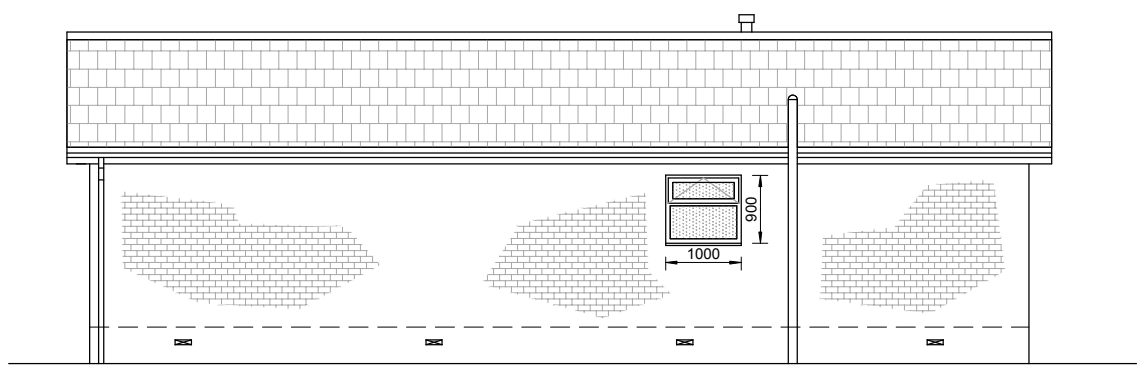
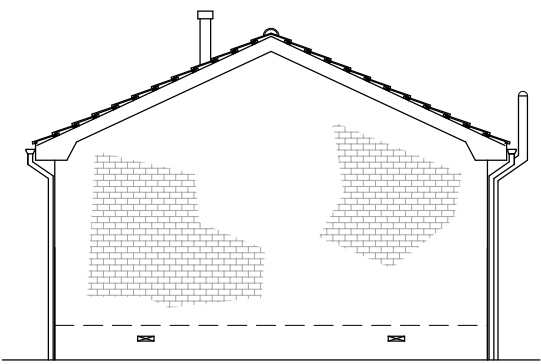
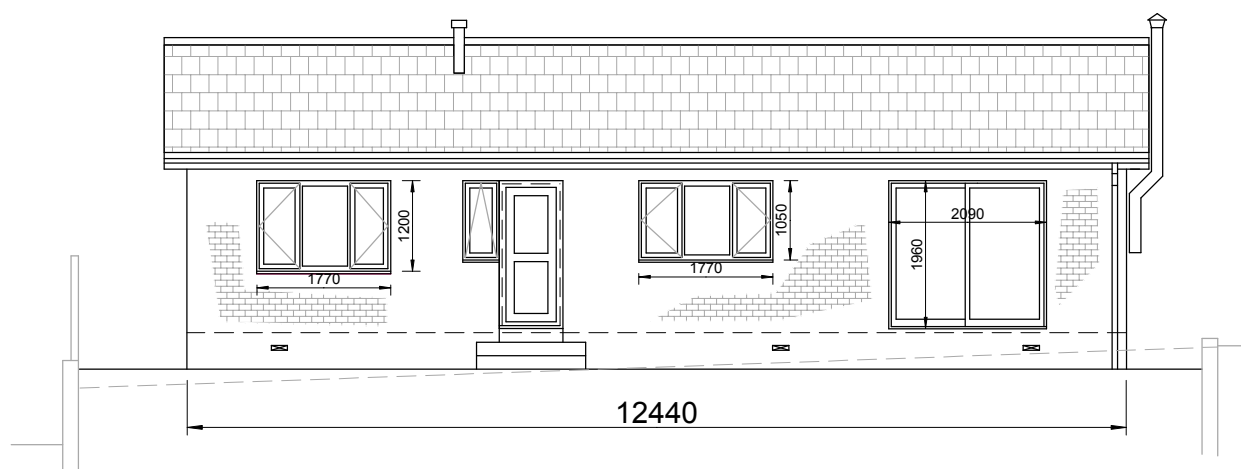




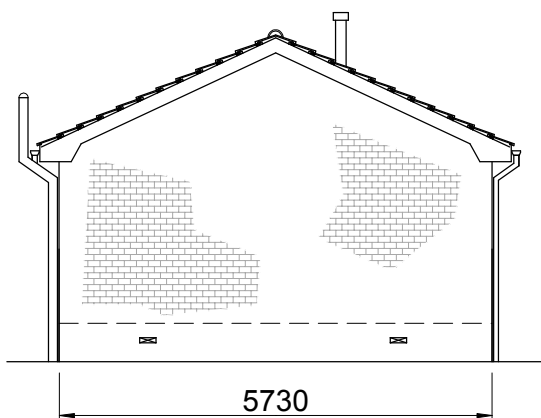
PROPOSED EAST ELEVATION



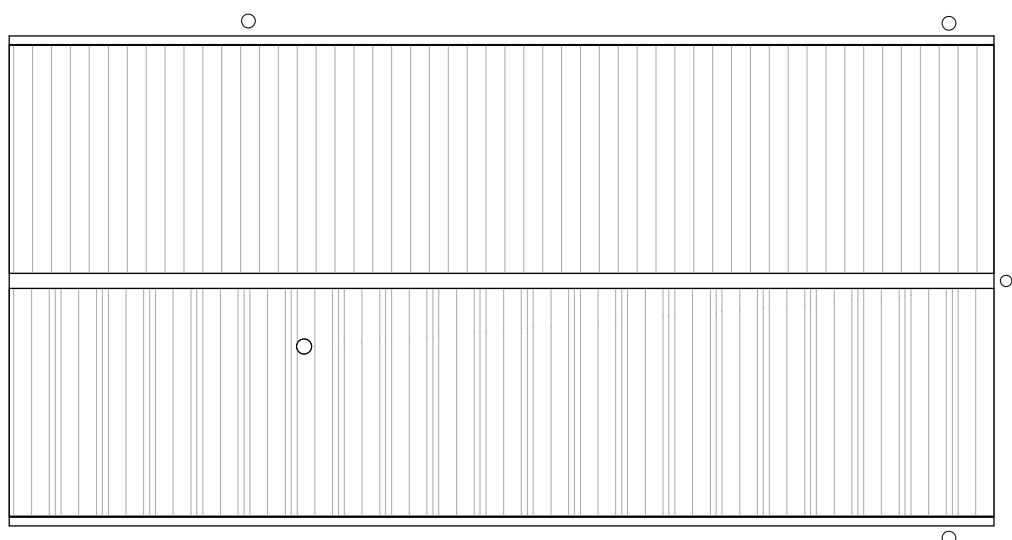
PROPOSED SOUTH ELEVATION



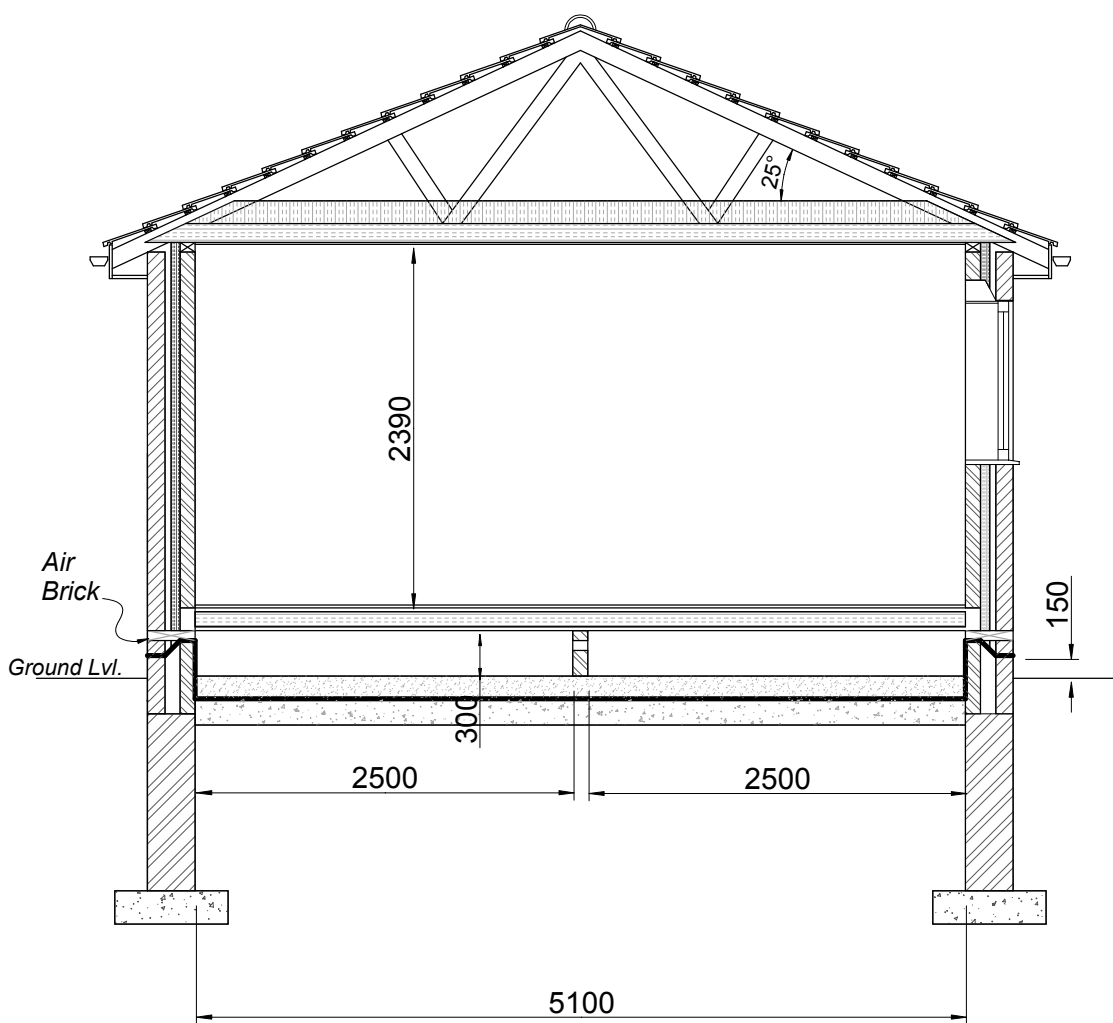
PROPOSED WEST ELEVATION



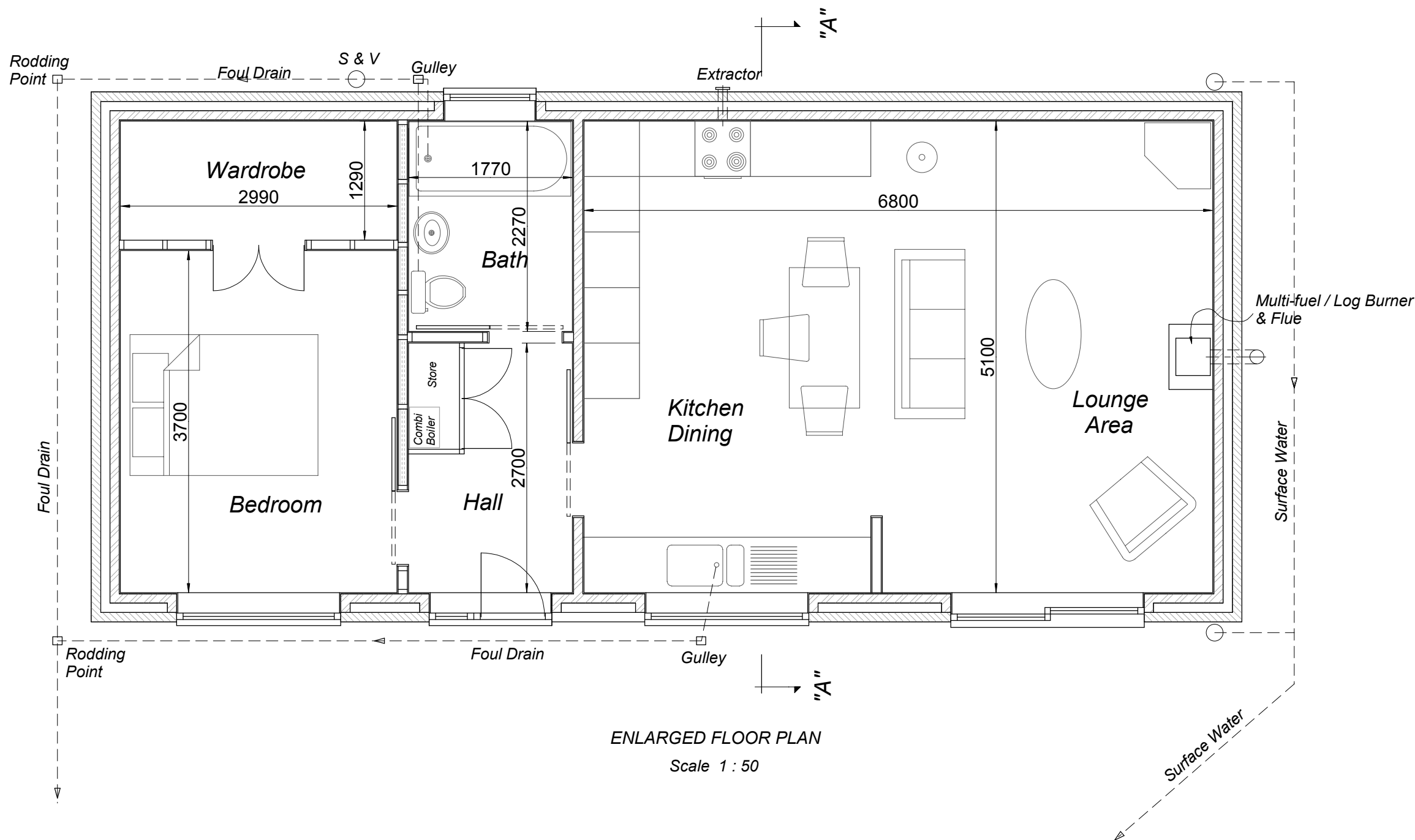
PROPOSED NORTH ELEVATION



ROOF PLAN



ENLARGED SECTION "A" - "A"
Scale 1 : 50



ENLARGED FLOOR PLAN
Scale 1 : 50

EXTERNAL FINISHES

External Facing Bricks:
Carlton Brick Co. 65mm Milltown Blend.
Or similar to compliment existing dwelling

Roof:
Traditional trussed timber & felt construction 25 degree pitch
Marley Duo Modern concrete interlocking roof tiles.
Old English Dark Red (min pitch 22.5 deg - 75mm headlap)
Or similar to compliment existing dwelling

Windows & Doors
Light Oak effect UPVC Construction
Double Glazed with Pilkington K Glass

Fascias, Gutters & Fall Pipes
All in light brown UPVC

DESIGN & ACCESS STATEMENT

The proposed annexe to No.61 Woodstock Road has been designed in traditional style with external materials to complement and blend with existing adjacent properties.
Pedestrian access (only) to the proposed annexe will be via an existing private footpath adjacent to the north side of No.61 Woodstock Road.
Impact on the street life on Woodstock Road will be unaffected.

It will be necessary to partially demolish the attached garage & store room on the south side of No.61 Woodstock Road to allow access for buiders' plant during the construction phase.
These will be reinstated prior to completion of the project.

Companion Drawings:

CW 12.07-02 Block Site Plan (A2)
CW 12.07-03 Site Location Plan (A4)

Drawing Size : A1

This drawing has been produced for the purposes of obtaining Building Regulations and / or Local Authority Planning approval only and is not a working drawing. It is the Contractor's responsibility to ensure that the works generally comply with the current Building Regulations & relevant Codes of Practice, British Standards and the requirements of the Local Authority Building Surveyor & Drainage Inspector. It is the Contractor's responsibility to check all dimensions on site before manufacturing or ordering any components. Whilst every effort has been made to provide structural proposals in line with sound engineering practice, existing building conditions & design cannot be guaranteed. This information is provided "as is", without liabilities or warranties of any kind, express or implied. Where necessary, structural design & stability should be verified by a professional structural engineer. All materials must be fit for purpose and be mixed, applied and / or fixed in accordance with the manufacturer's instructions & specifications. This drawing is copyright & shall not be reproduced or used for any purpose without the permission of the originator		B + B Associates 4 St Johns Avenue Barugh Green Barnsley South Yorkshire S75 1NX Telephone: 01226 383916		RefRevisionsDate	
Mrs C. Williams, 61 Woodstock Road, Barnsley, S71 1DY		PLANS & ELEVATIONS		For: -	
Drawn By		Date		Main Scale	
B. H.		12.08.10		1 : 100	
Drg. No.		Revision		CW 12.07-01	