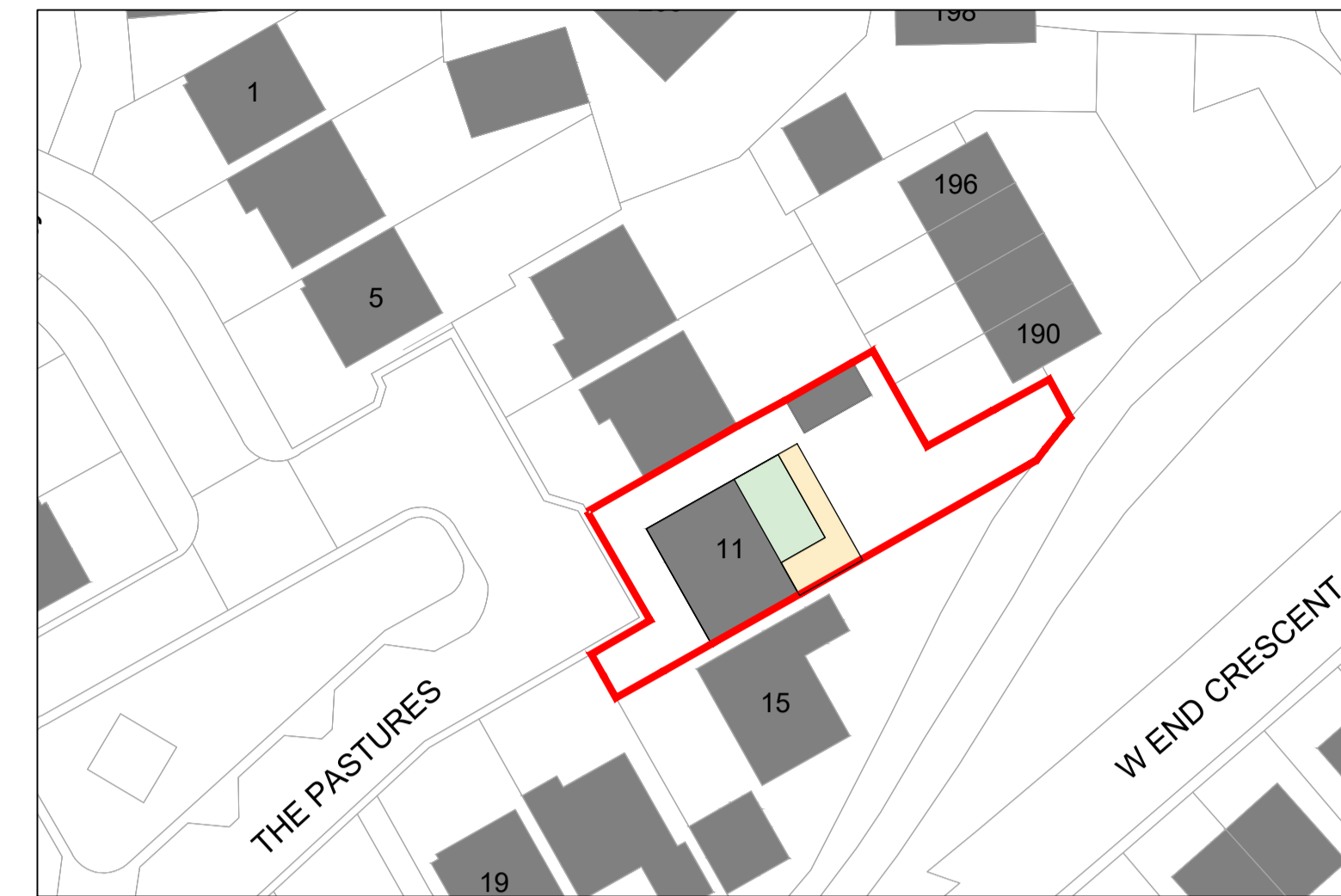


Proposed Ground Floor & Site Plan
Scale - 1:50@A1



Proposed Site Plan
Scale - 1:500
Applicants site boundary edged in 'Red'.
Map Number: TORQM2209114116210

Service design TBC and suit the new layout.

Existing decking to be extended to suit new extension.

Kitchen receiving 'borrowed light' from new Extension.

Level threshold / steps into the new extension TBC.

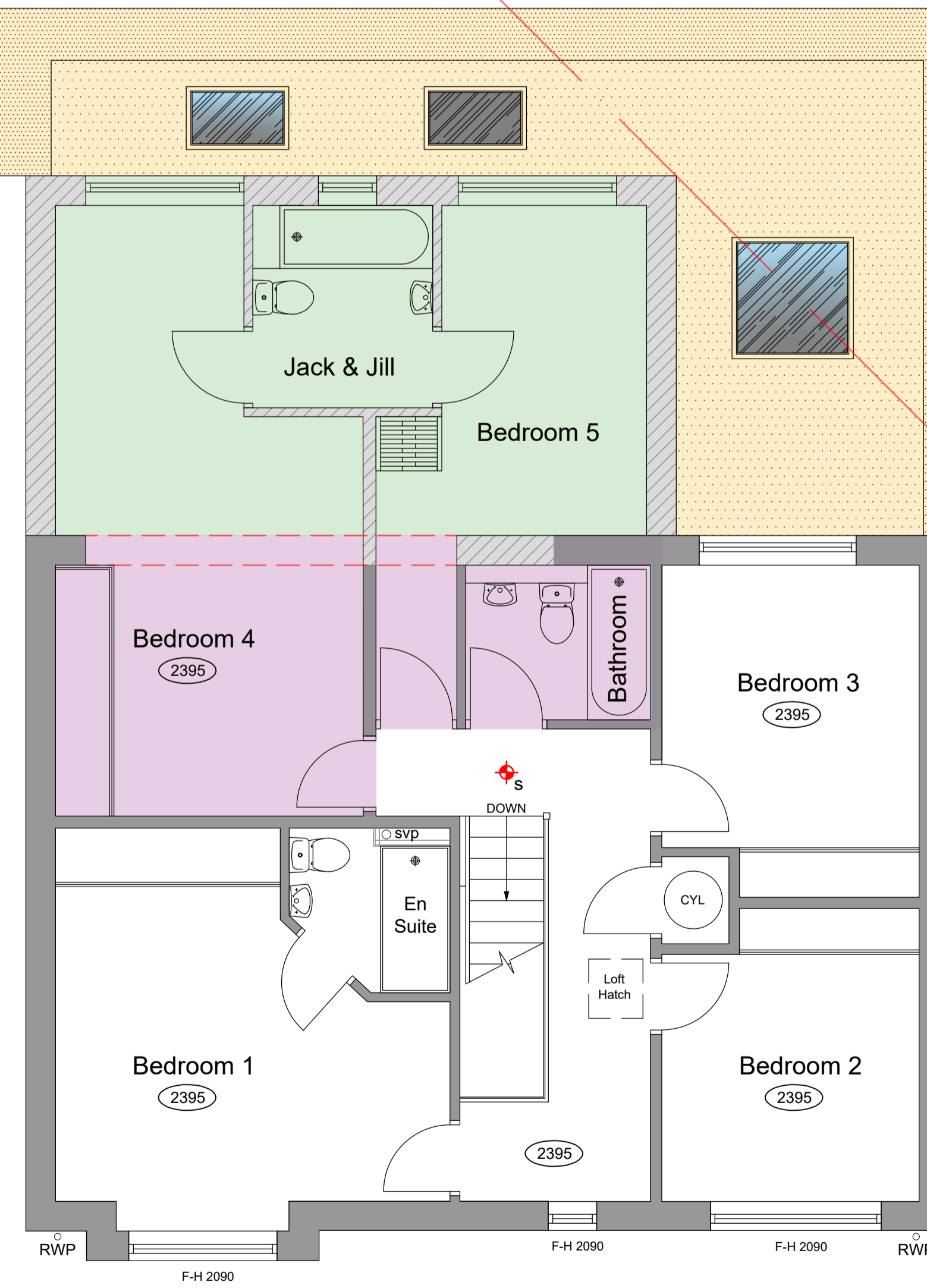
Only obscure glazing units allowed to the side elevation.

Relocate Manhole or reduce the width of the extension to suit.

Demolish existing conservatory and replace with single storey rear extension and part double above.

Remove existing rear kitchen window and widen opening.

Remodel Kitchen to suit. Indicatively drawn. TBC by Client.



Proposed First Floor Plan
Scale - 1:50@A1

Part double storey rear extension.

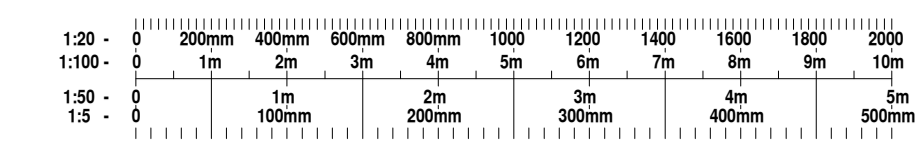
New roof lights to flat roof or single storey rear extension.

Extend Bedroom 4 by forming opening / removing existing external wall.

Form new Bedroom 5 within new double storey rear extension.

New corridor form through existing Bathroom.

45° degree rule from neighboring first floor window adhered to.



NOTES

Drawing may not be copied without prior written permission. This drawing is copyright.

All works are to be carried out in accordance with all latest and relevant CDM Regulations, the Health and Safety Guidelines, Legionella Guidelines, Water Authority Regulations and the Building Regulations.

All dimensions shown are in millimeters, unless otherwise stated. Drawing author to be notified of any discrepancies. Verify relevant drawings on site before commencing work or preparing shop drawings. Contractor to check all dimensions and report all errors and omissions to the designer. Do NOT scale from this drawing.

When removing or disturbing any existing material, check all items that are to be disturbed for any trace of asbestos. Do not mechanically fix into asbestos based materials. Remove all asbestos in accordance with government guidelines. Check the 'Demolition & Refurbishment' Asbestos Survey prior to commencement of all works. All removals to be carried out by an accredited contractor. Not Architectural Designers responsibility to obtain Asbestos R&D Survey.

Rev	Description	Date

Legend

- Extents of Single Storey Extension
- Extents of Internal Remodel
- Extents of Double Storey Extension
- Dashed Red Line denotes the extent of the DEMOLITION



AERIAL IMAGE
Information taken from 'Google Earth'



Proposed Block Plan
Scale - 1:1250
Applicants site boundary edged in 'Red'.
Map Number: TORQM2209114116210

JBL planning and design studio

CIAT REGISTERED PRACTICE

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Client: Sam & Gregg Barber
Project: Single Storey Rear Extension, Double Storey Rear Extension, Internal Remodel & Demolition of Existing Conservatory

Dwg Title: Proposed Ground Floor, First Floor & Site Plan
Location: 11 The Pastures, Royston, Barnsley, South Yorkshire, S71 4RQ

Project No: 22032
Dwg No: 02
Revision: 1st

Scale@A1: Stated
Date: April '22
Drawn: LSB

P l a n n i n g S u b m i s s i o n