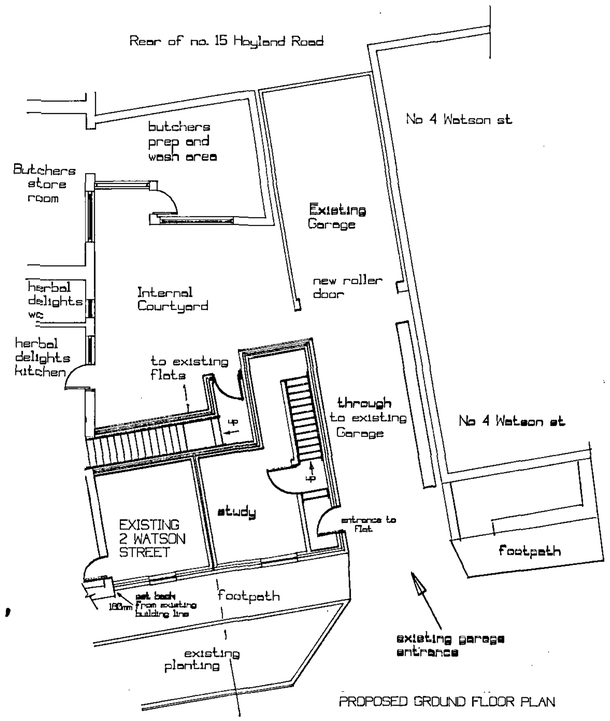
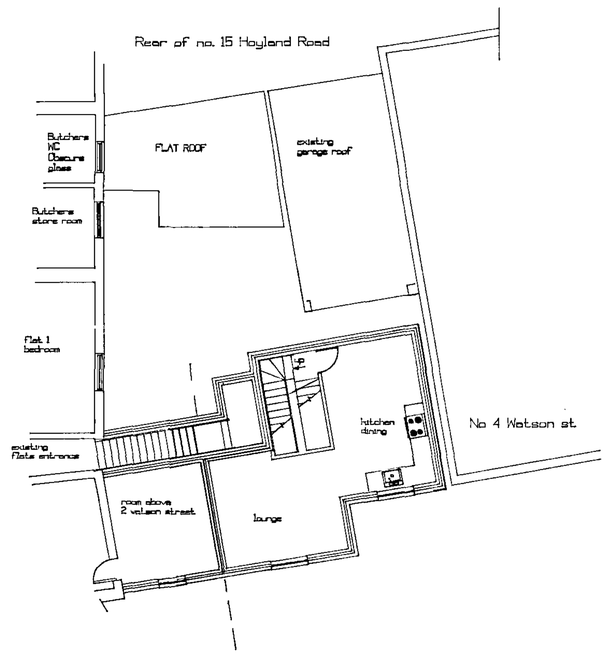
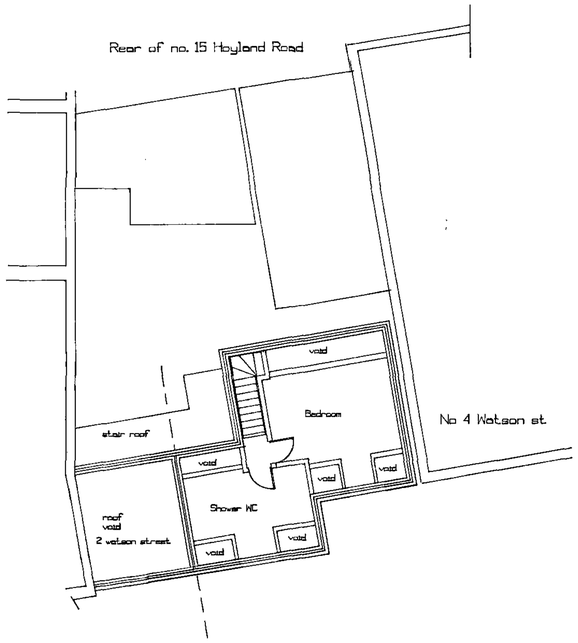


PROPOSED GROUND FLOOR PLAN

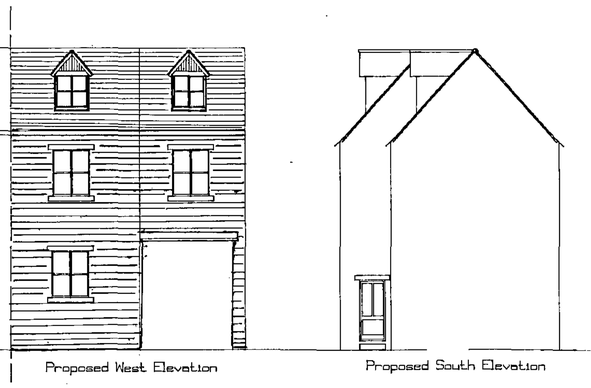


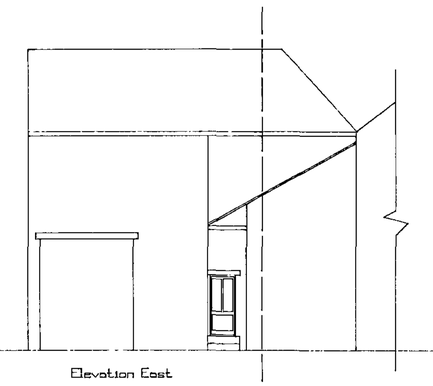
PROPOSED FIRST FLOOR PLAN

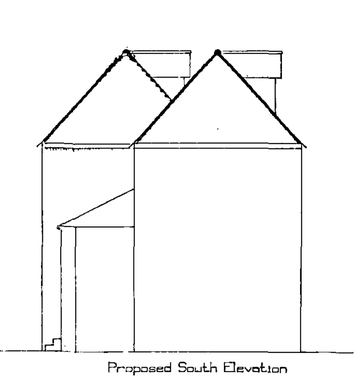


PROPOSED ATTIC BEDROOM & SHOWER WC PLAN









BRICK/STONE WORK
Front elevations to be natural stone to match existing (stone from demolished Hoyland Common School) rear elevations to be 173mm multi-city smooth to near match existing
Lay 150mm continious dpc for stone work otherwise 100mm provide air bricks at 1.8m c/c's with dpc tray over. s/s wall ties at 450 c/c's vertical & 750mm horizontally, staggerd

ROOF CONSTRUCTION
Purpose made trusses designed by manufacturer to include structural loft space
Eternit man made roof slate
Guttering by polypipe black
Dry ridge system by Marley

EXTERNAL WINDOWS AND DOORS
Upvc oak finish windows and doors to meet buding regulations means of escape

Stone cills and lintles

DRAINAGE
Foul water to existing
surface water to existing

Proposed extension to 2 Watson street to create 1 Bed Flat

CLIENT

Mr & Mrs S King
9 Hoyand Road
Hoyland Common
Barnsley S74 0LT

SITE

Land Ajacent 2 Watson St
Hoyland Common
Barnsley

SCALE 1 : 100

NOTES

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REFLECT Designs

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