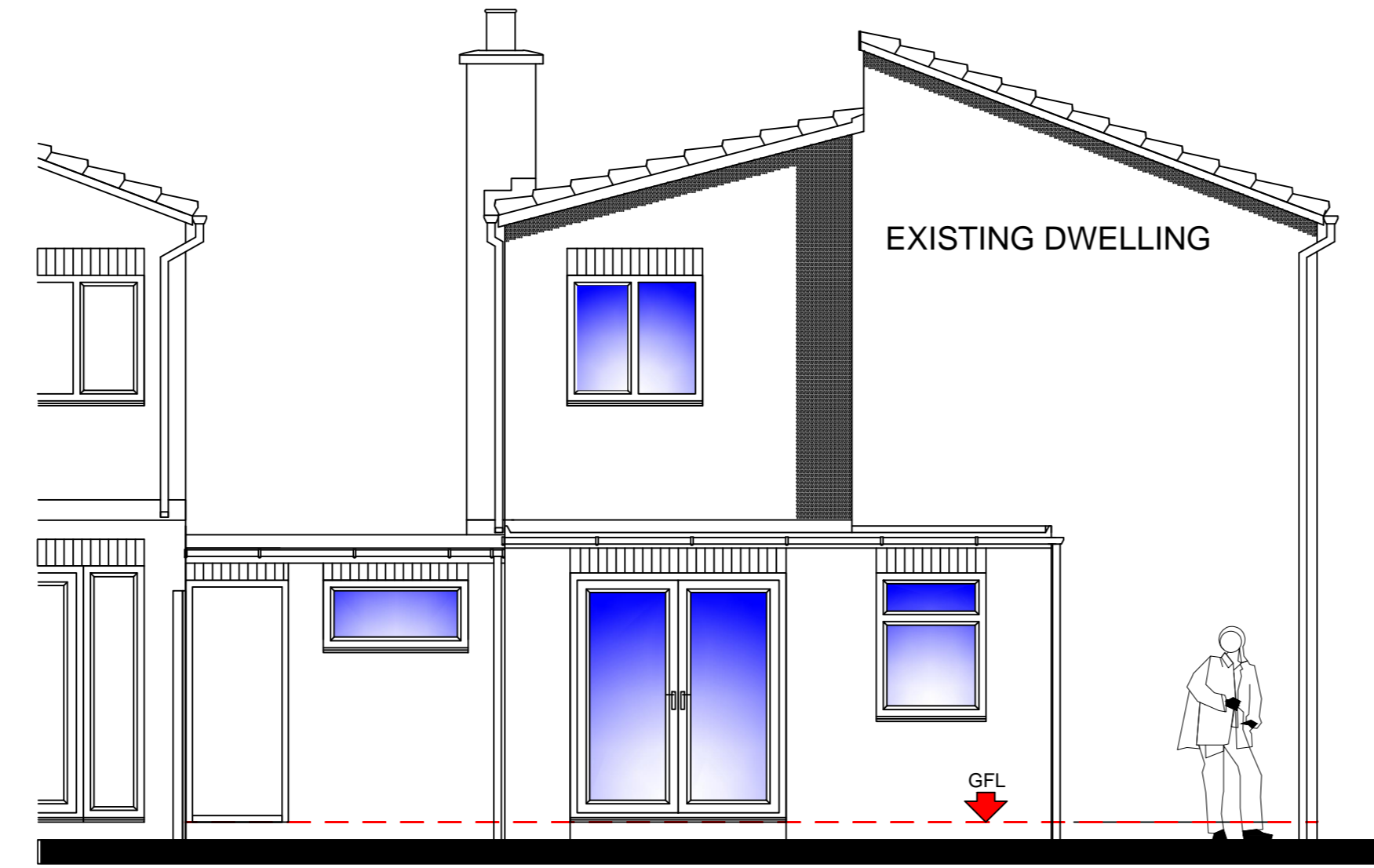
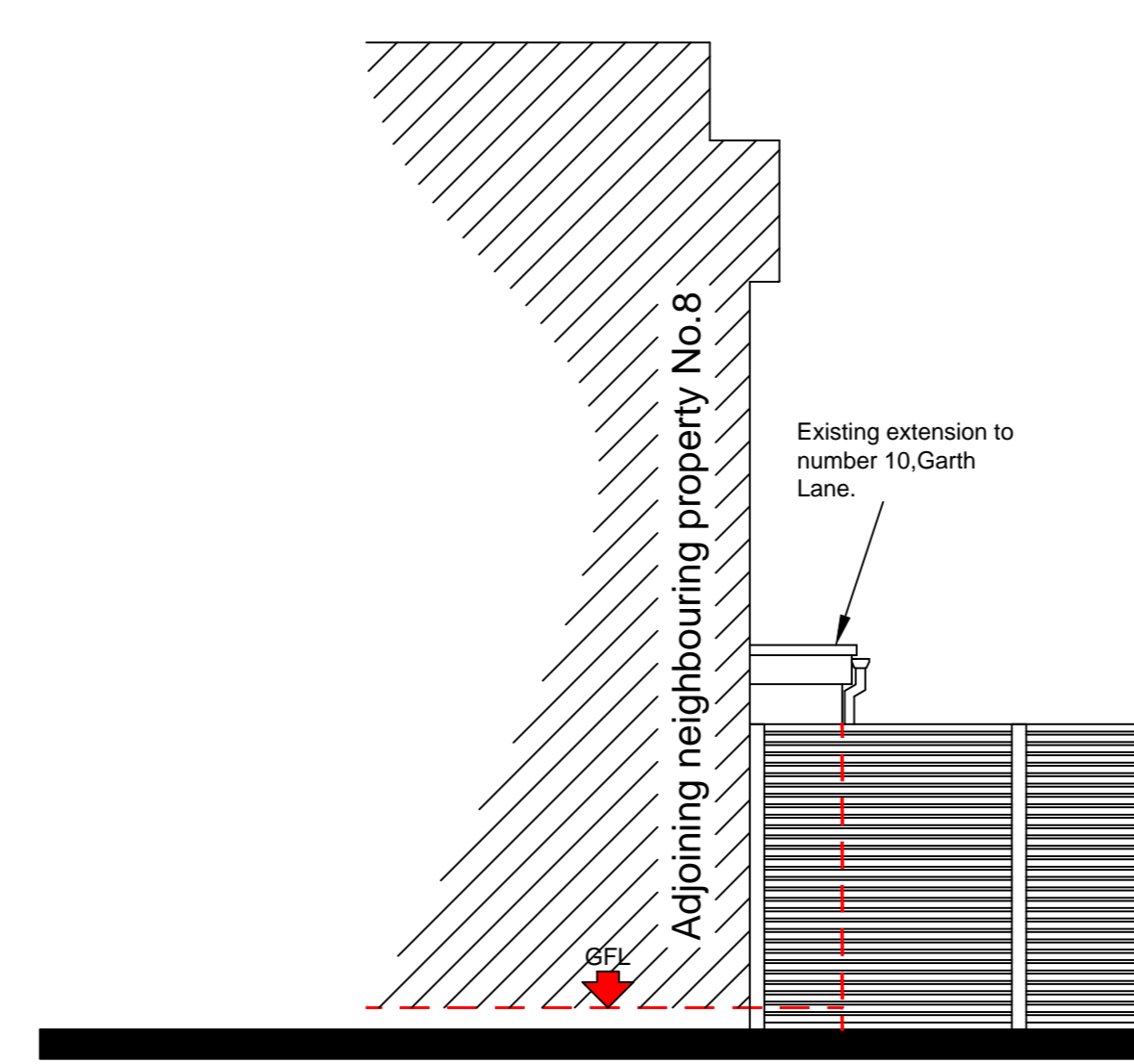




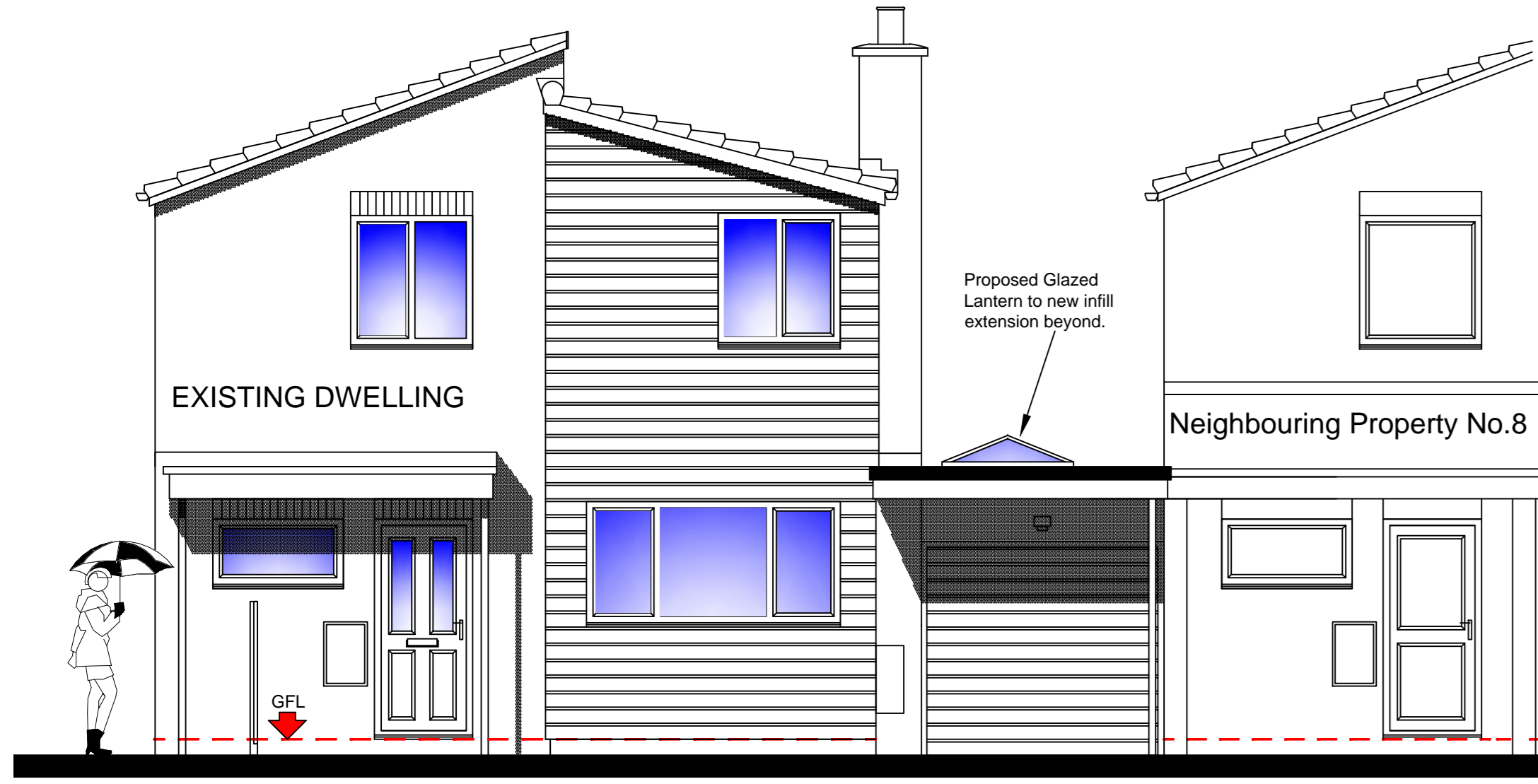
EXISTING SOUTH-WEST ELEVATION



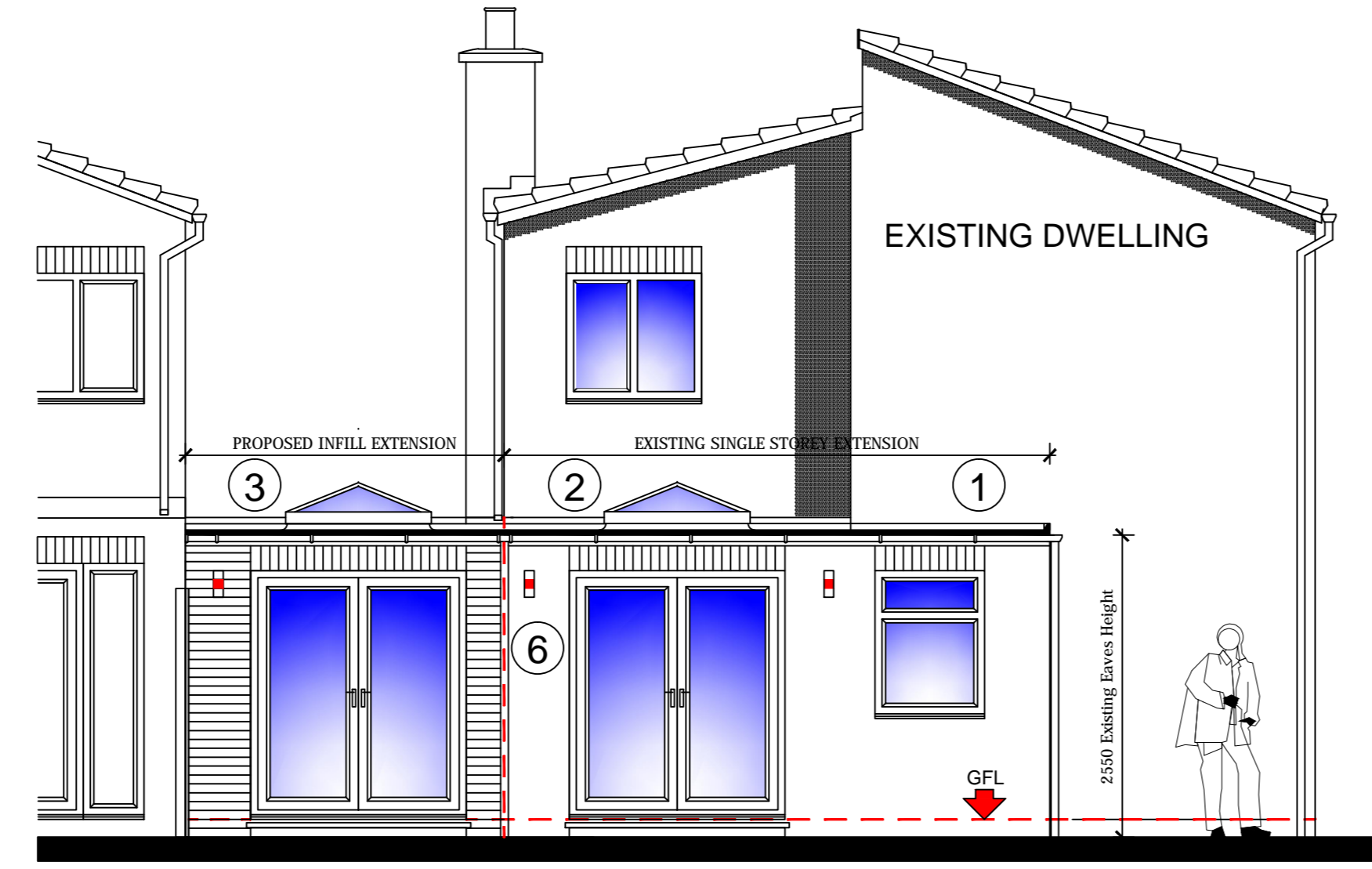
EXISTING NORTH-EAST ELEVATION



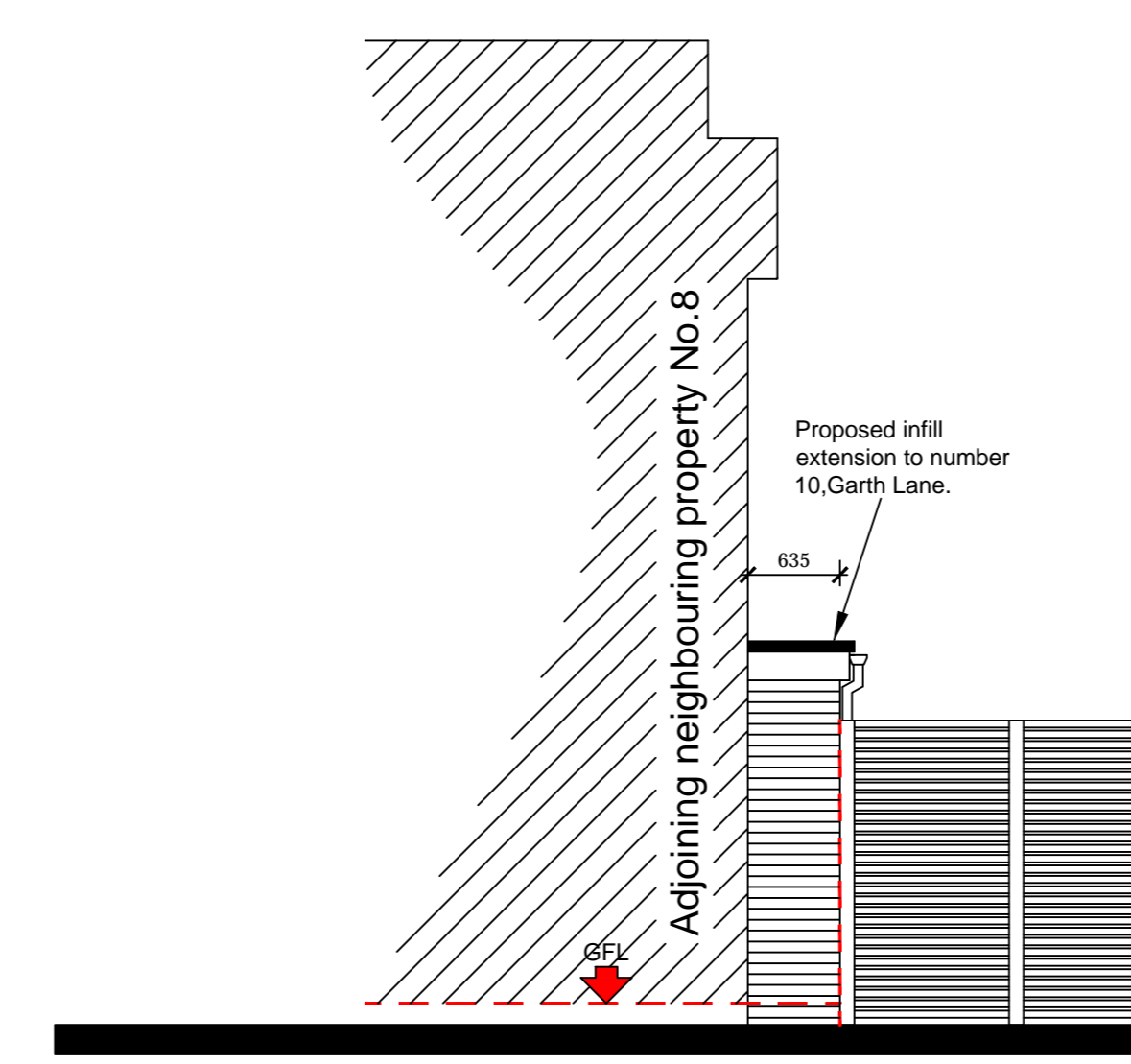
EXISTING SOUTH-EAST ELEVATION (View from neighbouring property No.8)



PROPOSED SOUTH-WEST ELEVATION



PROPOSED NORTH-EAST ELEVATION



PROPOSED SOUTH-EAST ELEVATION (View from neighbouring property No.8)



PHOTO IMAGE OF PRINCIPLE ELEVATION



PHOTO IMAGE OF REAR ELEVATION (location of proposed infill Extension)

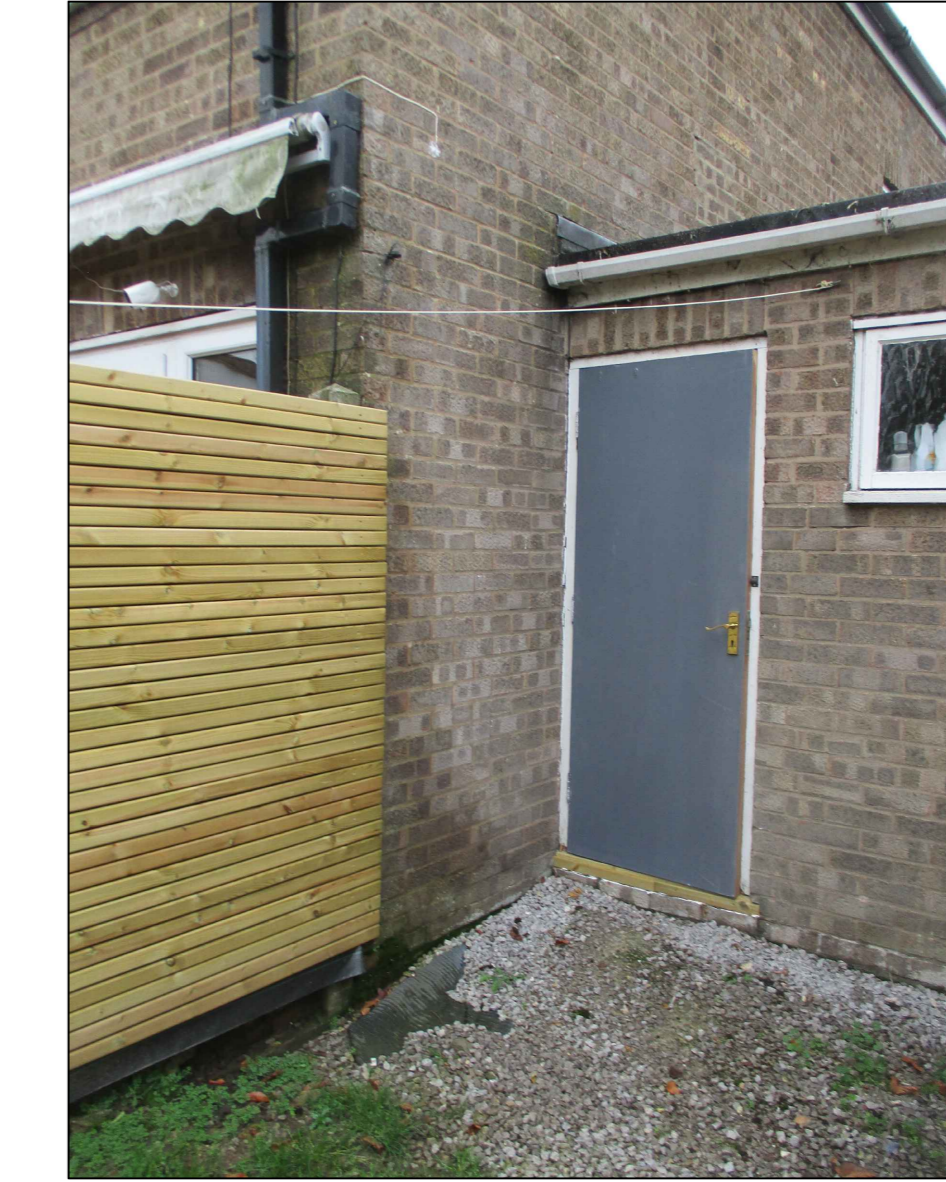
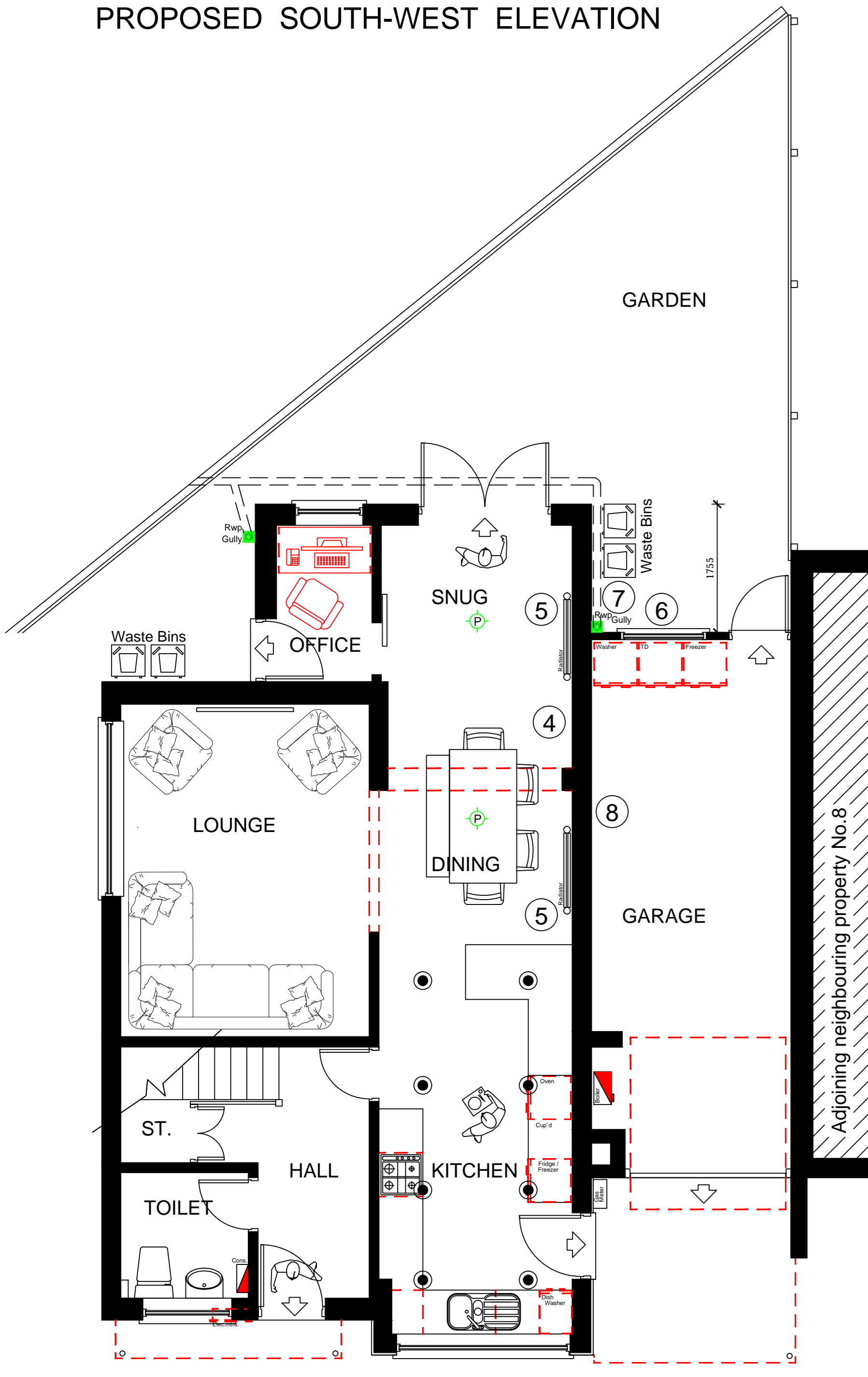
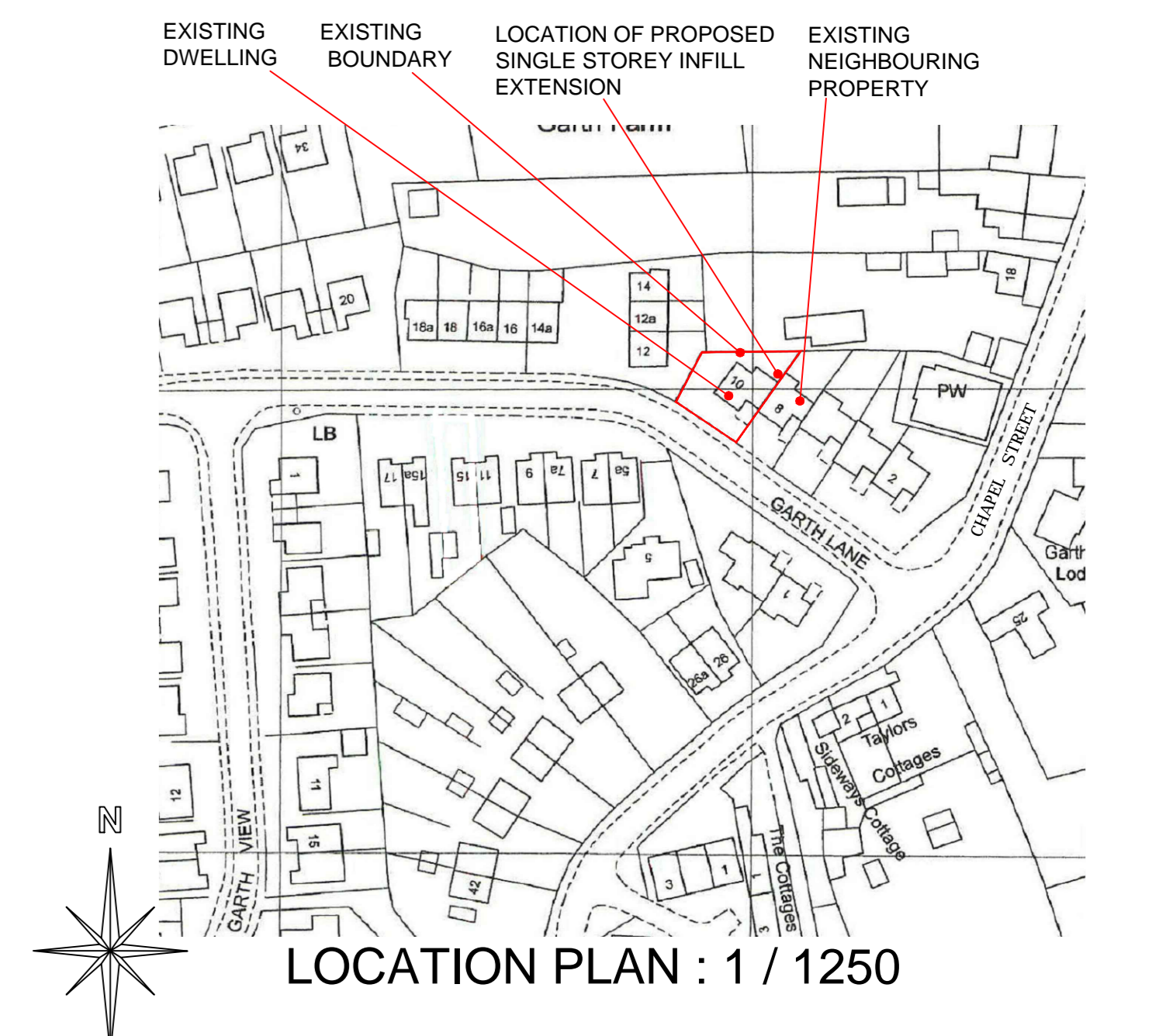
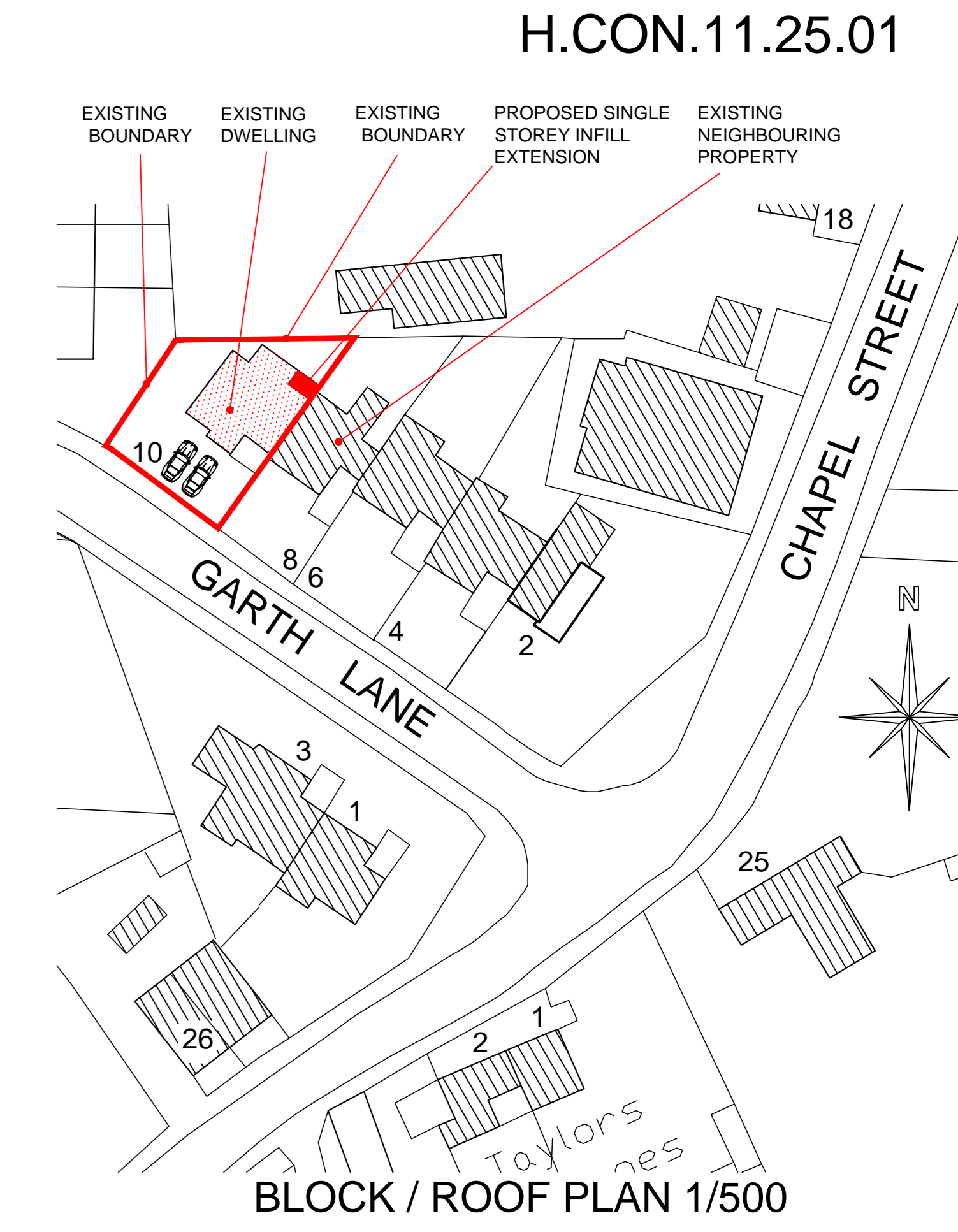


PHOTO IMAGE OF REAR ELEVATION (location of proposed infill Extension)



EXISTING GROUND FLOOR PLAN

LEGEND:

- Indicates Existing masonry walls
- Indicates Proposed Brickwork
- Indicates New Blockwork
- Indicates New Paramount walling
- Indicates New Timber Stud Walls
- Indicates Proposed Steel Beam

SERVICES KEY :

HEATING :

- Gas or Oil fired boiler
- Radiator
- Towel Rail
- Heating control

ELECTRICS :

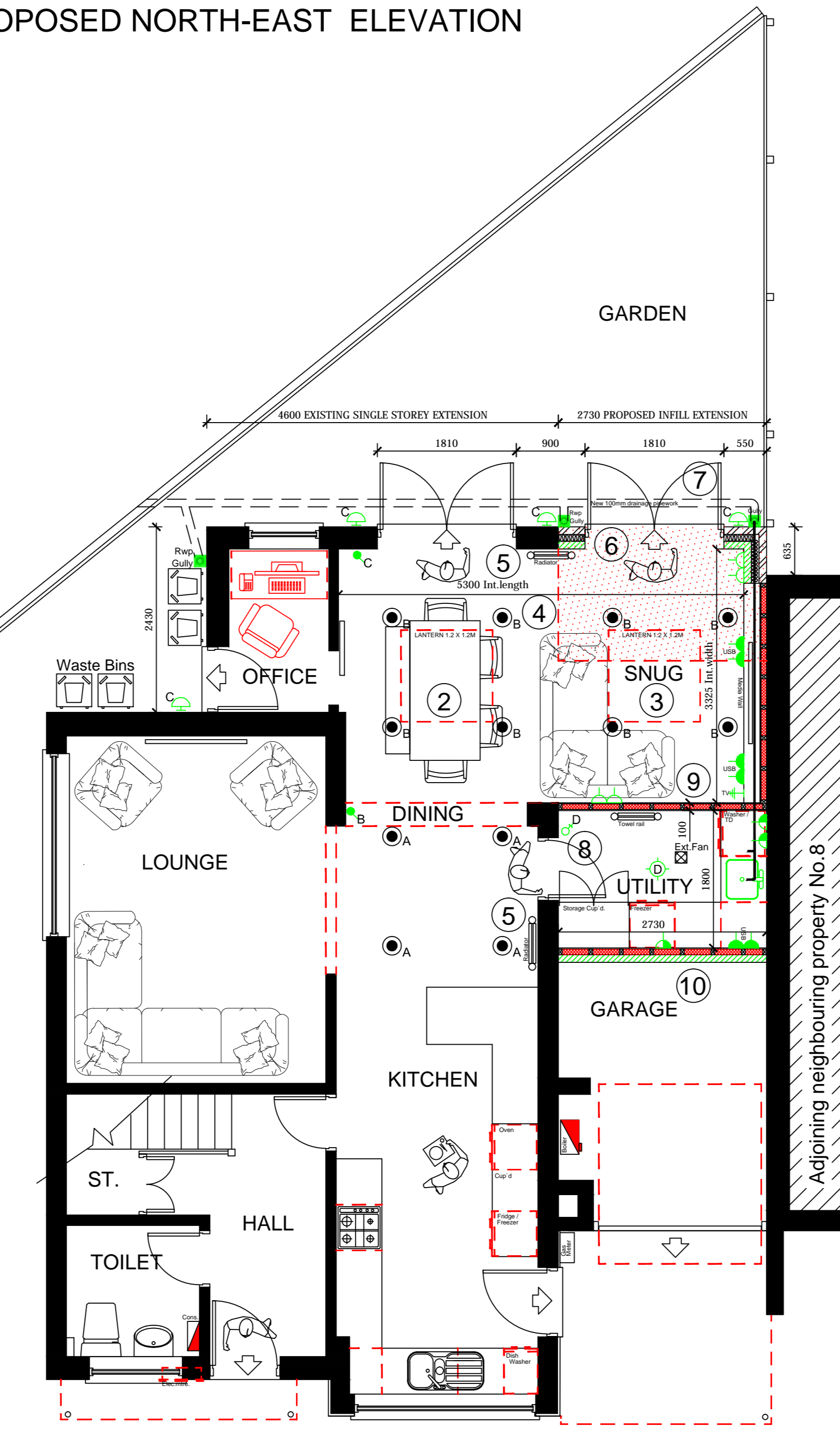
- Single socket low level
- Double socket low level
- Single socket high level
- Double socket high level
- Double socket high level (with USB)
- Single socket low level with HL switch
- Electrical Vehicle high level charging socket
- Single external high level socket with cover
- Light switch (one gang)
- Light switch (two gang)
- Light switch pull cord (one gang)
- Dimmer switch
- Push button time switch
- Pendant light fitting
- Recessed down lighter
- Wall mounted light fitting
- Shaving single socket
- Wall mounted light movement sensor
- Flourescent tube lighting
- Consumer Unit

VENTILATION :

- Ceiling mounted extract fan
- Wall mounted extract fan
- Cooker hood extract fan

OTHER SERVICES :

- Instantaneous Electric Shower
- Telecom
- Television Aerial socket
- Smoke Detector
- Carbon monoxide alarm
- Heat sensor
- Bell chime
- External water tap
- Sun-Tunnel



PROPOSED GROUND FLOOR PLAN

SCHEDULE OF BUILDING WORKS :

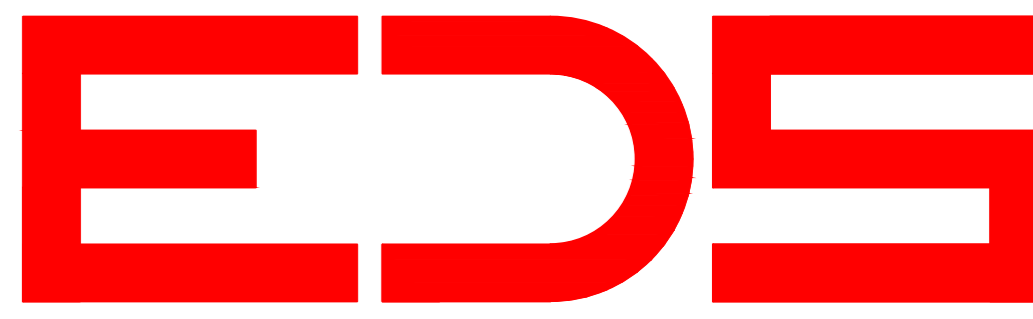
- Existing defective garage / extension flat roof covering to be removed, DSB inspected for stability and if necessary upgraded to receive GRP roof covering & insulated with Kingspan to achieve current Part L building energy performance regulations.
- Proposed 1.2m x 1.2m glazed lantern (max ridge height of 4m to comply with PD requirements) to be installed into existing extension flat roof including for all necessary timber trimming members to create opening in accordance with clients specification.
- Proposed 1.2m x 1.2m glazed lantern (max ridge height of 4m to comply with PD requirements) to be installed into proposed infill extension flat roof including for all necessary timber trimming members to create opening in accordance with clients specification.
- Existing house wall to be part demolished to create access to proposed Snug area & Utility Room within the existing garage space including inserting steel support beams in accordance with the structural engineers designs and making good all displaced surfaces to receive decoration. Note - contractor to inset steel beams to create a flush ceiling between the two areas.
- Existing radiator to be replaced and relocated with radiators in accordance with clients specification including all circulation pipework.
- Remove existing external garage masonry single skin brickwork wall / window / door frame & introduce new insulated cavity walls / GRP flat roof to create new snug area & media wall.
- Remove existing drainage gullies / trap & drainage pipework & introduce new drainage to receive discharge from proposed Utility room & surface water from new GRP roof. Note: proposed roof to ceiling height to be consistent from existing to proposed areas.
- Existing external house cavity wall to be removed as indicated to create a new access door opening into proposed Utility Room within the existing garage space including introduction of steel support lintel in accordance with the structural engineers design / calculations and making good all displaced surfaces to receive decoration.
- Proposed internal stud wall introduced to create division wall within existing garage between new Snug & Utility areas in accordance with current part L thermal regulations.
- Proposed internal masonry wall introduced as division wall within existing garage to create new Utility room in accordance with current part L thermal regulations.

NOTES FOR PLANNING APPLICATION

- ALL BUILDING MATERIALS ADOPTED IN THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT TO BE TO THE APPROVAL OF THE LOCAL AUTHORITY PLANNING & DEVELOPMENT DEPT.
- WORKING SAMPLES OF ALL THE MATERIALS TO BE ADOPTED TO BE PROVIDED FOR APPROVAL BY THE LOCAL AUTHORITY PLANNING DEPARTMENT UPON REQUEST.
- MATERIALS TO BE ADOPTED IN THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AS SPECIFIED BELOW -
 - FACING BRICKWORK WALLS: PROPOSED METRIC FACING BRICKWORK TO MATCH EXISTING DWELLING WITH 2 COURSES OF RED CLASS 'W' ENGINEERING BRICKWORK BELOW DPC LEVEL & STRUCK POINTED IN NATURAL SAND CEMENT MORTAR.
 - ROOF FINISH: REMOVE EXISTING DEFECTIVE FELT ROOF COVERING AND REPLACE WITH PROPOSED GRP ROOF COVERING, COLOUR GREY.
 - EXTERNAL DOORS & WINDOWS: PROPOSED METRIC FACING BRICKWORK TO A STYLE TO MATCH THE EXISTING PROPERTY COMPLETE WITH ALL DOUBLE GLAZED HERMETICALLY SEALED UNITS. COLOUR - WHITE.
 - RAINWATER MATERIALS: PROPOSED RAINWATER GOODS INCLUDING GUTTERING DOWNPIPS & SOIL VENT PIPEWORK TO MATCH EXISTING PROPERTY. COLOUR - WHITE.

GENERAL NOTES

- The contractor shall make arrangements with the client to visit the site prior to preparation of his Tender to acquaint himself with site accessibility, location for waste skips and to ascertain existing ground conditions. If required he shall undertake an exploratory excavation to expose existing foundations and if necessary instruct a licensed geotechnical engineer or registered civil engineer to conduct a soil investigation report. He shall consider the existing water table and the possible requirement for concrete piles. He shall also locate the proximity of existing service utilities / domestic & main sewage drainage, make enquiries and provisions with regard to local conditions and the full extent and character of the works in the context of the proposed development. He shall be deemed to have satisfied himself as regards existing conditions and generally to have obtained his own information on all matters affecting the execution of the works and if necessary make provision for engaging specialist consultants / sub-contractors to complete a thorough investigation of the proposed site.
- All sizes shown on this drawing are in millimeters and should be checked on site to verify prior to ordering and fabrication of materials. Do not scale dimensions from this drawing. Work to figured dimensions in all cases.
- All materials to be of a suitable nature and quality.
- The contractor must establish the position of all incoming services and include for any modifications and or renewal of services affected by the alterations and include for all costs involved. Any works to be carried out in strict accordance with Statutory Authority requirements.
- All work is to be in accordance with the current Building Regulations and Approved Documents and to be to the satisfaction and approval of the Local Authority. A Building Notice should be submitted to the Local Authority Building Control Dept. with relevant fees no less than 48 hours prior to starting work on site.
- All electrical work to conform to N.I.C.E.I. regulations and to meet the requirements of Part P (Electrical Safety). All work to be designed, installed, inspected and tested by a member of the competent person scheme or a registered electrician who can issue a Certificate of Compliance of the works. Positions and number of fittings to be agreed with the client prior to the installation.
- If new heating system is installed, new installation is to be of condensing boiler type class A or B and have a minimum efficiency SEDiB of rating of 89% for mains gas use. Installations are to be carried out by approved and registered Engineers. GAS SAFE REGISTER for gas installations or OFTEC for oil installations. New installations are to conform to Part J of the Building Regulations and should also meet BS5410 and be in accordance with Part L5 of the Building Regulations. Full specification for heating system to be provided to the Building Inspector if required.
- All new windows to be purpose made UPVC casement type, style to match existing house with a top hanging opening light on security can opening stay to be agreed with the client. All glazing in windows to be 2.28mm double glazed sealed units 4.0 x 4.0 with a 16mm air filled gap and Low-E coating having a 'u' value of min. 1.9 w/m² and to comply with Part L of the Building Regulations. All rooms to have a min. 1/20th of the floor area in operable windows. Trickle ventilation is to be provided to give background ventilation of 8000mm³ to habitable rooms and 4000mm³ to non-habitable rooms. All glazing to critical locations (less than 800mm above floor level) is to be toughened safety glass and satisfy the requirements of Class C of BS6206.
- The contractor shall accept all liability in using any information from this drawing, which has been produced to obtain planning permission if required and/or aid in tendering the proposed works.
- The contractor shall accept all liability when working on and adjacent to the neighbouring property, preparing for and ensuring that all necessary work shall be completed in a safe and secure manner and taking all appropriate measures to maintain a clean and weather tight environment. Any damage to the clients property or to neighbouring properties caused by the contractor or as a result of the contractors neglect shall be rectified immediately by the contractor and to a standard acceptable to the client / neighbour. Any disturbance to the client or the neighbours caused by the contractor shall also be rectified immediately.



Client:
Ms M.COE
MR J.STUART

Site Address :
10, GARTH LANE,
HAMBLETON,
NR SELBY
YO8 9QA.

Project:
PROPOSED SINGLE STOREY REAR
EXTENSION & ALTERATIONS TO
EXISTING LINK DETACHED DWELLING.

Drawing Title:
GENERAL ARRANGEMENT : PLANNING
EXISTING & PROPOSED SITE / FLOOR
LAYOUT PLANS & ELEVATIONS.

Drawing Scale : Date :
1:50 / 1:500 / 1:1250 November.2025

Drawing Number: Rev:
H.CON.11.25.01 -