

Mr J Angel
&
Miss A Duke
22 Mt Vernon Crescent
Barnsley

Planning Application

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QUILL ARCHITECTURE

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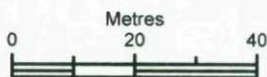
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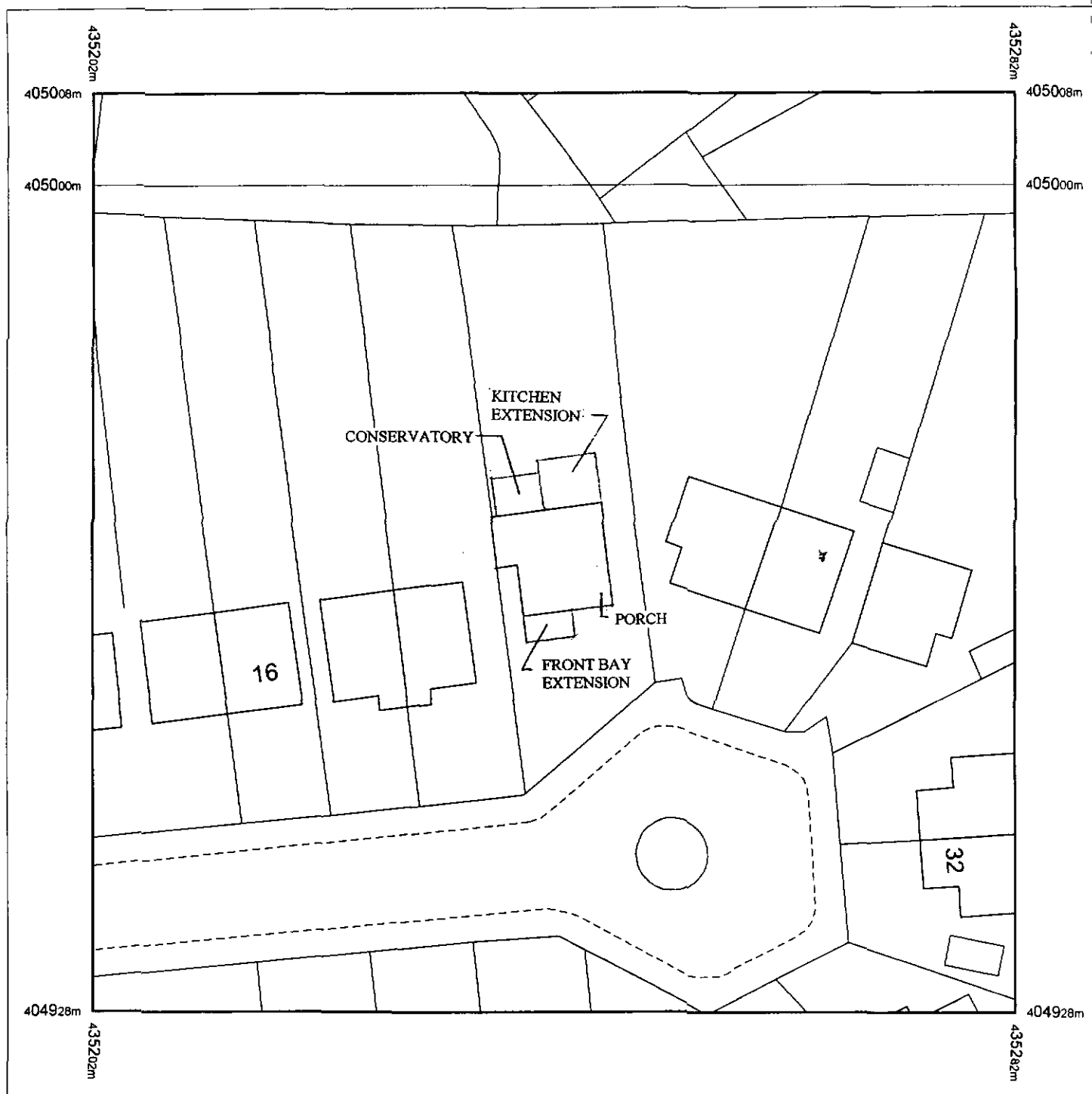
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22 MOUNT VERNON CRES

BARNSELY

S70 4DN



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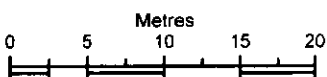
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Scale 1:500

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22 MOUNT VERNON CRES

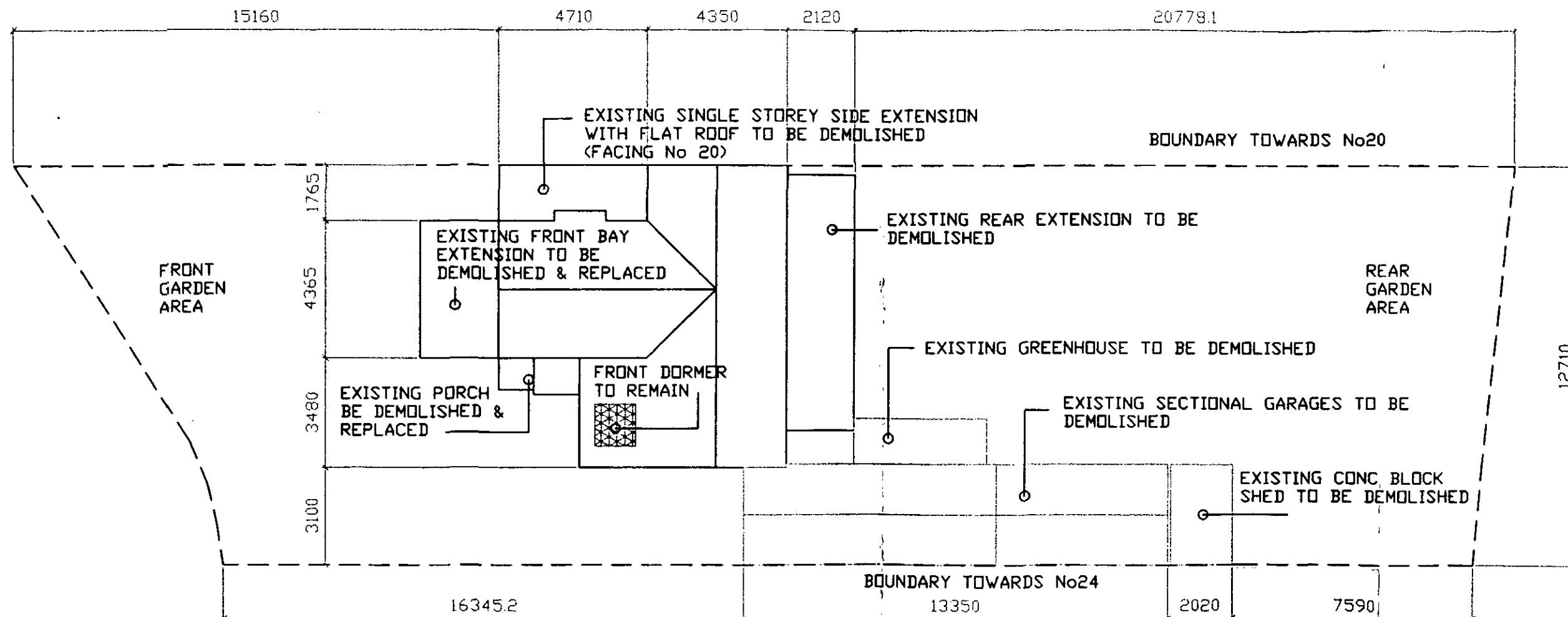
BARNSELY

S70 4DN

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IF IN DOUBT ASK



CLIENT

MR J ANGEL & MISS A DUKE
22 Mt VERNON CRESCENT
BARNSELY, SOUTH YORKSHIRE

TITLE

EXISTING SITE LAYOUT SHOWING STRUCTURES TO BE
DEMOLISHED AND REPLACED

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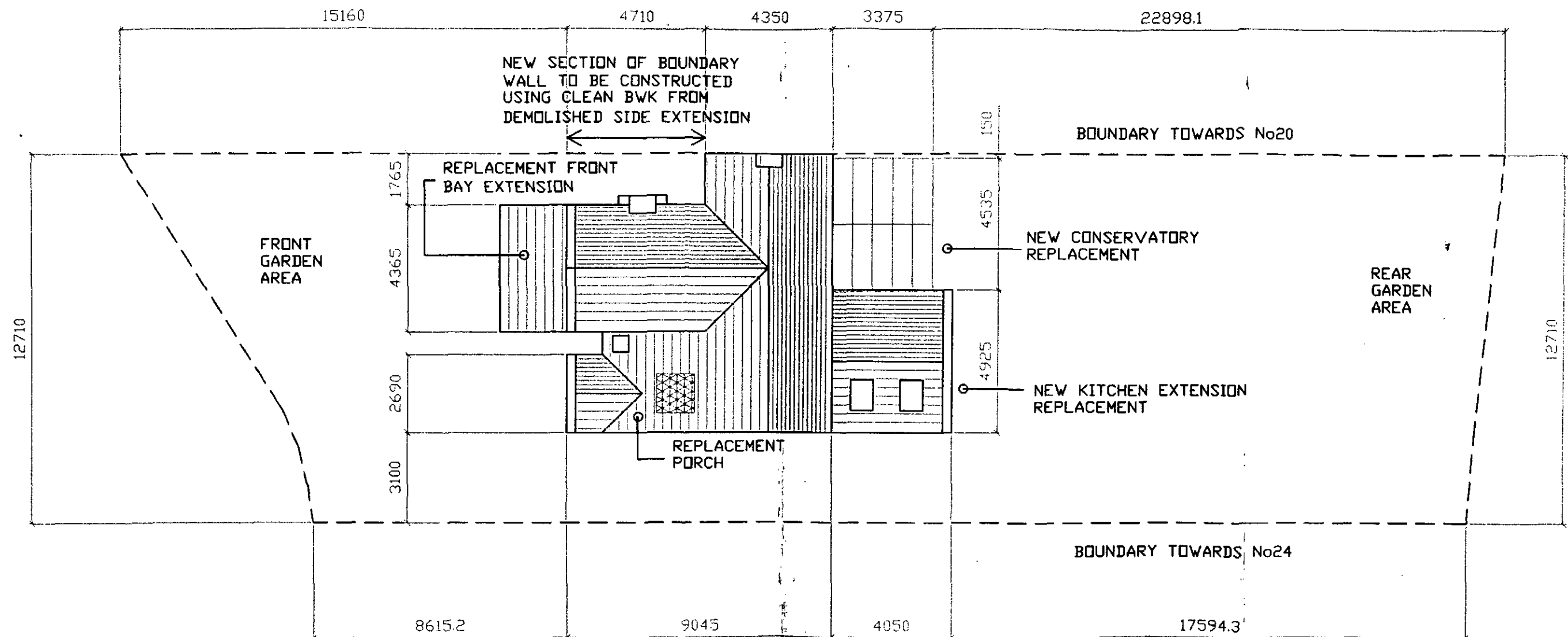
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TITLE
PROPOSED SITE LAYOUT SHOWING REPLACEMENT
EXTENSIONS TO EXISTING DWELLING

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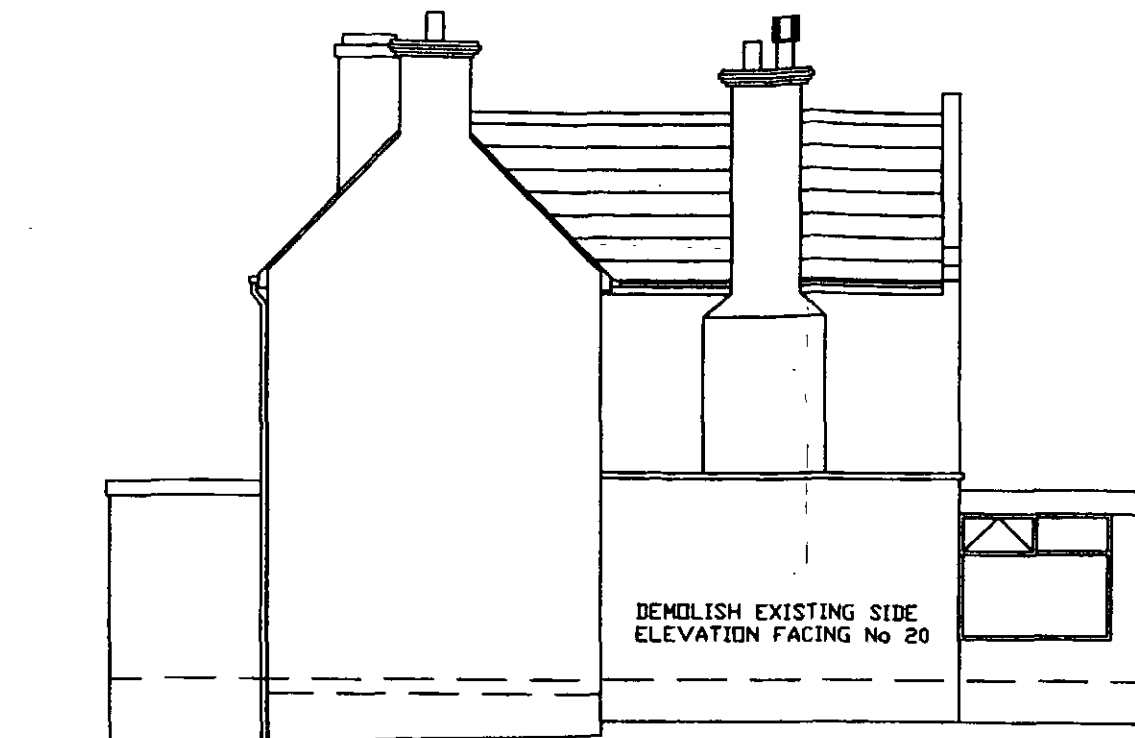
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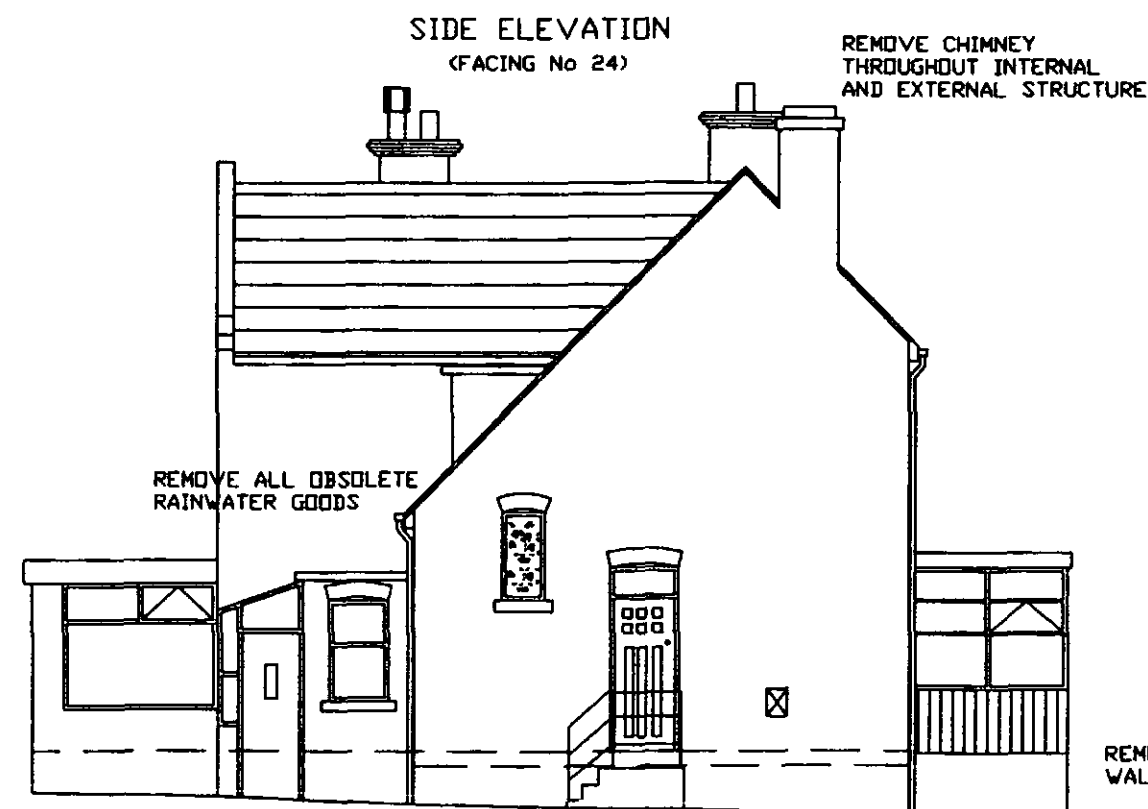


DEMOLISH FRONT ELEVATION

FRONT ELEVATION



SIDE ELEVATION (FACING No 20)



SIDE ELEVATION (FACING No 24)

REMOVE EXISTING WC WINDOW TO REAR ELEVATION AND BRICK UP OPENING WITH MATCHING FACING BRICKS WITH BLOCKWORK TO INTERNAL SKIN

REMOVE EXISTING WINDOW TO BED 3 AND RAISE SILL LEVEL EQUAL TO BATH WINDOW

REMOVE EXISTING SOIL STACK FROM REAR ELEVATION AND GRUB UP DRAIN

REMOVE EXISTING REAR KITCHEN AND CONSERVATORY EXTENSIONS

REMOVE ALL BRICKWORK WALLS TO EXTENSIONS

REAR ELEVATION



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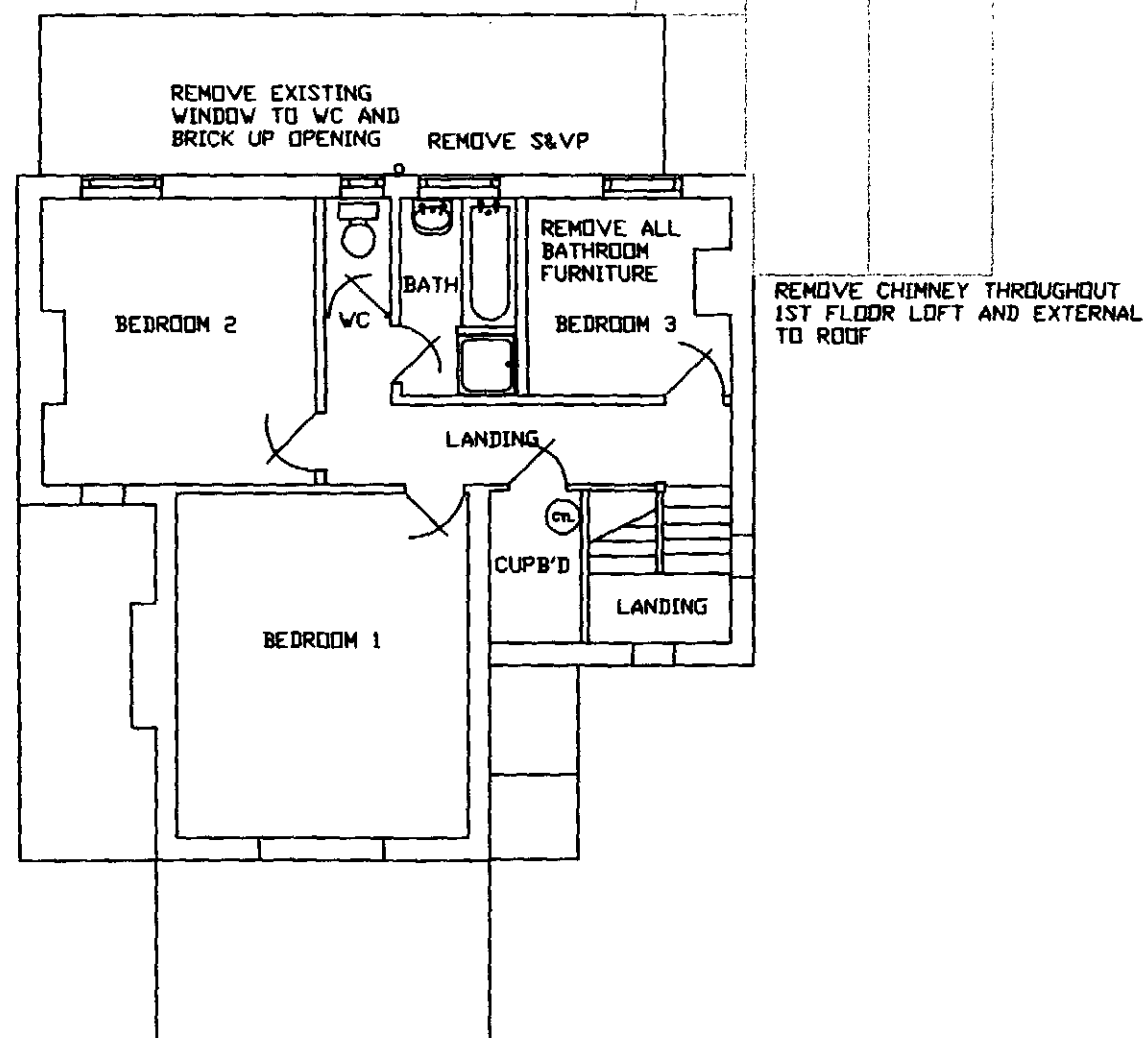
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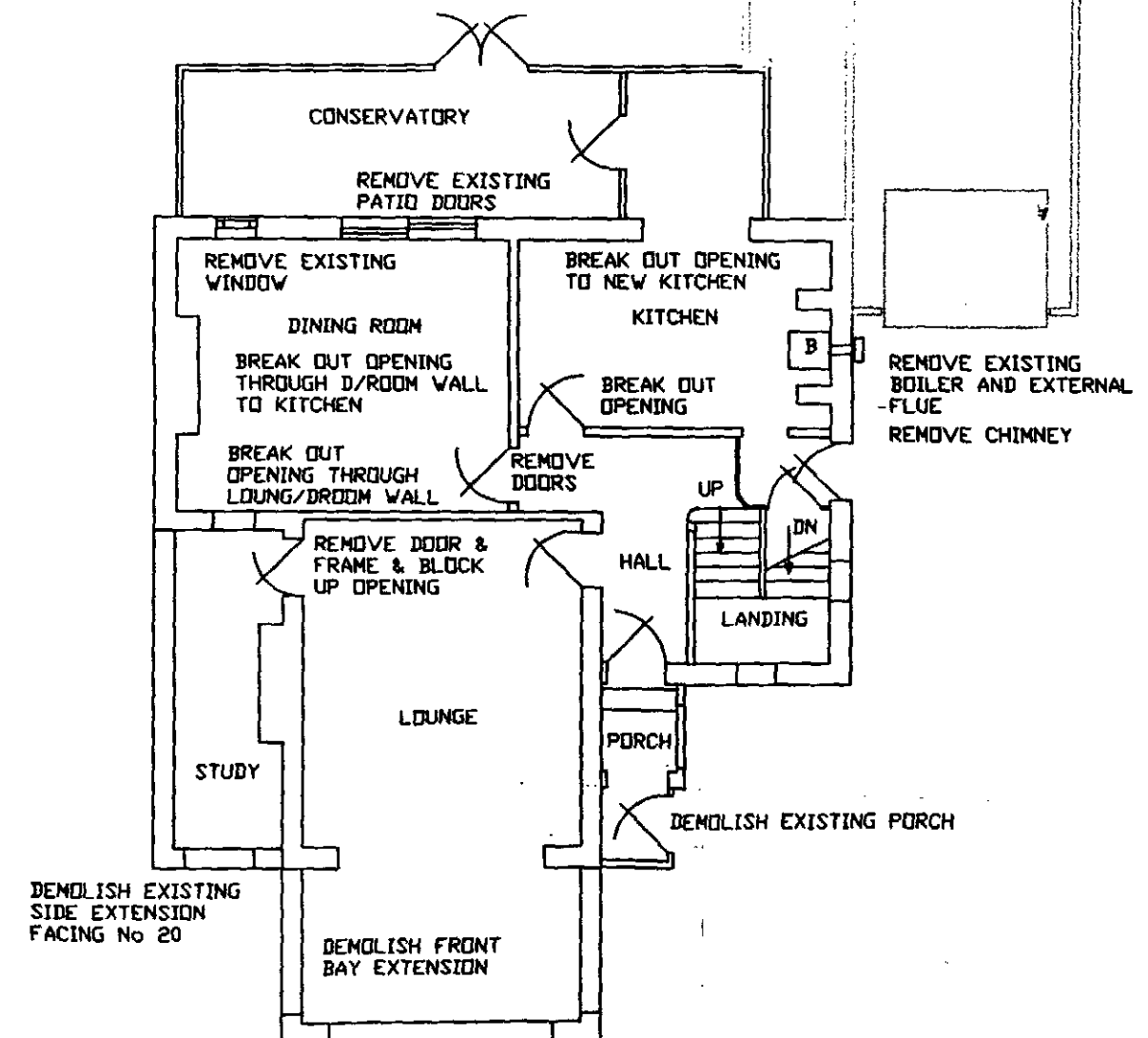
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FIRST FLOOR



GROUND FLOOR



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TITLE
DRAWING SHOWING EXISTING GROUND & FIRST FLOOR LAYOUTS

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ALL DIMENSIONS IN MILLIMETRES

IF IN DOUBT ASK

FRONT ELEVATION



USE BRICKTOR MATT TO PORCH
GABLE IN EACH COURSE
STAINLESS STEEL

PORCH TO FRONT TO HAVE
DETAILING AS THE MAIN
DWELLING HOUSE

ALL NEW BRICKWORK IS TO
MATCH THE EXISTING IN SIZE
COLOUR AND TEXTURE.

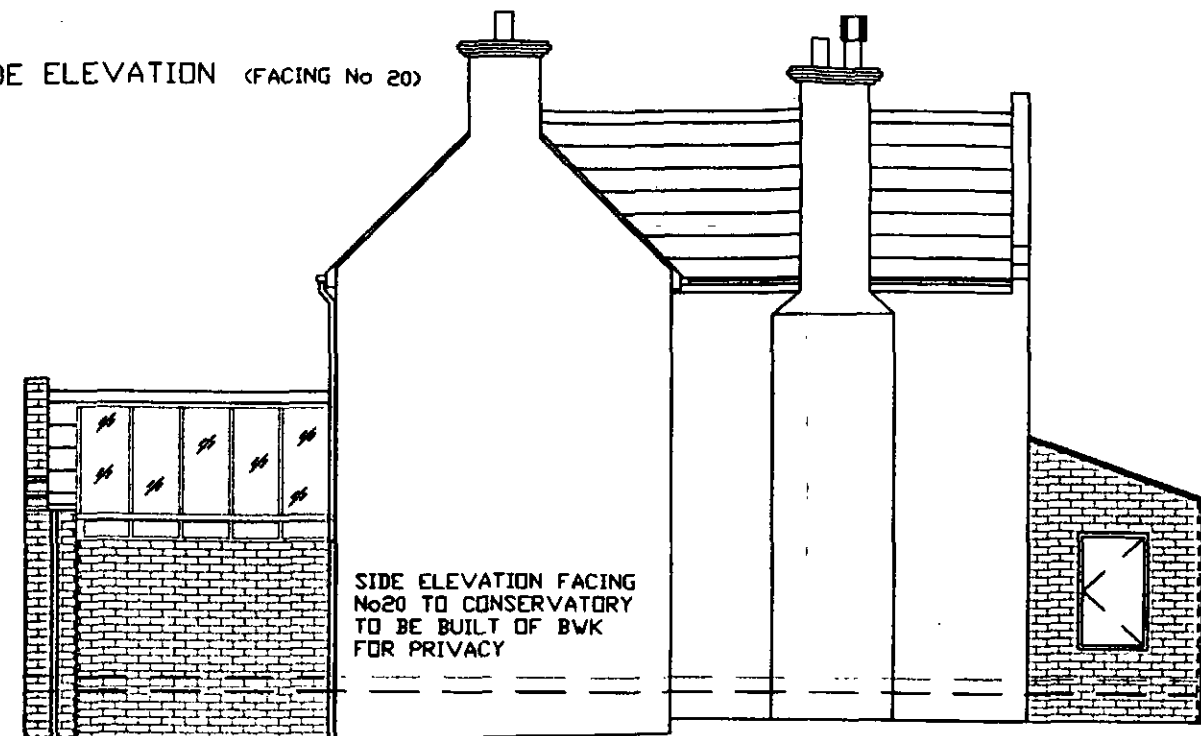
PROVIDE 3NO WINDOWS IN UPVC
TO FRONT EXTENSION

USE BRICKTOR MATT OVER
& BELOW WINDOWS TO
FRONT ELEVATION IN
STAINLESS STEEL

PROVIDE EXTERNAL QUALITY DOOR
AND SIDE FRAMES TO FRONT PORCH
IN UPVC

ROOF COVERING OVER FRONT EXTENSION AND PORCH TO BE
GREY SLATE TO MATCH THE MAIN ROOF COVERING

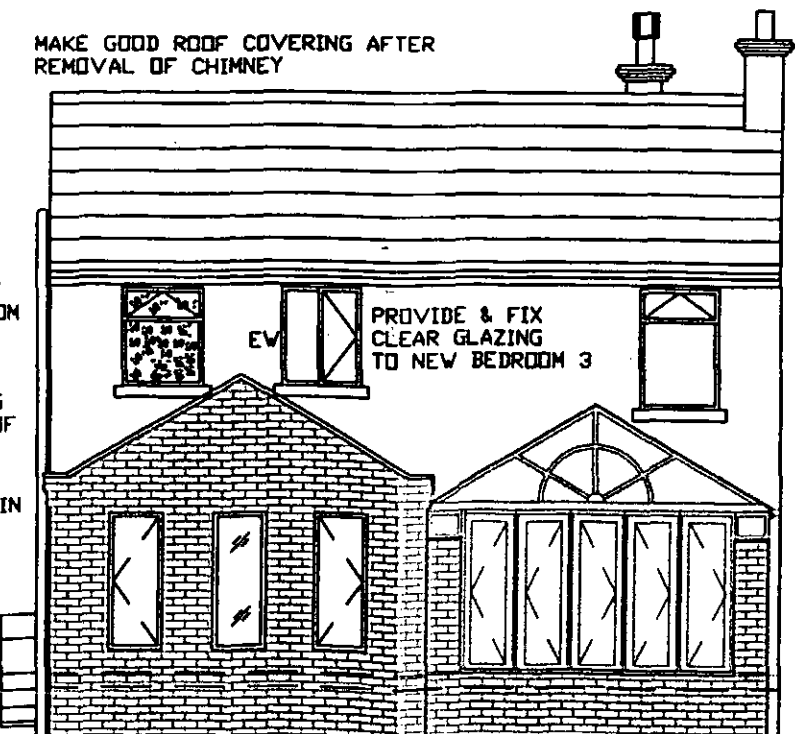
SIDE ELEVATION (FACING No 20)



SIDE ELEVATION FACING
No20 TO CONSERVATORY
TO BE BUILT OF BWK
FOR PRIVACY

REAR ELEVATION

MAKE GOOD ROOF COVERING AFTER
REMOVAL OF CHIMNEY



PROVIDE & FIX
CLEAR GLAZING
TO NEW BEDROOM 3

BED 3 WINDOW

OPENING SASH TO BE
CHECKED FOR
COMPLIANCE WITH ESCAPE
IE 450 x 750mm CLEAR
OPENING WITH SASH
OPENING THROUGH
90°

PROVIDE & FIX NEW
WINDOW TO BATHROOM
IN WHITE UPVC

PROVIDE CODE 5 LEAD
STEPPED & COVER FLASHING
+ TRAY DPC TO ABUTMENT OF
ROOF TO EXISTING WALL

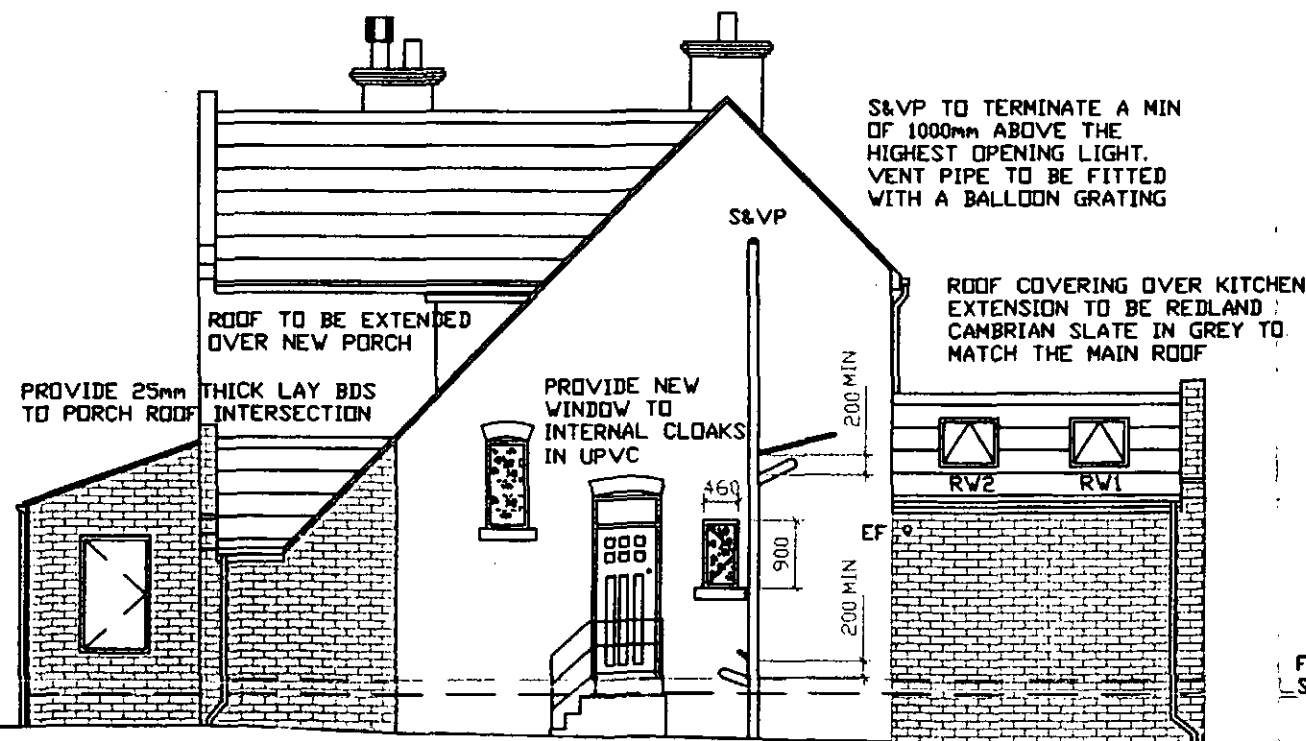
BWK DETAILING AS MAIN
DWELLING

PROVIDE & FIX 3NO WINDOWS
IN UPVC TO KITCHEN

FOR GLAZING TO ALL WINDOWS
SEE SPEC

USE BRICKTOR MATT OVER & BELOW WINDOWS TO
KITCHEN EXTENSION & CONSERVATORY IN STAINLESS STEEL
ALSO IN BED JOINTS OF GABLE

CONSERVATORY BY SPECIALIST
MANUFACTURER



S&VP TO TERMINATE A MIN
OF 1000mm ABOVE THE
HIGHEST OPENING LIGHT.
VENT PIPE TO BE FITTED
WITH A BALLOON GRATING

ROOF COVERING OVER KITCHEN
EXTENSION TO BE REDLAND
CAMBRIAN SLATE IN GREY TO
MATCH THE MAIN ROOF

ROOF TO BE EXTENDED
OVER NEW PORCH

PROVIDE 25mm THICK LAY BDS
TO PORCH ROOF INTERSECTION

PROVIDE NEW
WINDOW TO
INTERNAL CLOAKS
IN UPVC

460

900

200 MIN

200 MIN

EF

RW2

RW1

SIDE ELEVATION (FACING No 24)

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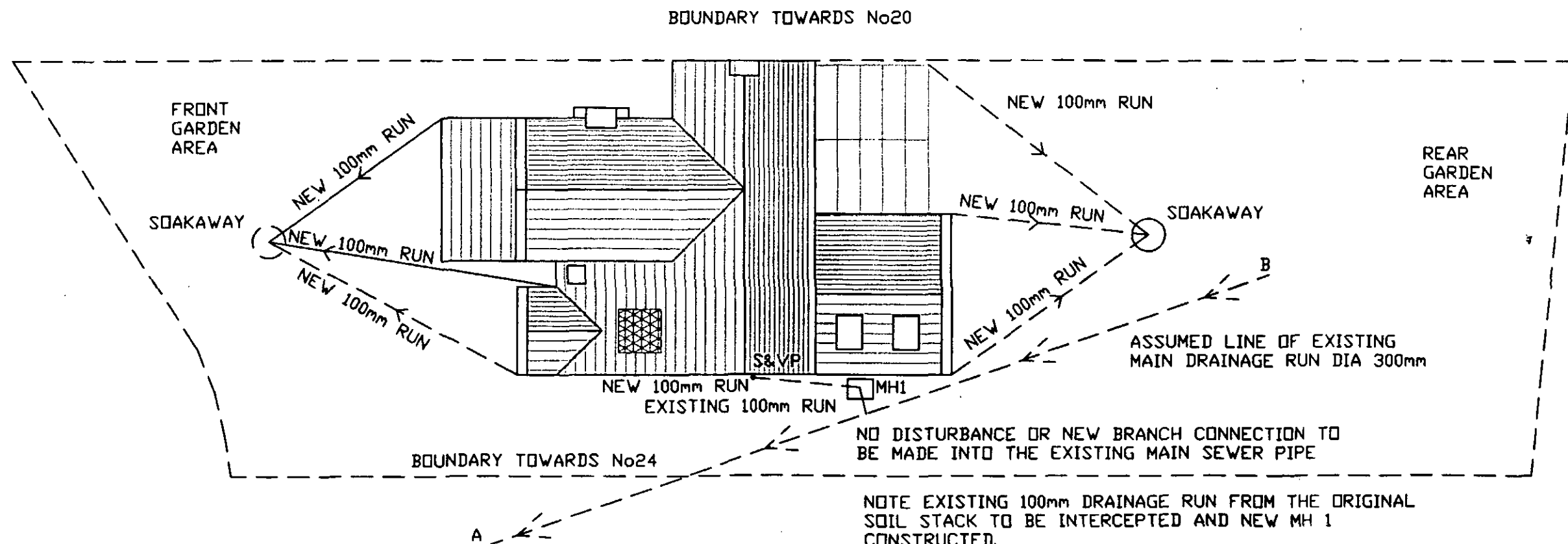
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DRAWING SHOWING PROPOSED ELEVATIONS

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FOUNDATIONS TO NEW EXTENSION TO BE TAKEN DOWN BELOW INVERT LEVEL OF ANY DRAIN RUN WHERE THE DRAIN IS LESS THAN 1 METRE AWAY

NO LOADING FROM THE NEW FOUNDATIONS IS TO INFLUENCE MAIN DRAINAGE RUN THROUGH THE SITE MARKED A-B

NOTE EXISTING 100mm DRAINAGE RUN FROM THE ORIGINAL SOIL STACK TO BE INTERCEPTED AND NEW MH 1 CONSTRUCTED.

RAIN WATER TO DISCHARGE INTO SOAKAWAYS SET A MINIMUM OF 5000mm FROM ANY BUILDING OR BOUNDARY. SOAKAWAYS TO HAVE A MINIMUM CAPACITY OF 1m³ BELOW THE INVERT LEVEL.

PERCOLATION TEST TO BE CARRIED OUT TO ESTABLISH SUITABILITY OF THE GROUND. TEST TO BE CARRIED OUT WITH THE LOCAL BUILDING CONTROL OFFICER IN ATTENDANCE

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DRAWING SHOWING PROPOSED SITE LAYOUT WITH DRAINAGE

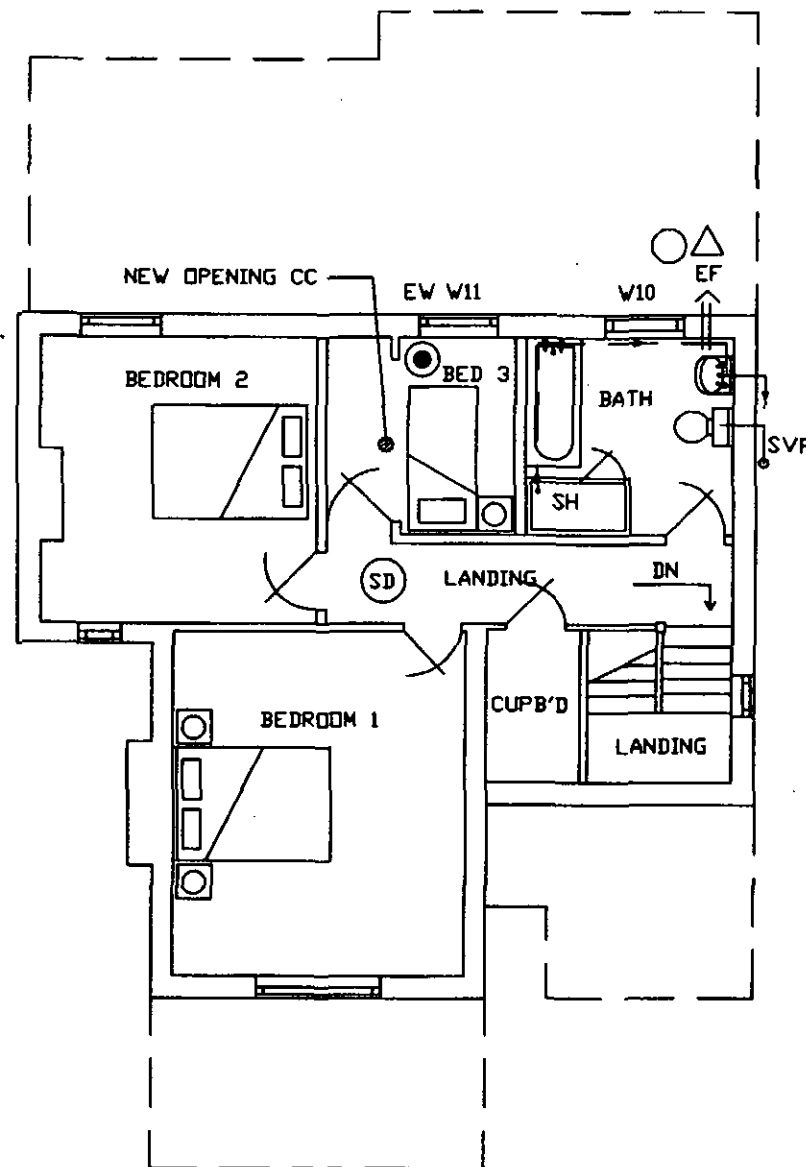
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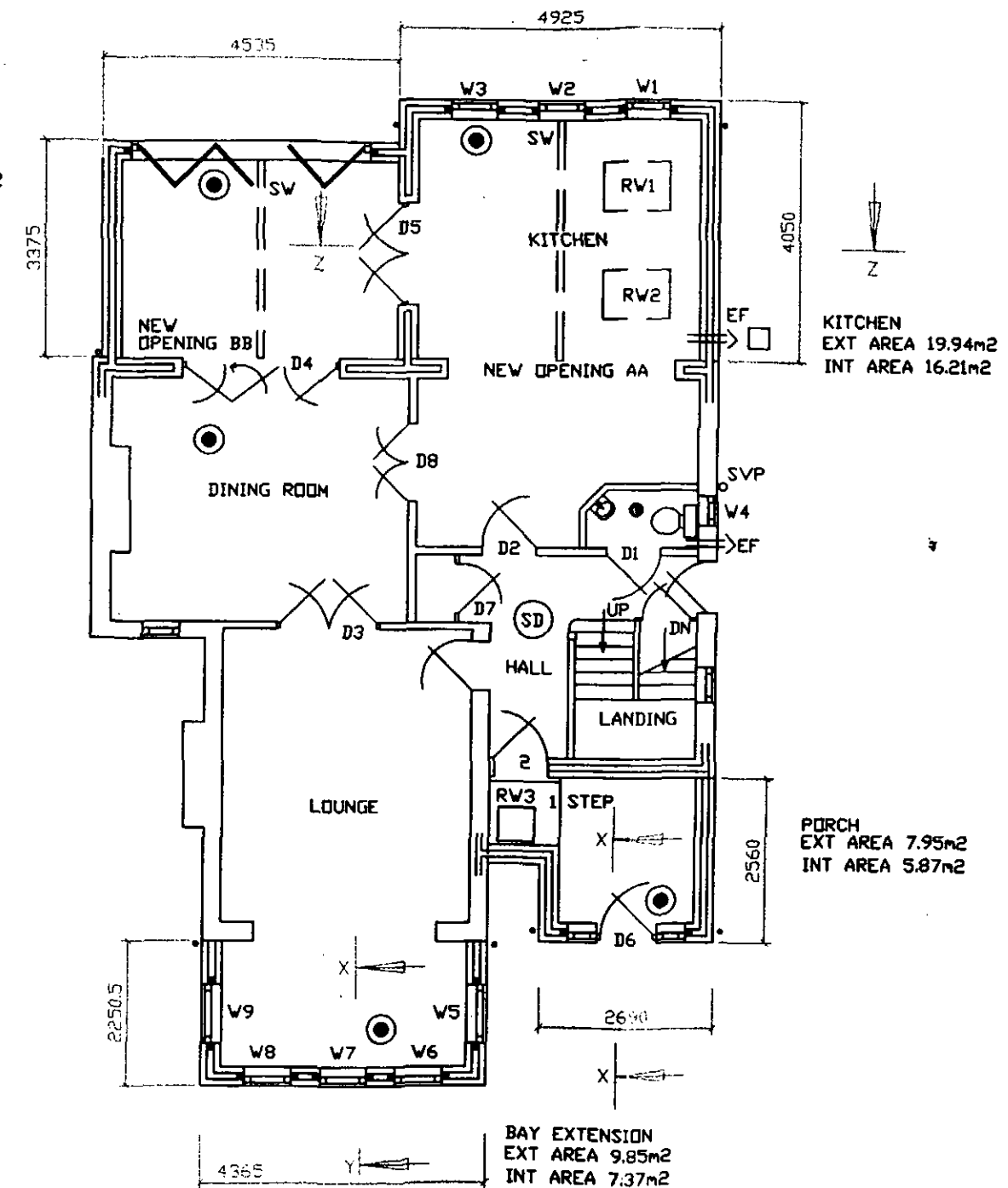
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FIRST FLOOR

CONSERVATORY
EXT AREA 15.30m²
INT AREA 13.00m²



GROUND FLOOR

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TITLE
DRAWING SHOWING PROPOSED GROUND & FIRST FLOOR
LAYOUTS

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