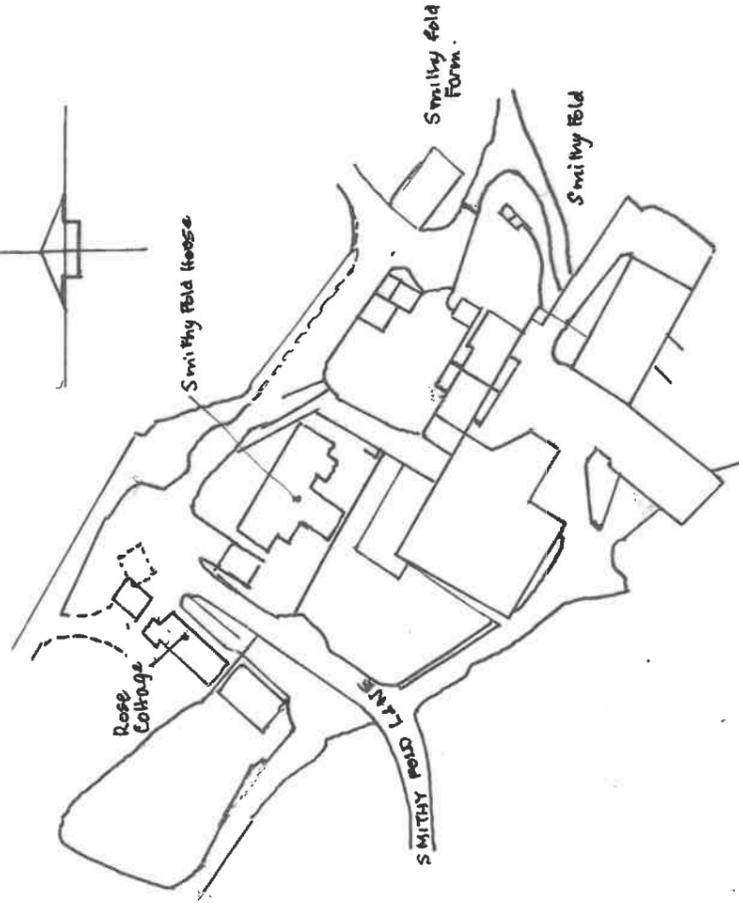
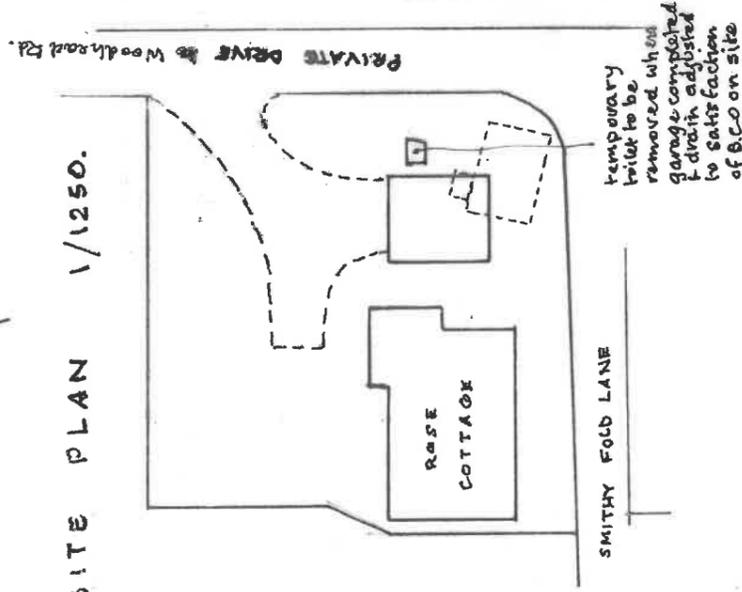


PROPOSED FIRST FLOOR EXTENSION
 OF GARAGE TO PROVIDE GAMES ROOM
 FOR ROSE COTTAGE, SMITHY FOLD LANE,
 WORTLEY, BARNLEY S35 7DA
 FOR MR. K. CUNNINGHAM

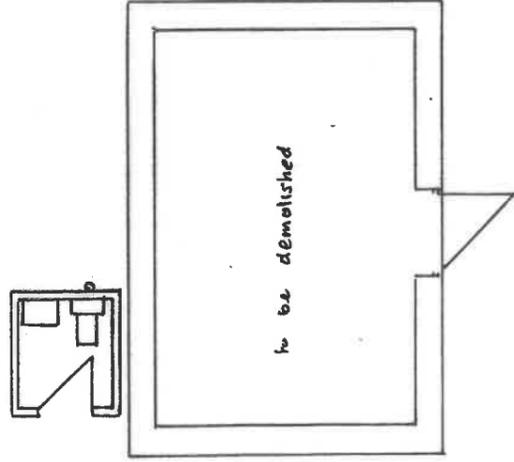
Planning Permission granted 24 January 2024 2023/0037.



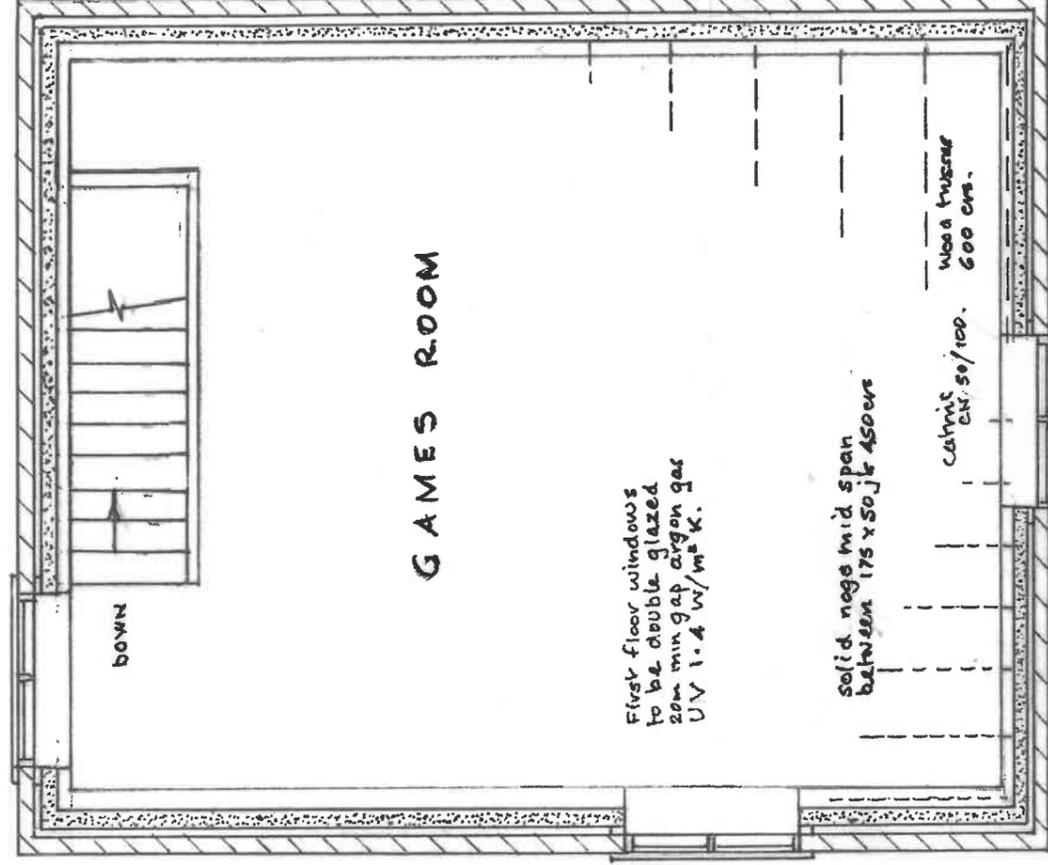
SITE PLAN 1/1250.



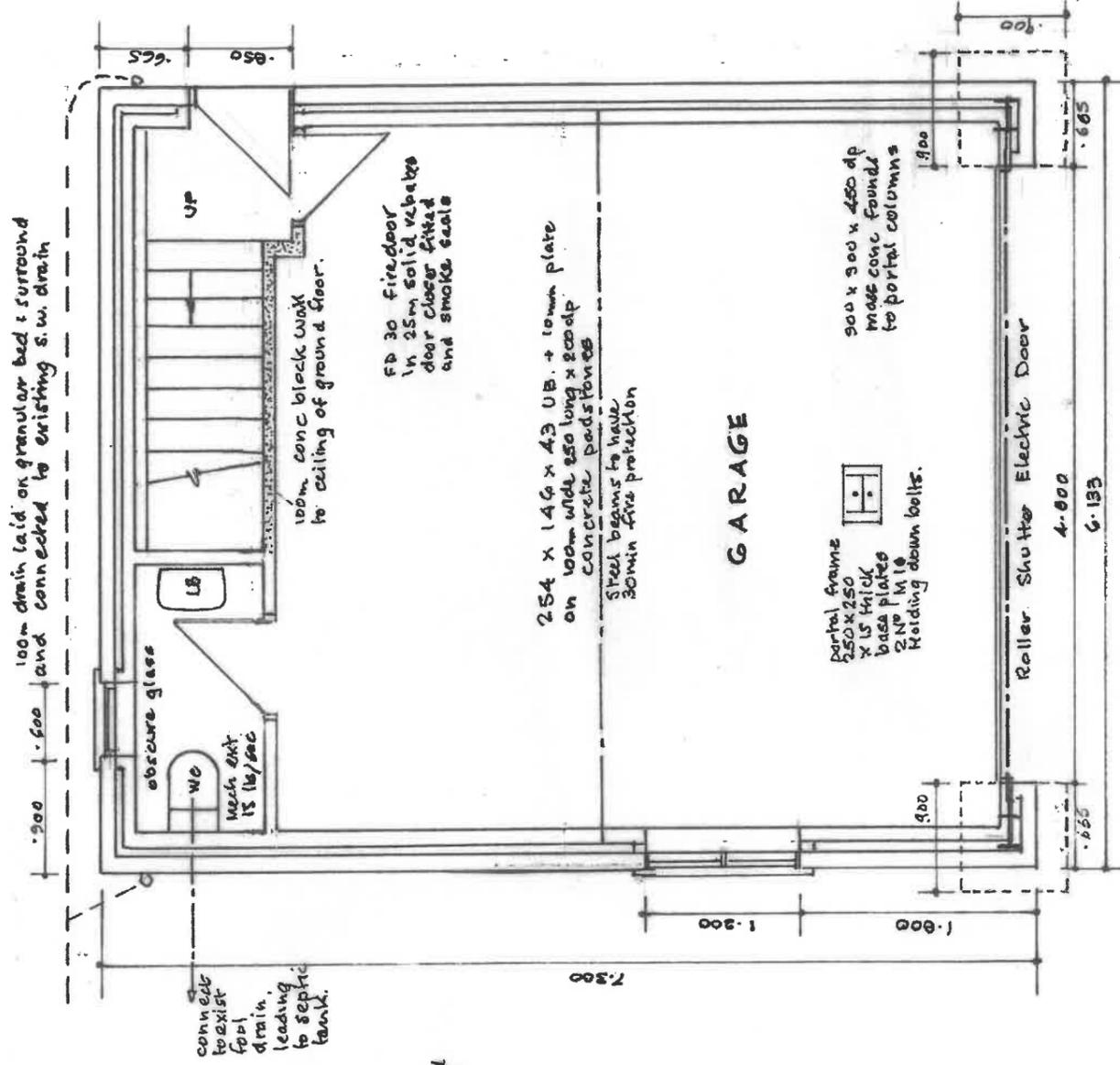
BLOCK PLAN 1/500



EXISTING BUILDING



FIRST FLOOR



PLAN (GROUND)

including detached double garage (work in progress)

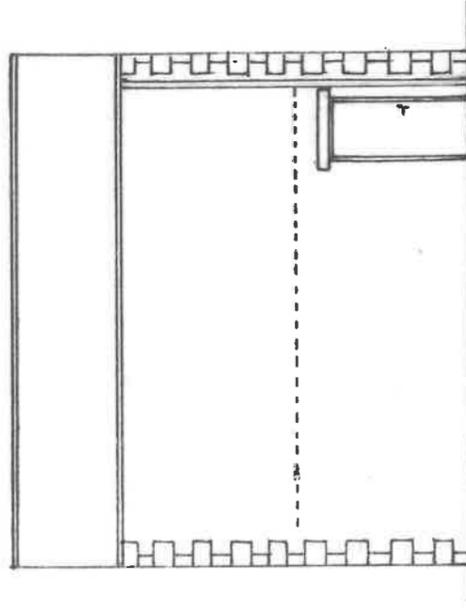
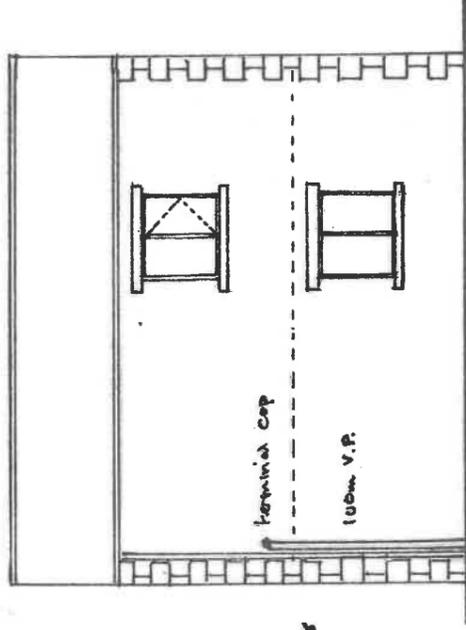
Traditional section Black p.v.c. rainwater gutters + down pipes

Outer skin in natural reclaimed stone Stone heads + cills. Stone quoins.

Slate roof on 30x25 tenonised baltens kiln-dried or equal roof membrane Wood trusses @ 600 c/c designed + braced to B.S. 5268 part 3. Cables provided 28 days prior to erection

100 x 75 wallplate strapped down to blockwork 1.2 c/c. 30 x 5 galv m.s. straps. Foot of truss mesh fixed to wallplate

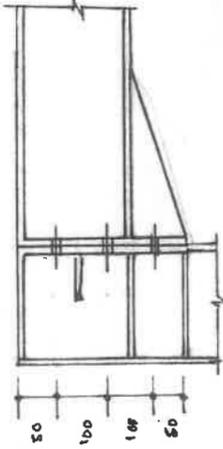
outer skin in reclaimed stone tiled 5 par s.m. with stainless steel and 225 c/c at reveals. D.P.C. to head, eill + jombs secured 225 c/c vertically.



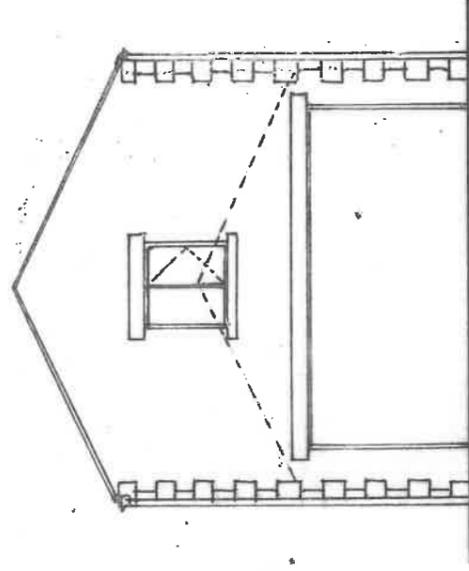
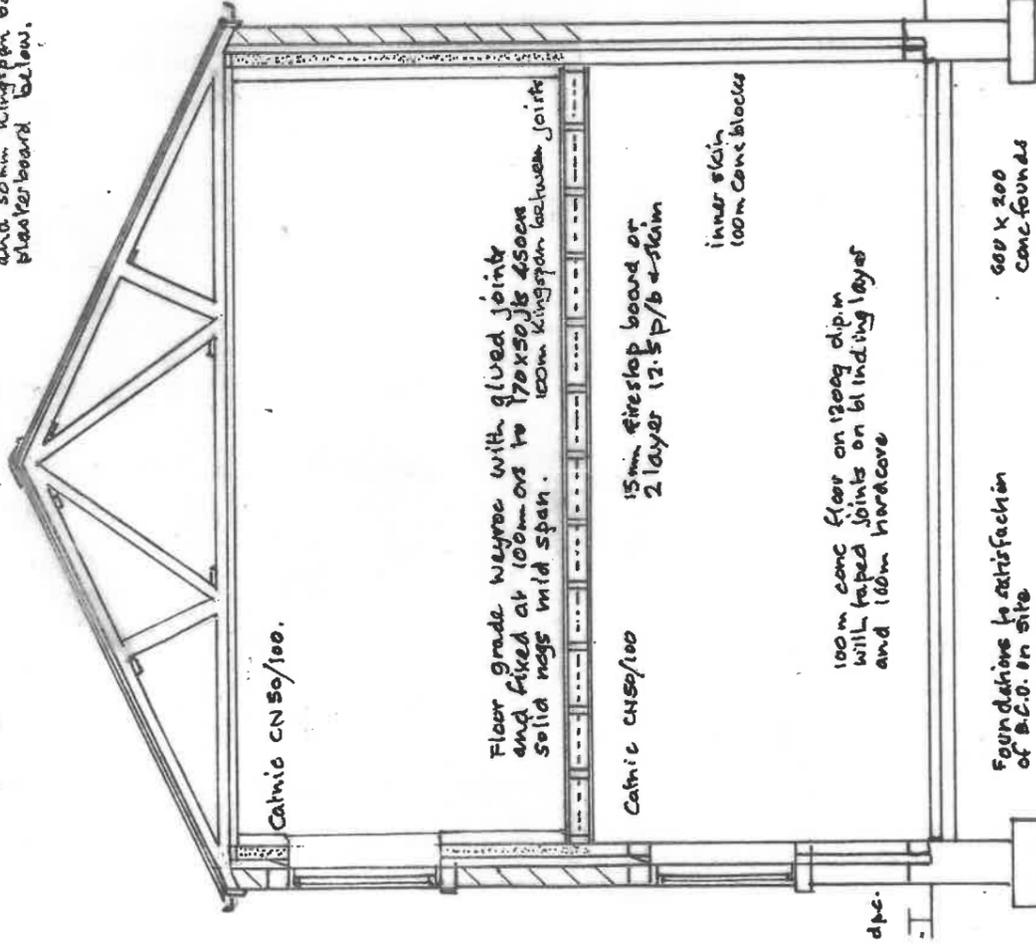
SIDE ELEVATION

SIDE ELEVATION

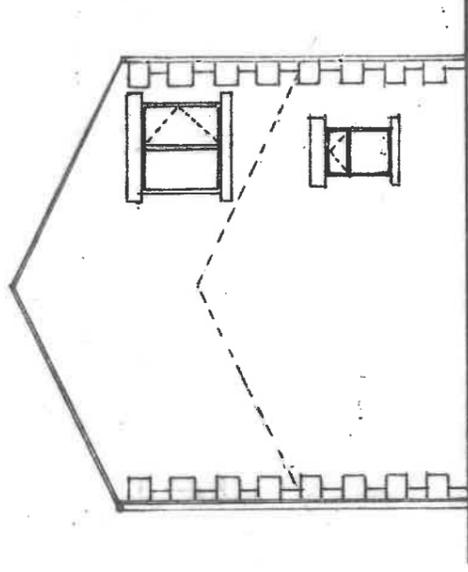
RAUNCH DETAIL
G No M 20 grade @ 6 bolts
at 90mm cross centres.



100mm Kingspan between trusses and 50mm Kingspan backed 12.5mm plasterboard below.



FRONT ELEVATION



REAR ELEVATION

SECTION