | - |
| Drawing no. | Rev |
| 24.034/ (AL)30 | B |

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