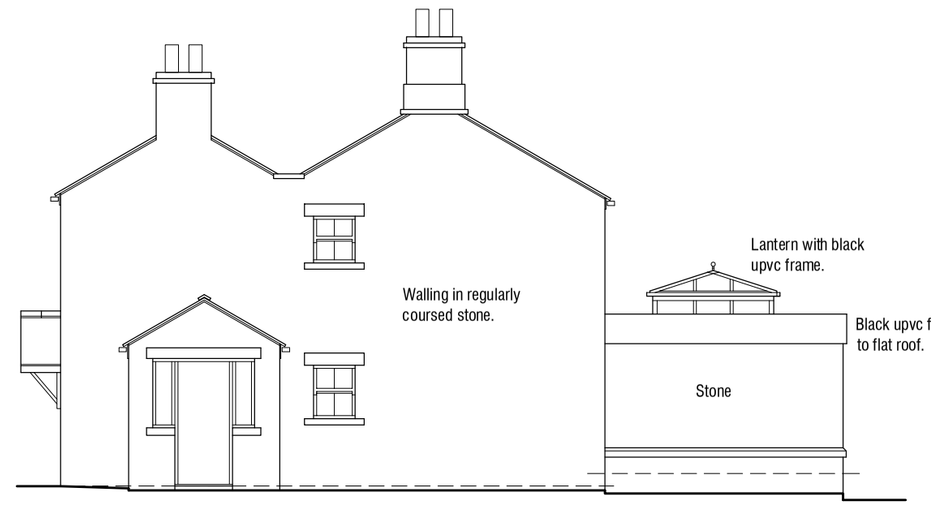
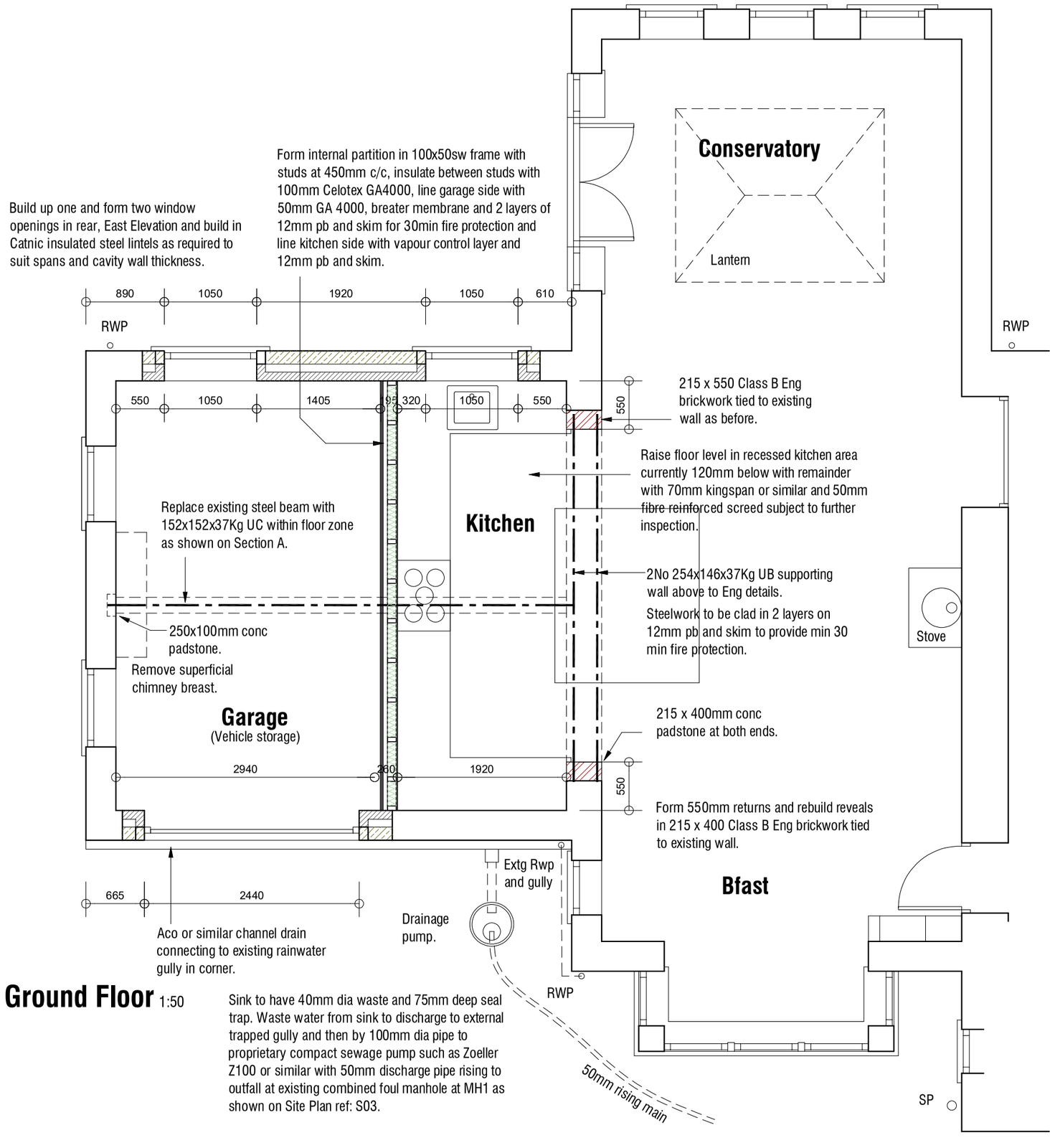
West Elevation 1:100

East Elevation 1:100

North Elevation 1:100 No changes



South Elevation 1:100 No changes



Ground Floor 1:50

Sink to have 40mm dia waste and 75mm deep seal trap. Waste water from sink to discharge to external trapped gully and then by 100mm dia pipe to proprietary compact sewage pump such as Zoeller Z100 or similar with 50mm discharge pipe rising to outfall at existing combined foul manhole at MH1 as shown on Site Plan ref: S03.

General Notes:

External Walls
Rebuild area of window alteration to rear wall in reclaimed stone to match the existing wall construction including stainless steel wall toes at the rate of 5/m² and continue the same insulation.

Openings in external walls:
Close cavities around openings in external walls and build in Damcor or similar insulated dpc. Lintel over openings with Catnic insulated lintels with min 150mm end bearing, to suit wall thickness and spans.

Windows and doors
Windows to be high performance timber double/tripple glazed with argon filled cavity and heat reflective coating to achieve a U-value not exceeding 1.4W/m²°C. Openings as shown on elevation.
Safety glass to all glazed doors and windows throughout, and new window frames to have 8000mm² trickle vents.

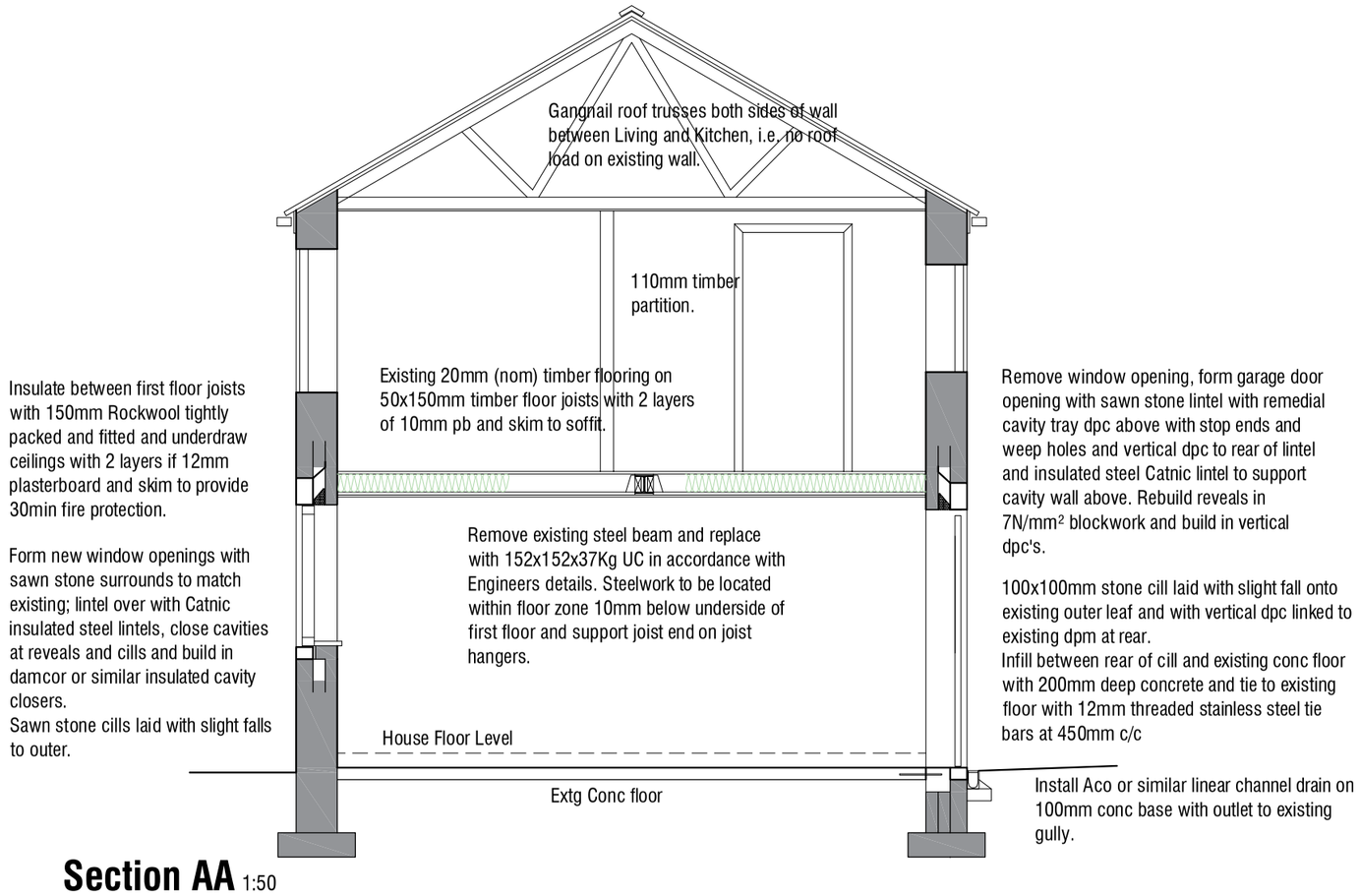
Security
Reasonable provision must be made to deter unauthorised access to any part of the dwelling as outlined in the Building Regulations Approved Doc Q.

All new windows and doors to have security locks Door sets and window frames should be mechanically fixed to the building structure in accordance with the manufacturers instructions.

Electrical
Additional wiring to be carried out and certified by a person under the competent persons scheme in accordance with Approved Document P of the Building regulations.
All new works to be Part M compliant with new sockets 450mm and light switches 1200mm above finished floor level.

Fire Safety:
The alterations have no impact upon the existing means of escape or smoke detection.

Heating
Retain existing heating system and and adapt to serve extension. Any alterations to be undertaken and certified by competent person with copy of certificate to be provided to Building Control prior to commencement.
New or replacement radiators to have thermostatically controlled valves and time and temperature controls.



Section AA 1:50

Rev C 12.12.2023 - Update for Planning/Building Regs submission.
Rev B 20.11.2023 - Add indicative steelwork.
Rev A 13.11.2023 - Amend windows to East Elevation.

Pear Tree Cottage
Finkle Street
Woolley
Wakefield
WF4 2LA

Proposals

PLANS & ELEVATIONS

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Scale	1:50 & 100 @ A2	Drawn	MJB
Date	Nov 2023	Ref.	23.17
Dwg No.	**P01**	Rev.	**A**

0cm | 2cm | 4cm | 6cm