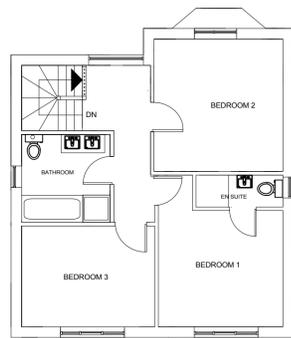


Existing Ground Floor



Existing First Floor

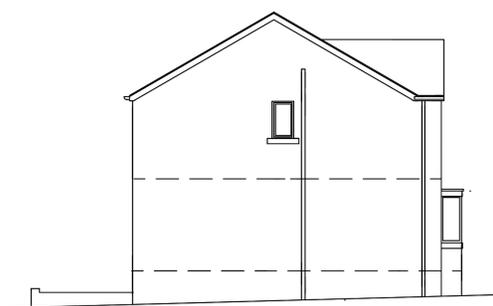
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THIS DRAWING MUST NOT BE USED FOR A BUILDING CONTROL SUBMISSION !!



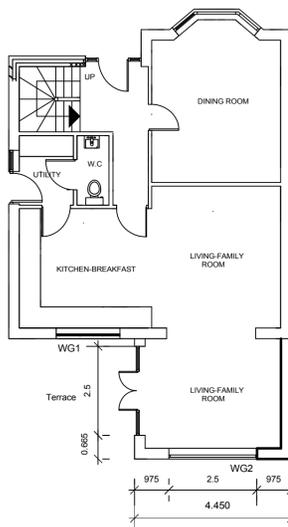
Existing Rear Elevation



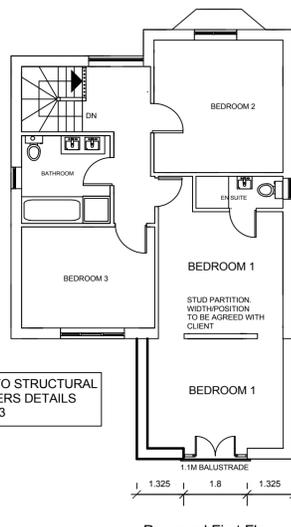
Existing North Elevation



Existing South Elevation



Proposed Ground Floor

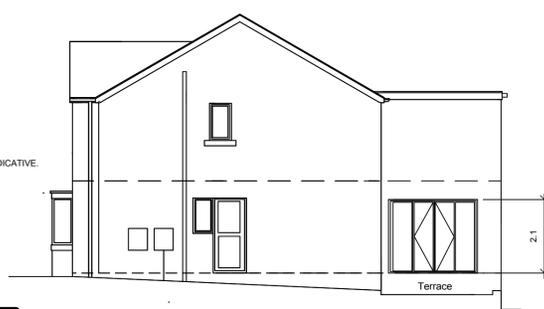


Proposed First Floor

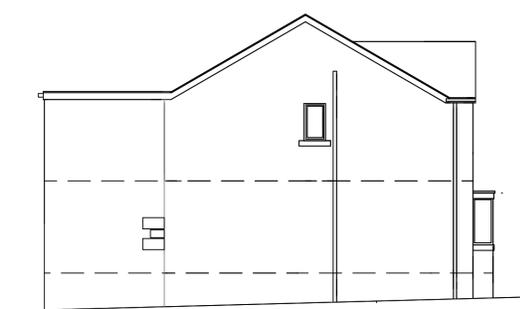
REFER TO STRUCTURAL ENGINEERS DETAILS MDL-1163



Proposed Rear Elevation



Proposed North Elevation



Proposed South Elevation

Notes

EXISTING MATERIALS

Upvc soffit and fascia.  
Half round gutter-colour black circular rain water pipes to match.

Sawn stone lintels and projecting cills as indicated

Upvc windows and Upvc composite doors - RAL No. to be agreed  
Frames set back 75mm in reveal

Coursed natural stone - 140mm courses by stainton quarry

GRP Fibreglass roof to bay window

Flat Interlocking tile - Sandtoft Calderdale- dark grey with matching ridges mechanically fixed with cosmetic mortar bed (optional)

Cloaked/mortar verge

PROPOSED MATERIALS

Upvc soffit and fascia.  
Half round gutter-colour black circular rain water pipes to match.

Sawn stone lintels and projecting cills as indicated

Upvc windows and Upvc composite doors - RAL No. to be agreed  
Frames set back 75mm in reveal

Coursed natural stone - 140mm courses by stainton quarry

GRP Fibreglass roof

B/C		11-8-25	LAB
A		7-8-25	LAB
REV	REVISION NOTE	DATE	DRAWN BY

<b>Andrew Bailey</b> Architect	8 Trafford Grove, Birdwell			
	CLIENT N.Brown	JOB NO. NB8670	DATE AUGUST 2025	SCALE 1:100 AT A1
DRAWING TITLE EXISTING PLANS AND ELEVATIONS		DWG NO. P02	REV C	
DRAWN BY LAB		CHECKED lab		

Notes/Advisories

No Dimensions To Be Scaled From This Drawing Which Is The Property Of The Company -AA2L LTD- It Is Not To Be Used Or Disclosed In Any Way Except As Authorised By The Company	The Drawing Will Not Be Assigned To Any Third Party.  The Client Is Responsible For Providing The Architect With The Correct Site Boundary/Ownership Definitions And Any Covenants Or Easements Relating To The Site. AA2L LTD Will Assume Site Boundaries As Clearly Defined/Indicated, Unless Otherwise Informed By The Client.	Principal Contractor/client/project manager Is Responsible For Ensuring Works Are Signed Off And Certificate Of Completion Is Issued By Building Control.  Any Building Works Within 6m Of A Neighbouring Home's Foundations May Require You To Notify The Owner Of That Property Of Your Intentions At Least One Month Before You Start Work.  Work To An Existing Party Wall Requires You To Give At Least Two Months Notice Of Your Intentions. If Consent To Carry Out Work Cannot Be Reached Procedures Dealing With A Dispute Should Be Followed (the Party Wall Act 1996).	It Is The Responsibility Of The Principal Contractor To Notify The Architect Of Any Discrepancies On The Drawing Prior To Construction.  All Dimensions To Be Checked On Site If In Doubt Ask!  <b>ALL WORKS MUST COMPLY WITH CDM 2015</b>  <b>NO CAD DRAWINGS WILL BE ISSUED TO ANY THIRD PARTY !!</b>
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