1:100 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

extend dropped kerb length to correspond with extended drive - works to be carried out in accordance with local highways specification by approved contractor

pavement

drive

extend hardstanding are as shown.

drive

A

RAMP UP

rwp & gulley

new external walling shown thus.

living room

hall

UP

snug

3900 (to discuss)

new stud wall shown thus - final location to be discussed.

remove loadbearing wall and install steel beam over - to structuiral engineers details

elec. meter gas meter

wc

boiler

1200

utility

1500

proposed steel beam over

modify/adapt existing door opening to create new opening - install steel beams over

kitchen
(indicative layout only)

dis-connect and remove all sanitaryware in former bathroom together with all redundant wastes and services to same.

dining

up

proposed steel beam over

proposed steel beam over

boot/bench

approx. line of exg. public drain shown thus

ground floor plan

A

garage

garage to be removed shown thus.



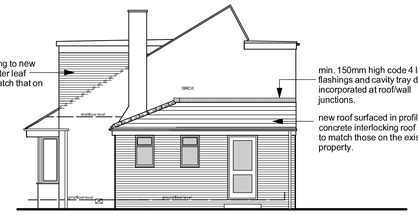
dormer cheek to be clad externally in pre-manufactured upvc units (must provide half an hour fire rating externally).

dormer front to be clad externally in pre-manufactured upvc units (must provide half an hour fire rating externally).

new external walling constructed with an outer leaf facing brickwork to match that on the existing building

new external walling constructed with an outer leaf facing brickwork to match that on the existing building

north elevation

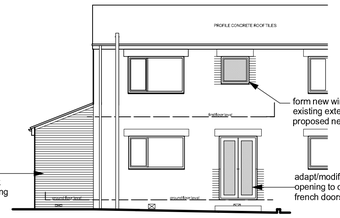


build up existing walling to new roof profile with an outer leaf facing brickwork to match that on the existing building

min. 150mm high code 4 lead flashings and cavity tray dpcs incorporated at roof/wall junctions.

new roof surfaced in profile concrete interlocking roof tiles to match those on the existing property.

west elevation



form new window opening in existing external walling to proposed new bathroom

adapt/modify existing window opening to create opening for french doors.

new external walling constructed with an outer leaf facing brickwork to match that on the existing building

south elevation

A

bedroom 1

existing timber purlin over (removed)

3187

3614

existing timber purlin over (removed)

bedroom 3

3430

3582

WARDROBES

WARDROBES

proposed steel beam over

timber purlin over removed and replaced with steel beam to structural engineers details

down

landing

bedroom 2

new timber stud partition walls shown thus - to spec.

1597.5

small bath

690 dock

bathroom

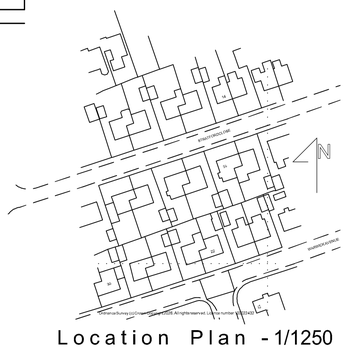
2800

re-position door opening into new bathroom as shown

treble up rafters under-neath dormer cheek on this side

A

first floor plan



Location Plan - 1/1250

flat roof surfaced in rubber roof system - to spec.

timber purlin over removed and replaced with steel beam to structural engineers details

install 150mm thick Knauff Insulation - OmniFit Slab 35 between joists and 75mm insulated p/board beneath.

50x200mm C16 timber flat roof joists @ 400mm centres - to spec.

ventilation of flat roof - to spec

existing roof structure to be removed shown thus

bedroom 1

bedroom 2

install new floor joists to bedroom 1 - retaining existing ceiling joists - NB check intermediate support/span

new stud wall shown thus - final location to be discussed.

remove loadbearing wall and install steel beam over - to engineers details

living room

kitchen

section A-A

Notes:
This drawing has been prepared specifically for the purpose of Planning Permission (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omissions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responsible for checking site dimensions, materials etc., and all building work, such work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev.A (21/10/2026) - Drawing amended to client comments.
Rev.B (21/10/2026) - Drawing amended to client comments.
Rev.C
Rev.D
Rev.E

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Client Details
Glyn Taylor

Project Title
Proposed extensions and alterations at
19 Stratford Close
Golcar
Huddersfield

Drawing Title
Planning Drawing

Scale.	Drawing Number	Rev.	Date Drawn	Drawn By
1/50 & 1/100	2026/026/03	B	August 2026	Andrew Smith