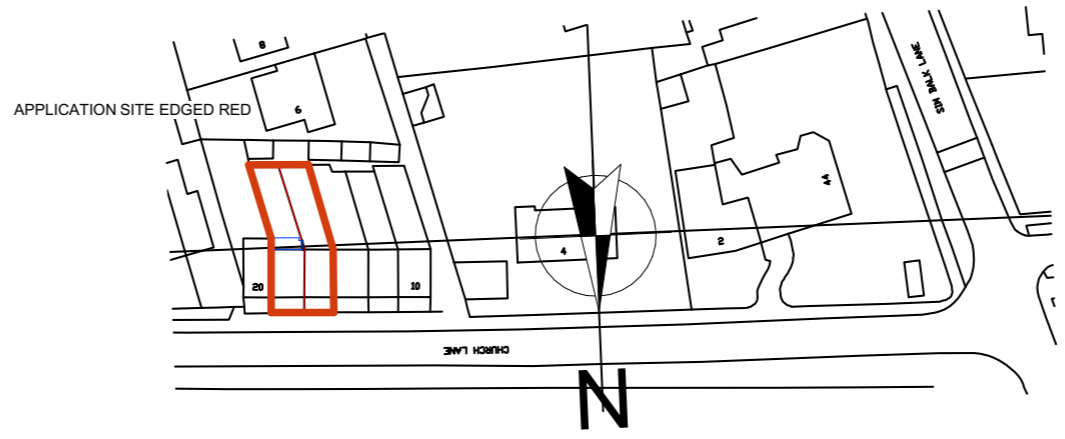


3
- Site Plan
1:200



1
- Location Plan
1:1250

ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG: CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

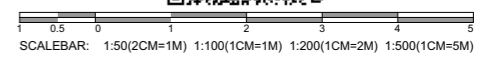
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cfd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



CLIENT: Ian Hodgson	SHIELSDSIGN ARCHITECTURE & INTERIORS
SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG	☎ 07931906057 🌐 http://www.shielsdesign.com ✉ studio@shielsdesign.com
DWG TITLE: Location & Site Plan Existing	© SHIELS DESIGN LTD All rights reserved
	SCALE @ A1: 1:1250, 1:200
	DWG No: A.01.1 Rev: DATE: 25/11/2023
	STATUS: PRELIMINARY

ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGFR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

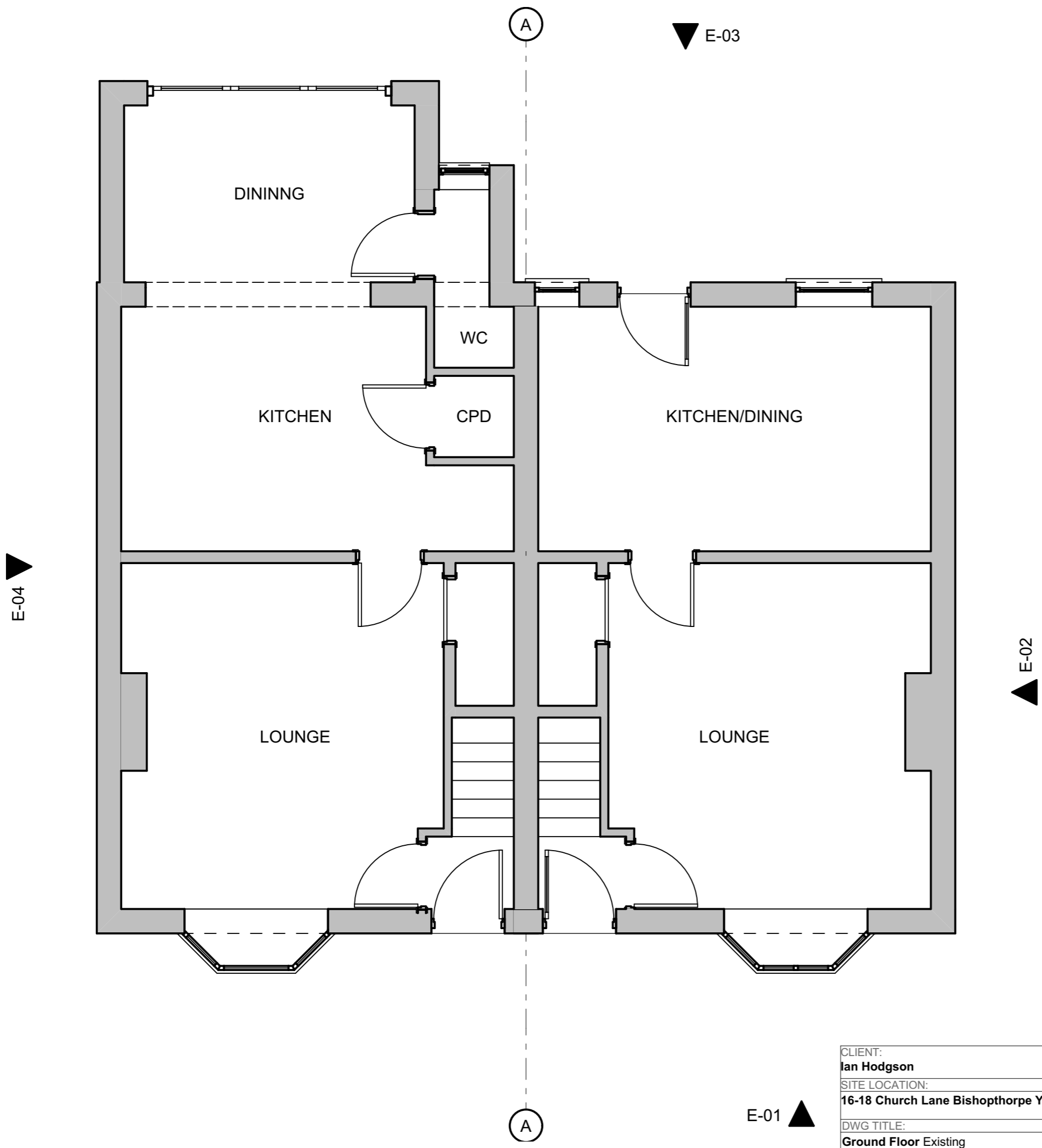
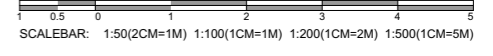
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



CLIENT: Ian Hodgson	SHIELSDSIGN ARCHITECTURE & INTERIORS	
SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG	☎ 07931906057	🌐 http://www.shielsdesign.com ✉ studio@shielsdesign.com
DWG TITLE: Ground Floor Existing	SCALE @ A1: 1:50	© SHIELS DESIGN LTD All rights reserved
	DWG No: A.01.2	Rev: _____
	STATUS: PRELIMINARY	DATE: 25/11/2023

ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

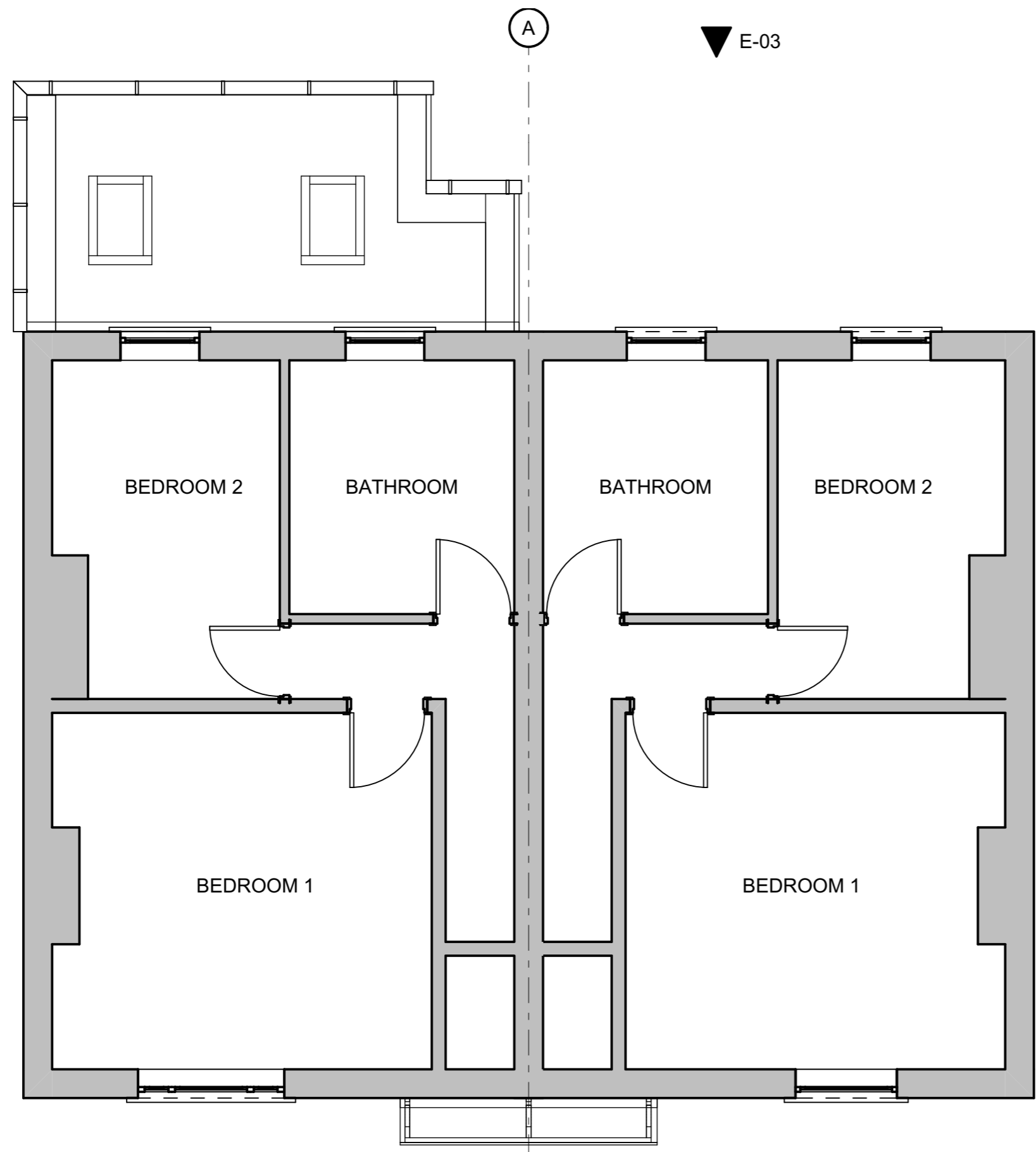
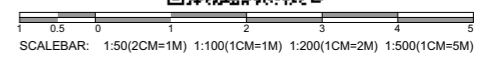
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



E-04

E-03

E-02

E-01

A

A

CLIENT:
Ian Hodgson

SITE LOCATION:
16-18 Church Lane Bishopthorpe YO23 2QG

DWG TITLE:
First Floor Existing

STATUS: PRELIMINARY

SCALE @ A1: 1:50
DWG No: **A.01.3**
DATE: 25/11/2023

Rev: _____

© SHIELS DESIGN LTD All rights reserved

07931906057 <http://www.shielsdesign.com> studio@shielsdesign.com



ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGIF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

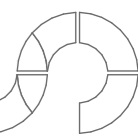
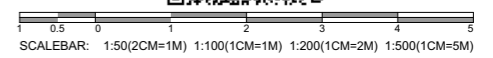
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

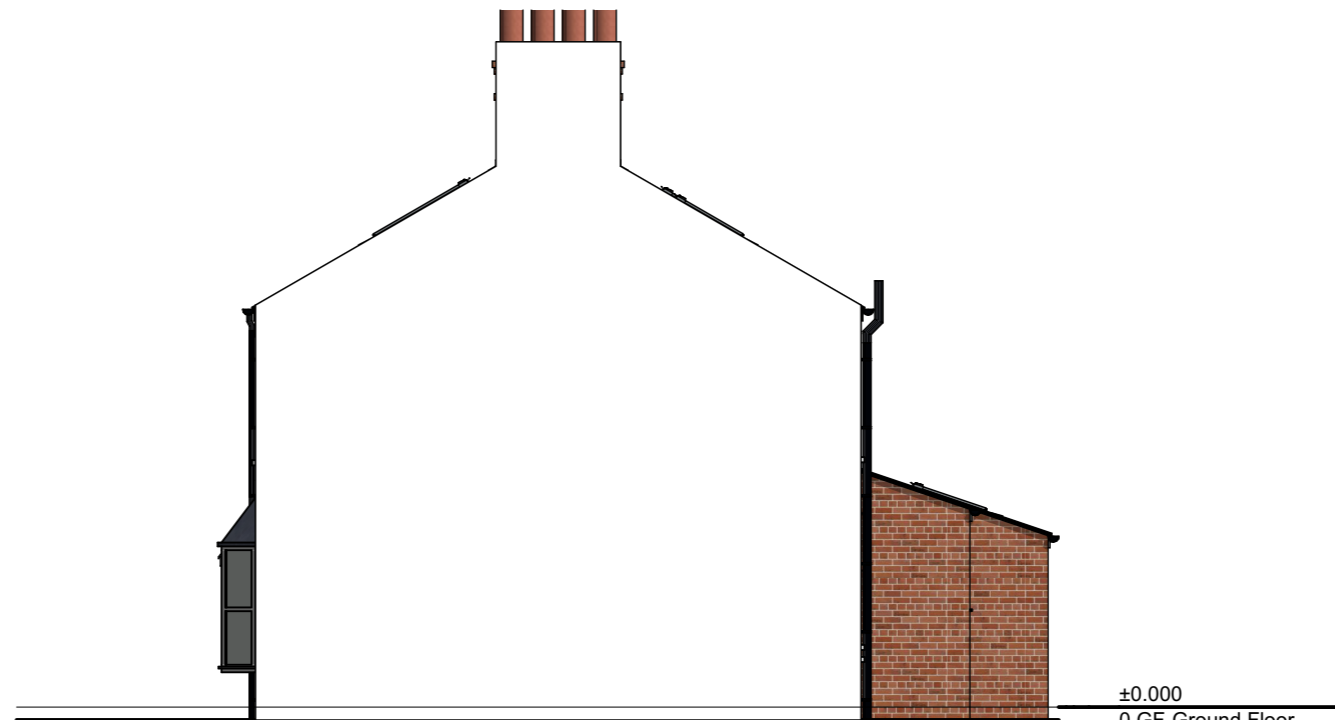
<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



North Elevation
1:100

E-01
-



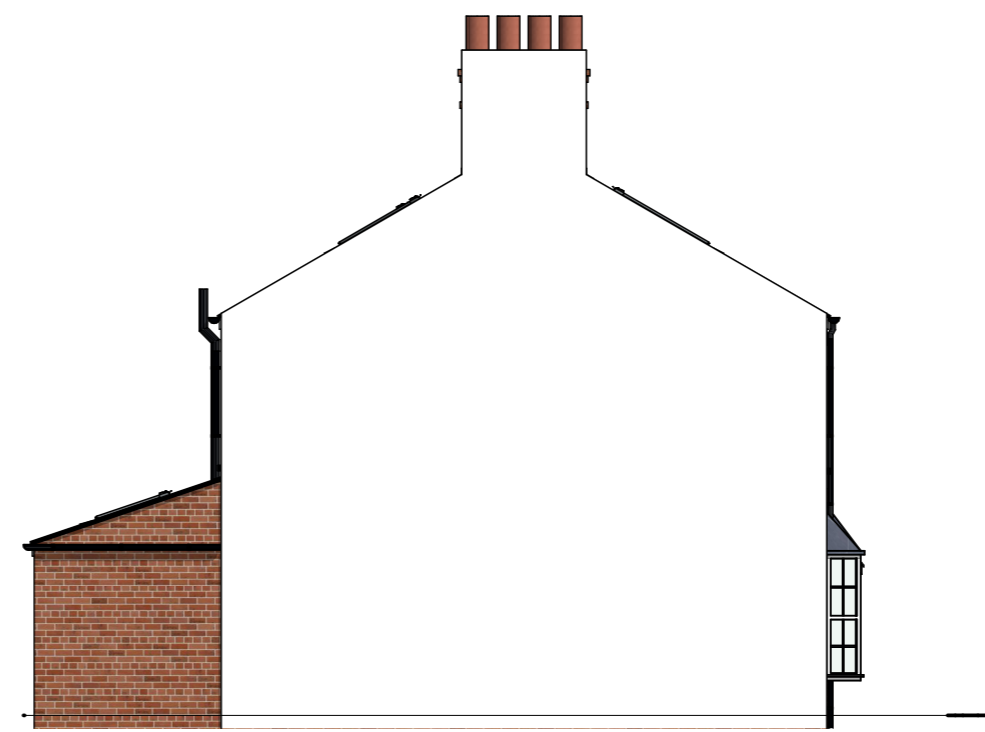
West Elevation
1:100

E-02
-



South Elevation
1:100

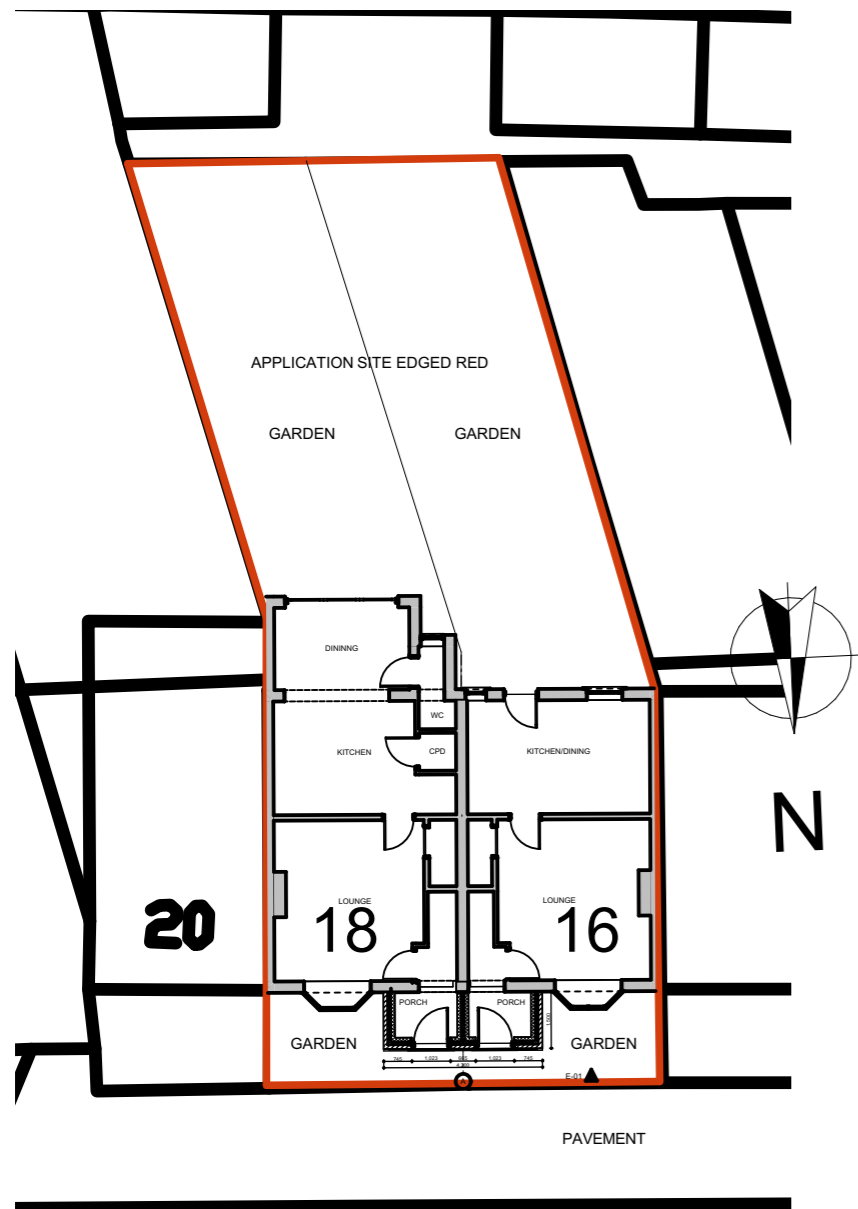
E-03
-



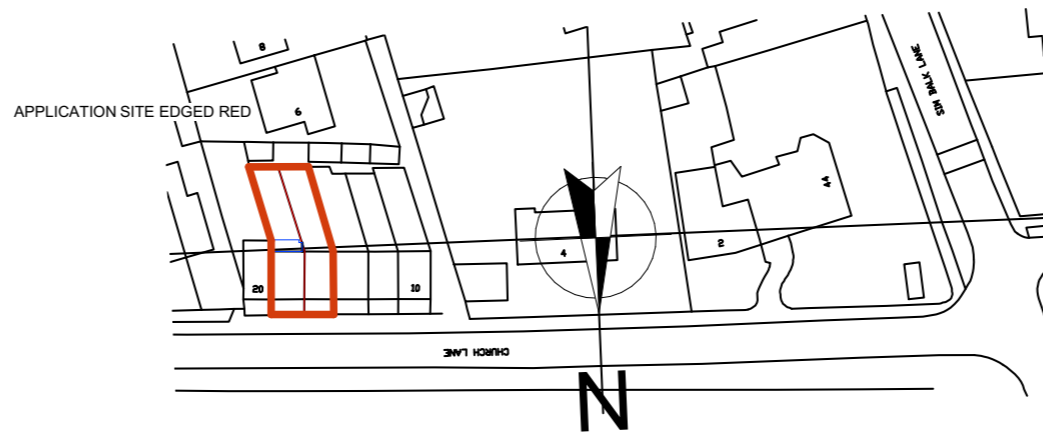
East Elevation
1:100

E-04
-

CLIENT: Ian Hodgson	SHIELSDSIGN ARCHITECTURE & INTERIORS
SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG	☎ 07931906057 🌐 http://www.shielsdesign.com ✉ studio@shielsdesign.com
DWG TITLE: Elevations Existing	© SHIELS DESIGN LTD All rights reserved
	SCALE @ A1: 1:100
	DWG No: A.01.4 Rev: DATE: 25/11/2023
	STATUS: PRELIMINARY



2
-
Site Plan
1:200



3
-
Location Plan
1:1250

ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG: CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGIF IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cfd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



SCALEBAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)

CLIENT: Ian Hodgson	SHIELSDSIGN ARCHITECTURE & INTERIORS
SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG	☎ 07931906057 ☑ http://www.shielsdesign.com ✉ studio@shielsdesign.com
DWG TITLE: Location & Site Plan Proposed	© SHIELS DESIGN LTD All rights reserved
	SCALE @ A1: 1:200, 1:1250
	DWG No: A.02.1 Rev: _____
	STATUS: PRELIMINARY DATE: 25/11/2023

ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

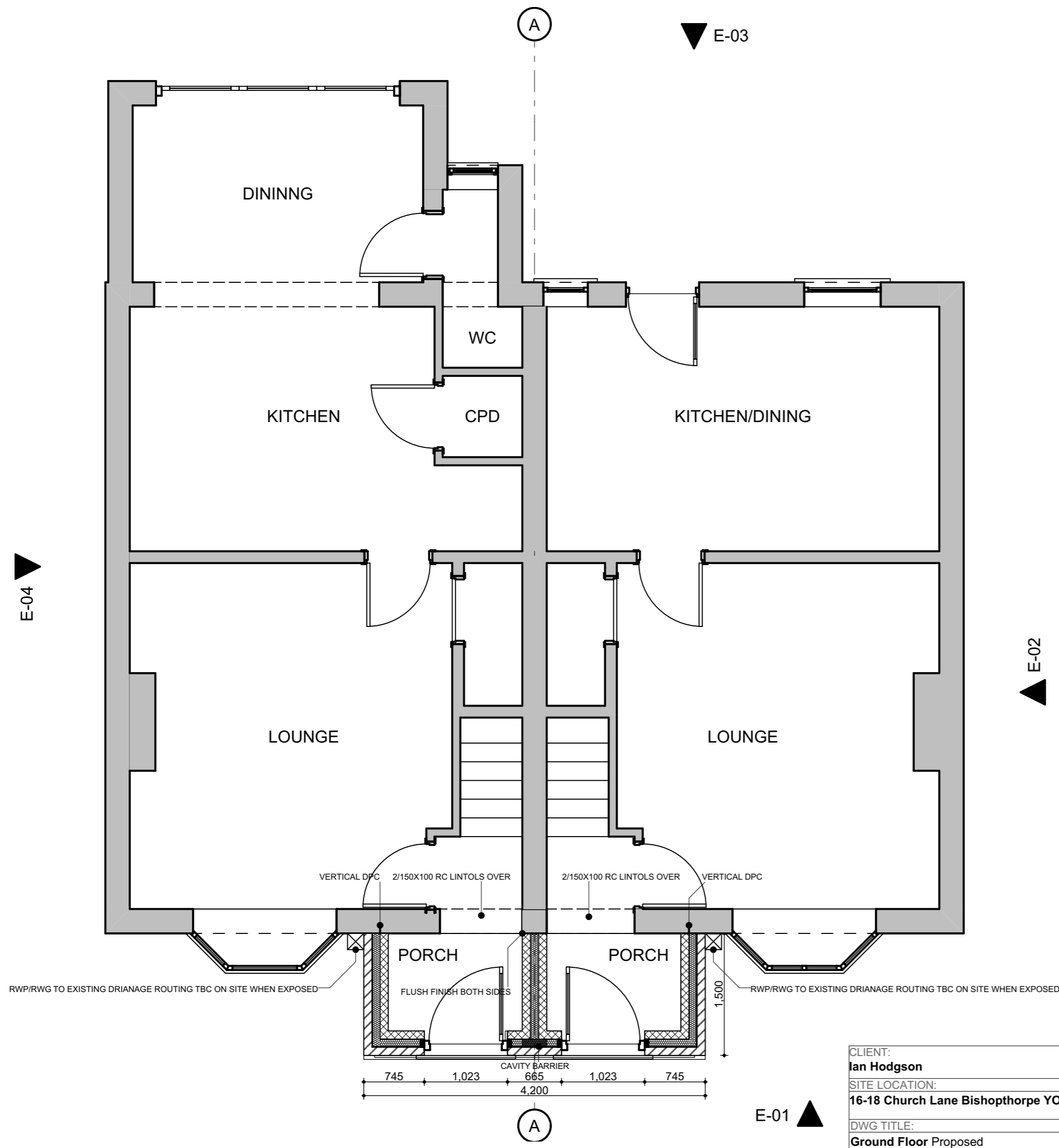
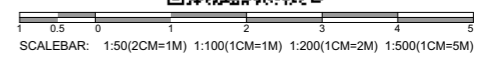
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

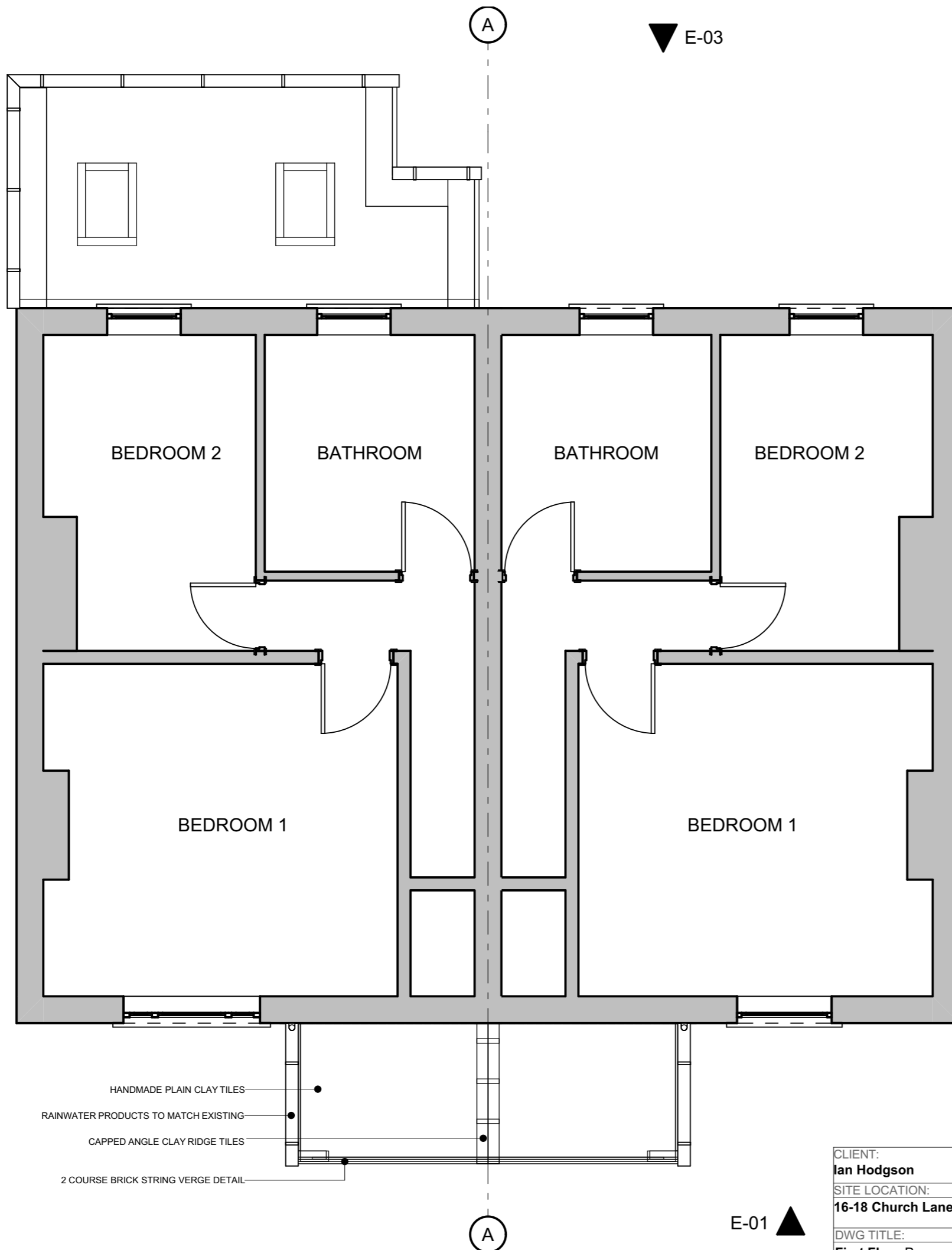
In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



<p>CLIENT: Ian Hodgson</p> <p>SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG</p> <p>DWG TITLE: Ground Floor Proposed</p>	<p>SHIELSDSIGN ARCHITECTURE & INTERIORS</p> <p>☎ 07931906057 🌐 http://www.shielsdesign.com ✉ studio@shielsdesign.com</p> <p>© SHIELS DESIGN LTD All rights reserved</p>
<p>SCALE @ A1: 1:50</p> <p>DWG No: A.02.2</p> <p>STATUS: PRELIMINARY</p>	<p>Rev:</p> <p>DATE: 25/11/2023</p>



ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGFR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

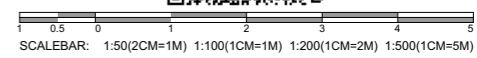
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



- HANDMADE PLAIN CLAY TILES
- RAINWATER PRODUCTS TO MATCH EXISTING
- CAPPED ANGLE CLAY RIDGE TILES
- 2 COURSE BRICK STRING VERGE DETAIL

CLIENT:
Ian Hodgson

SITE LOCATION:
16-18 Church Lane Bishopthorpe YO23 2QG

DWG TITLE:
First Floor Proposed

STATUS: PRELIMINARY

SCALE @ A1: 1:50
DWG No: **A.02.3**
DATE: 25/11/2023

Rev: _____

07931906057 <http://www.shielsdesign.com> studio@shielsdesign.com
SHIELS DESIGN LTD All rights reserved

SHIELSDESIGN
ARCHITECTURE & INTERIORS

ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LAISE WITH SENGIF IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

IF IN DOUBT ASK!

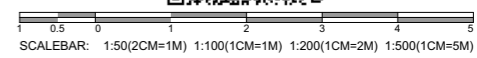
REV: DATE: DETAILS:

REV:	DATE:	DETAILS:

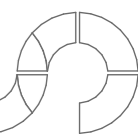
In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



SCALEBAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)



SHIELSDESIGN
ARCHITECTURE & INTERIORS

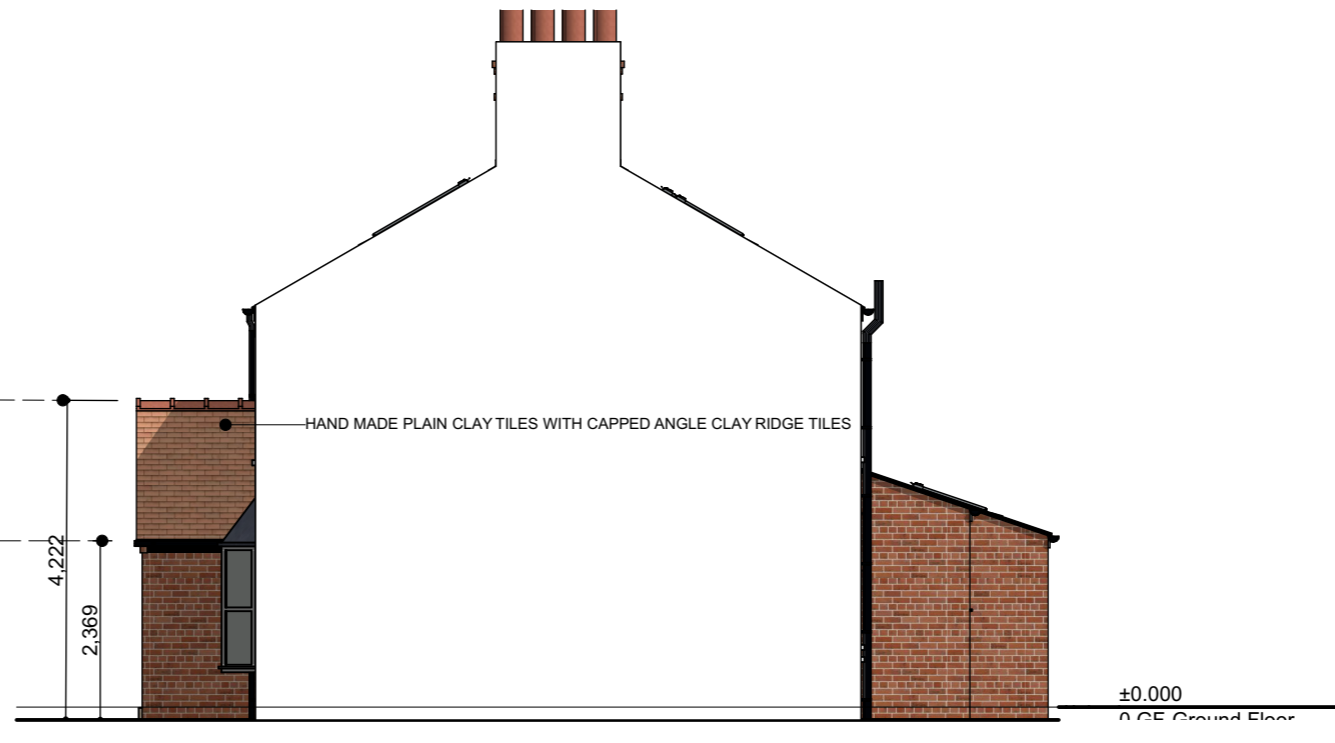
CLIENT: Ian Hodgson	07931906057	http://www.shielsdesign.com	studio@shielsdesign.com
SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG	© SHIELS DESIGN LTD All rights reserved		
DWG TITLE: Elevations Proposed	SCALE @ A1: 1:100	DWG No: A.02.4	Rev:
	STATUS: PRELIMINARY	DATE: 25/11/2023	

A



North Elevation
1:100

E-01



West Elevation
1:100

E-02

A



South Elevation
1:100

E-03



East Elevation
1:100

E-04

CONSTRUCTION INFORMATION: (AS REQUIRED)

Ventilated cold pitched roof: (insulation between & under ceiling members/rafters) 0.15W/m²K max u value
 Tile roof covering to match existing, on treated SW battens, counter battens & breathable underlay.
 Rafters @ 600mm cts refer to sengr for timber grade/sizes, trimming & restraint detailing.
 110mm Ecotherm Ecoversal PIR insulation tightly fitted between & flush with bottom of ceiling members/rafters, any gaps sealed with expanding foam and trimmed flush as required.
 Rafters underdrawn with 62.5mm Ecotherm Ecoliner thermal laminate plasterboard & skim.
 Continuous over fascia strip vent cross ventilation built into roof structure to BCO satisfaction.

Cavity walls: 0.18W/M²K u value
 102.5mm facing brick to match existing outer leaf and laid to course in.
 Traditional cavity wall construction
 100mm cavity with 90mm Ecotherm Ecoversal PIR T&G slabs, 10mm residual cavity subject to BCO approval.
 100mm lightweight block inner leaf subject to sengr detail, wall ties @ 750x450mm cts and 225mm cts around openings.
 Thermal DPC cavity closures to window / door reveals.
 52.5mm Ecotherm Ecoliner thermal laminate plasterboard & skim finish internally.
 Use firfix wallstarter against main dwelling, subject to SENGR detail, cavities made continuous with existing. Vertical Vertical DPC protection inserted into existing wall at new wall junction subject to SENGR detail.

Solid ground floor:0.17W/M²K u value P/A ration 1.0
 50mm nominal UFH type self-levelling liquid floor screed.
 VCL, on 100mm min Ecotherm Ecoversal floor insulation with 25mm Ecotherm perimeter upstands to overlap with wall insulation by 150mm.
 DPM/GAS/RADON to suit BCO requirements, lapped / bonded to DPC / DPC trays.

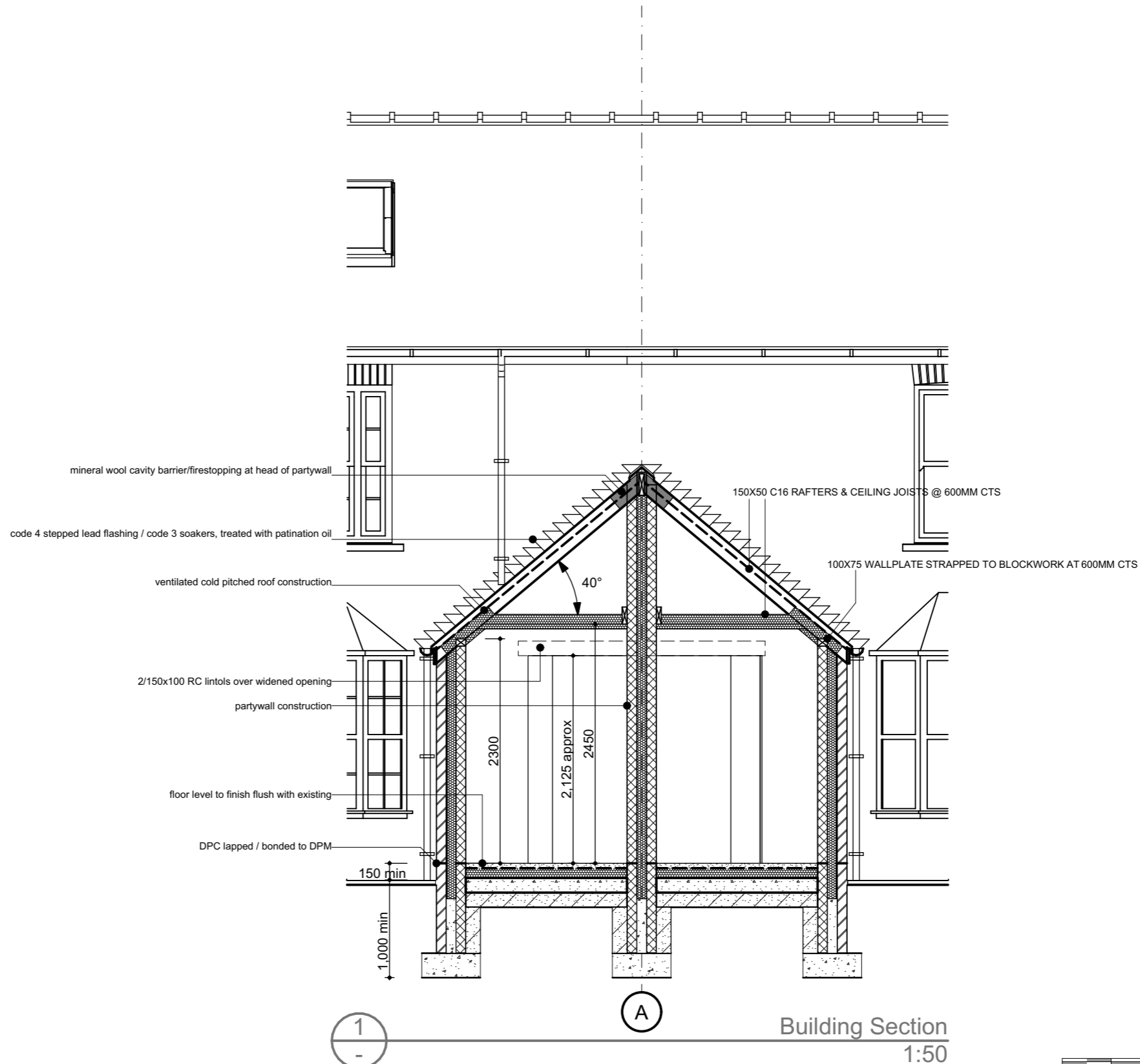
Foundation:
 600x250mm C30 grade concrete strip footings taken down to 1.0m min or the firm bearing strata.
 Care to be taken prior to & during excavation to trace & locate all buried services to avoid damage to the services and risk from injury. Foundation to be taken down below any drain passing below and isolated where passing through wall with RC lintol over.
 Drainage layout TBC following exposition of existing drains.

External Doors:
 Secure / Composite front doorsets with DG fixed fanlight over. Frames to overlap wall insulation by 30mm min Frames to habitable rooms to include 8000mm² trickle vents & to be fully draught stripped
 All glazing in 'critical' locations to comply with statutory safety requirements & Approved Documents.

Refer to structural engineer for all structural issues / details / clarification / calculations & stability checks if required.

Air Barrier Continuity:
 Set wall plate on a continuous mortar bed, fix ceiling boards first & seal all gaps between ceiling & masonry wall with either plaster, adhesive or flexible sealant. Plasterboard on dabs to have continuous ribbon of adhesive around openings, along the top & bottom of walls and at internal & external corners.
 All penetrations through air barrier to be sealed using an approved flexible sealant. Seal gap between wall & floor air barrier & between skirting & floor with flexible sealant.
 Mortar joints around built-in joists to be recessed or struck & carefully pointed with with flexible sealant. Seal between the wall air barrier and blockwork above & below the floor assembly. Apply flexible sealant to all interfaces between the internal air barrier and the window & door frame members.
 All window opening lights, external doors & loft access panels to be fitted with draught stripping.

General:
 Minimum standard of construction to comply with Accredited details & Building Regulations.
 Where necessary, provide mechanical ventilation ducted to external air from bathroom, wc & utility areas at 15l/sec 30L/sec from hob extractor.
 Refer to Structural engineer for all structural works where deemed necessary.
 Light fittings to be the type that will only accept low energy bulbs. Refer to electrical contractor for full details in compliance with L2B.
 All gas & electrical work to be undertaken by a suitably qualified person and tested / certified in accordance with statutory requirements.
 All disturbed surfaces to be made good. Site to remain clean, tidy & safe throughout the duration of the works, all debris to be removed from site by the contractor and disposed of appropriately.
 Contractor to carry appropriate insurance for all risks and implement adequate site safety, security & weather protection, throughout the contract period.
 REFER TO MAIN CONTRACTOR FOR ALL BUILDING SERVICES DESIGN MODIFICATIONS & ADDITIONS, SUBJECT TO CLIENT PRIOR APPROVAL.



ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:
 3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:
 CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:
 NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.
 THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.
 THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.
 CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.
 CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG; CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.
 CONTRACTOR MUST LAISE WITH SENGR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;
 CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED
 ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE
 ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION
 ALL DIMENSIONS TBC ON SITE
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access
<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>
 If clarification regarding structural issues is required, refer to the client appointed structural engineer.



SCALEBAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)

CLIENT: Ian Hodgson	SHIELSDSIGN ARCHITECTURE & INTERIORS
SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG	
DWG TITLE: S-01 Building Section Proposed	☎ 07931906057 🌐 http://www.shielsdesign.com ✉ studio@shielsdesign.com © SHIELS DESIGN LTD All rights reserved SCALE @ A1: 1:50 DWG No: A.02.5 Rev: STATUS: PRELIMINARY DATE: 25/11/2023



ALL DESIGN WORK IS SUBJECT TO STATUTORY APPROVALS AND MAY REQUIRE AMENDMENT:

3D VISUALS ARE FOR ILLUSTRATION PURPOSE ONLY, INCLUDING ANY ASSOCIATED BIMX MODELLING:

CONTRACTOR TO CHECK ALL DIMENSIONS AND DETAILS, ON SITE PRIOR SUBMITTING TENDER AND PLACING ORDERS FOR MATERIALS OR FOR FABRICATION PURPOSES:

NOTE: WHERE PLANS ARE GENERATED FROM DIMENSIONS AND PHOTOS PROVIDED BY CLIENT, THE CONTRACTOR MUST CHECK FOR ACCURACY & WORKABILITY PRIOR TO COMMENCEMENT, ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY.

THIS INFORMATION IS NOT TRANSFERABLE AND GRANTING LICENSE FOR USE OF THIS INFORMATION BY ANY OTHER PARTY IS DONE SO ON THE CONDITIONAL BASIS THAT THE LICENSEE CARRIES OUT THEIR OWN DIMENSIONAL CHECKS FOR ACCURACY, OTHERWISE THE USE OF THIS INFORMATION IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED FOR PLANNING &/OR BUILDING REGULATIONS PURPOSES ONLY, AS MAY BE REQUIRED; FURTHER AMENDMENT MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH STATUTORY REQUIREMENTS.

CONTRACTOR MUST ASSESS ENTIRE SCOPE OF WORKS ON SITE AND INCORPORATE ALL THAT IS REQUIRED TO ENABLE SUBMISSION OF A BONAFIDE TENDER.

CLIENT MUST SPECIFY FINISHES AND WHETHER ANY EXTERNAL SUBCONTRACTORS ARE TO BE USED, MAIN CONTRACTOR TO INCLUDE FOR ANY BWIC WITH FACILITATING SUBCONTRACTORS PACKAGES EG: CLIENT APPOINTED SPECIALIST BATHROOM/ KITCHEN DESIGN & INSTALLATIONS ETC.

CONTRACTOR MUST LIAISE WITH SENGR IF GUIDANCE IS REQUIRED FOR TEMPORARY SUPPORTS & DEMOLITION SEQUENCE;

CONTRACTOR TO TRACE / LOCATE ALL BURIED SERVICES PRIOR TO WORK COMMENCEMENT & TO LIAISE WITH STATUTORY AUTHORITIES FOR ANY WORKS TO SERVICES THAT MAY BE REQUIRED

ELEMENTS TO BE REMOVED OR MODIFIED IN SUCH A MANNER AS TO FACILITATE THE PROPOSED LAYOUT & DESIRED APPEARANCE

ALL DISTURBED SURFACES TO BE MADE GOOD INCLUDING DECORATION

ALL DIMENSIONS TBC ON SITE

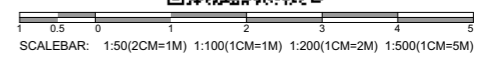
IF IN DOUBT ASK!

REV:	DATE:	DETAILS:

In the absence of a particular detail or for further clarification, the first point of reference must be made by referring to the relevant guidance contained in the LABC Warranty Technical Manual Version 11, access to this manual can be found using the following URL or SCAN the QR code for easier access

<https://www.labcwarranty.co.uk/hubfs/LABC%20Warranty%20Technical%20Manual%20Version%2011.pdf?hsCtaTracking=b4127340-5051-4875-8e01-8c669b863ead%7Cd56531b-df11-4bb7-b58a-98396c28940b>

If clarification regarding structural issues is required, refer to the client appointed structural engineer.



<p>CLIENT: Ian Hodgson</p> <p>SITE LOCATION: 16-18 Church Lane Bishopthorpe YO23 2QG</p> <p>DWG TITLE: PERSPECTIVE VIEWS Proposed</p>	<p>SHIELSDSIGN ARCHITECTURE & INTERIORS</p> <p>☎ 07931906057 🌐 http://www.shielsdesign.com ✉ studio@shielsdesign.com</p> <p>© SHIELS DESIGN LTD All rights reserved</p>
<p>SCALE @ A1: DWG No: A.02.6</p> <p>STATUS: PRELIMINARY</p>	<p>Rev: _____</p> <p>DATE: 25/11/2023</p>