

SHEFFIELD CITY COUNCIL  
27 FEB 2024

PLACE PORTFOLIO  
44 Dail Rd

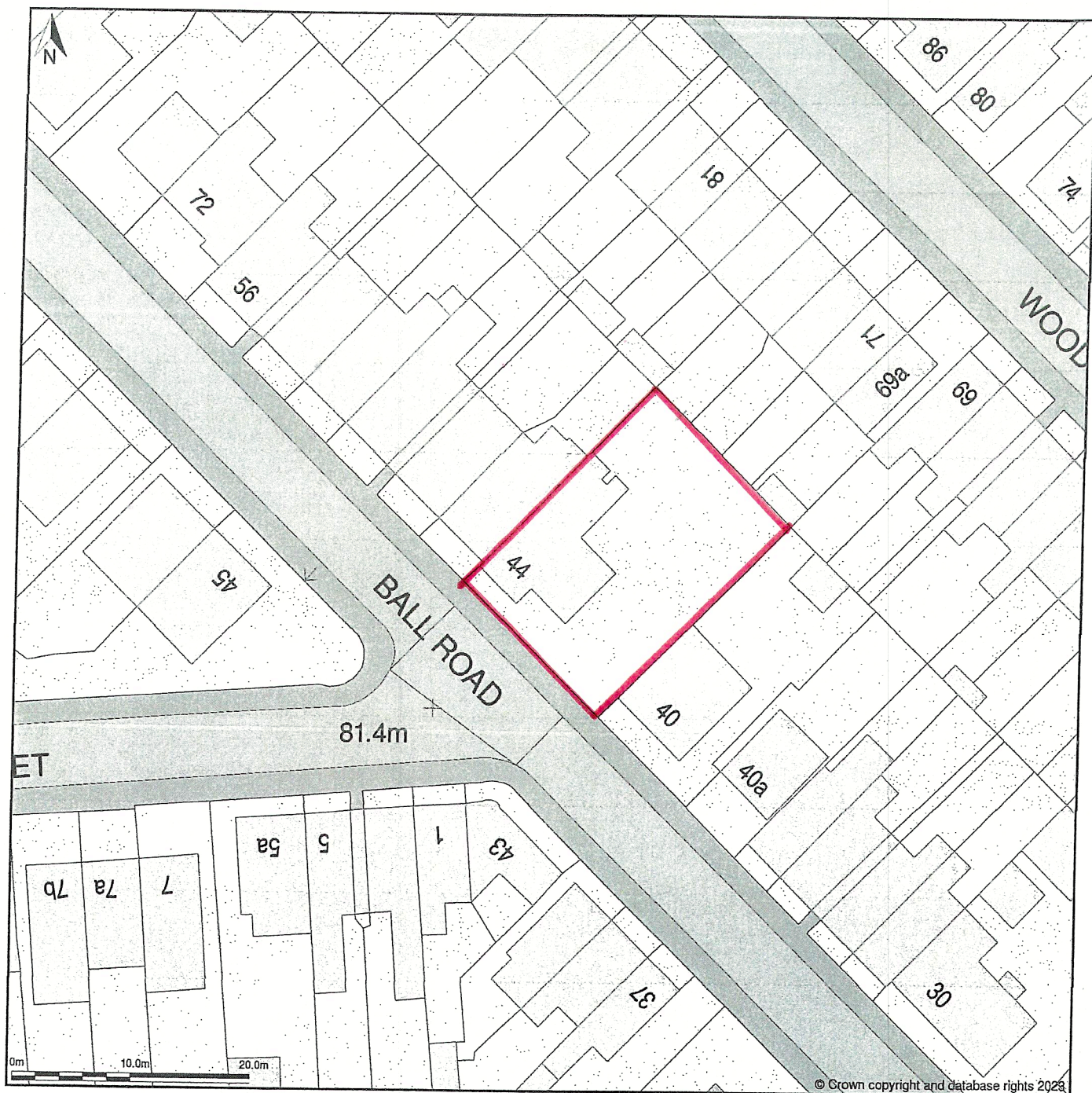
5 Greenock St  
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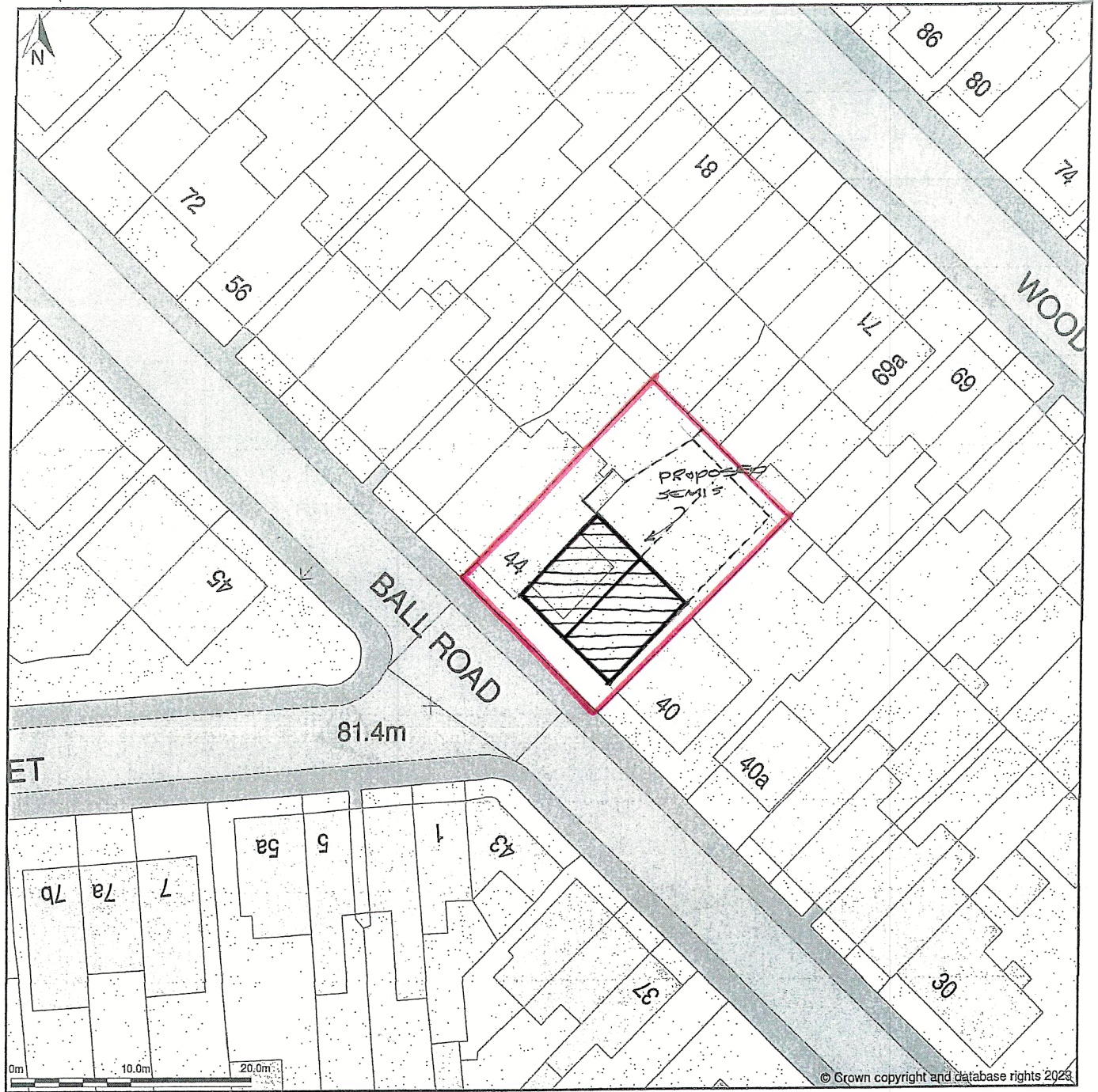


Site Plan (also called a Block Plan) shows area bounded by: 432718.42, 389515.61 432808.42, 389605.61 (at a scale of 1:500), OSGridRef: SK32768956. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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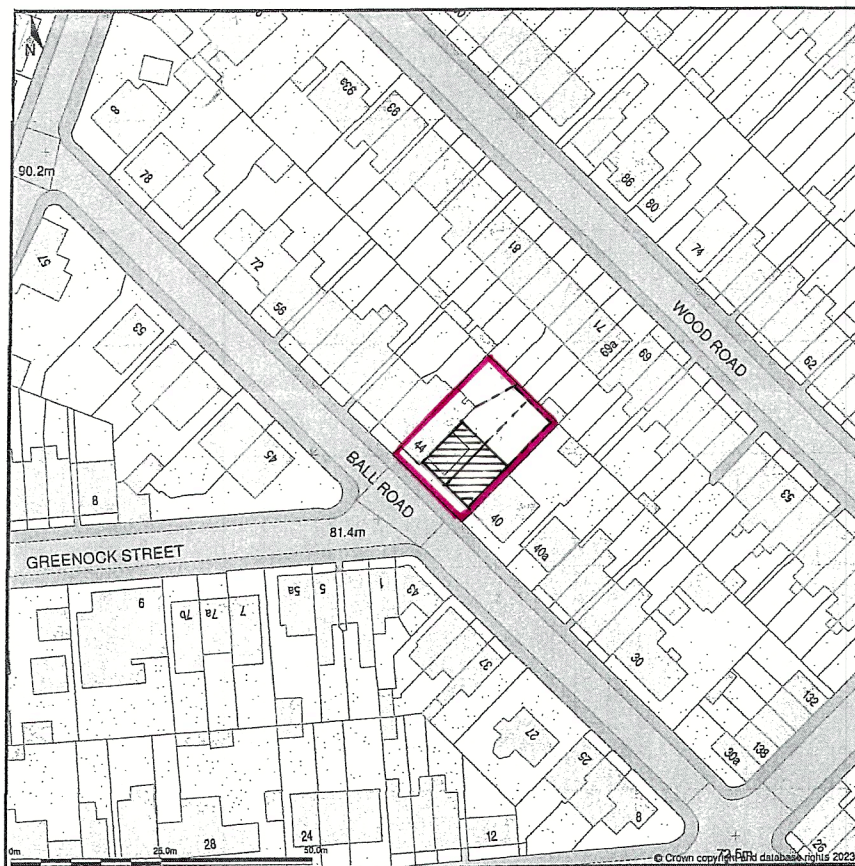


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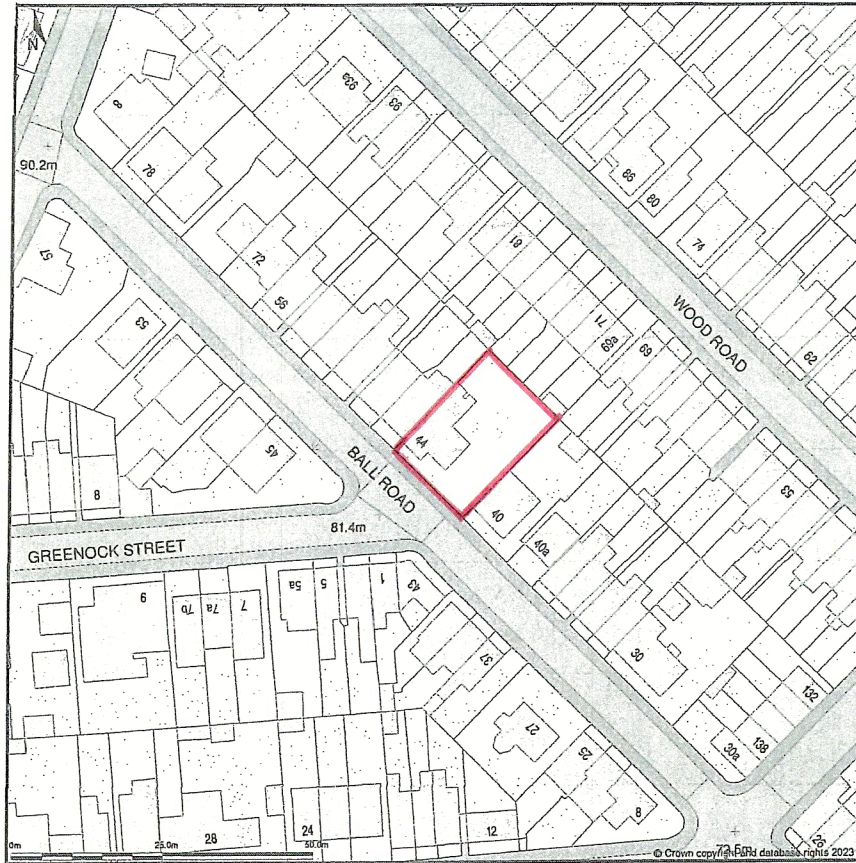


Location Plan shows area bounded by: 432692.76, 389490.0 432834.19, 389631.42 (at a scale of 1:1250), OSGridRef: SK32768956. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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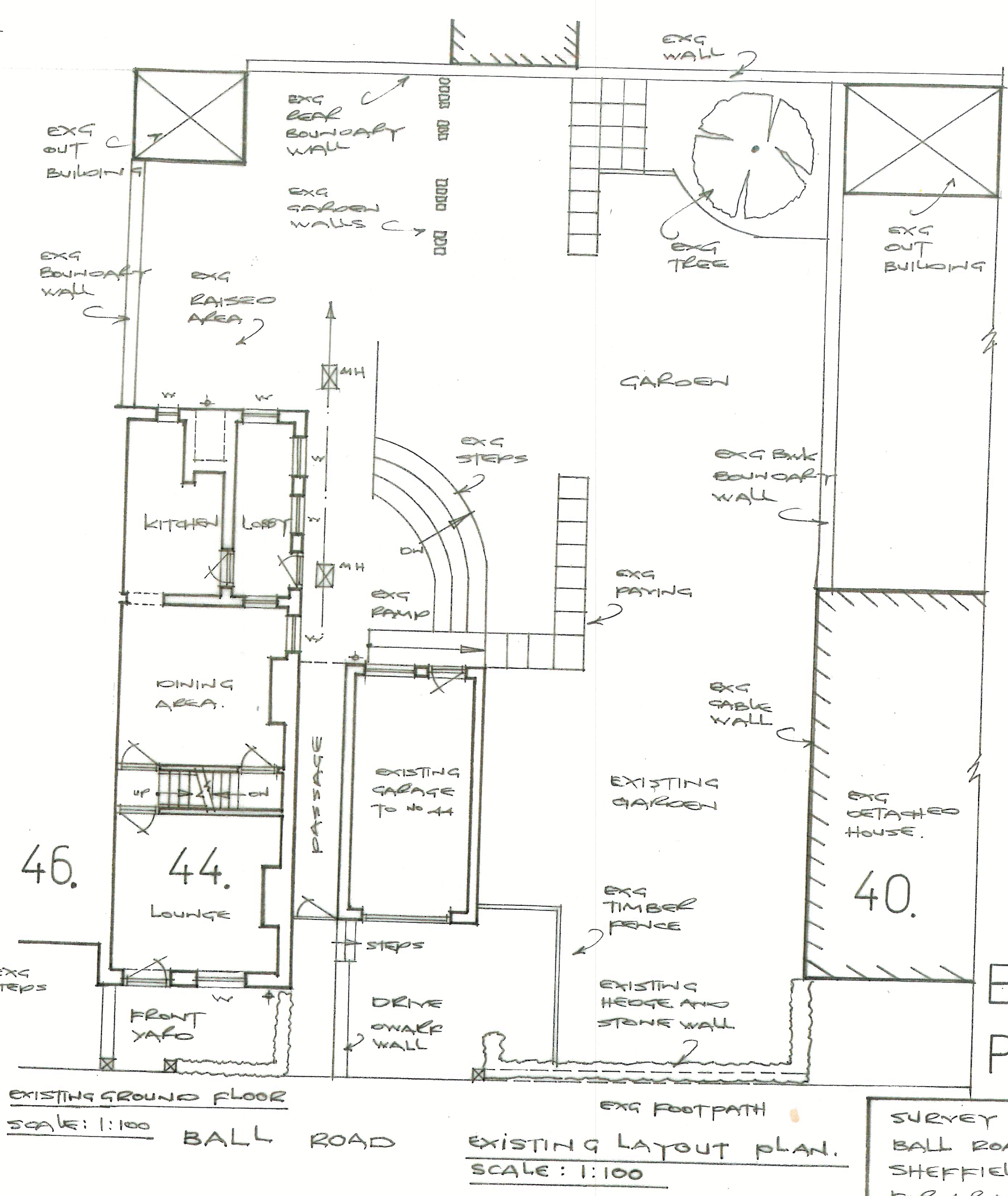
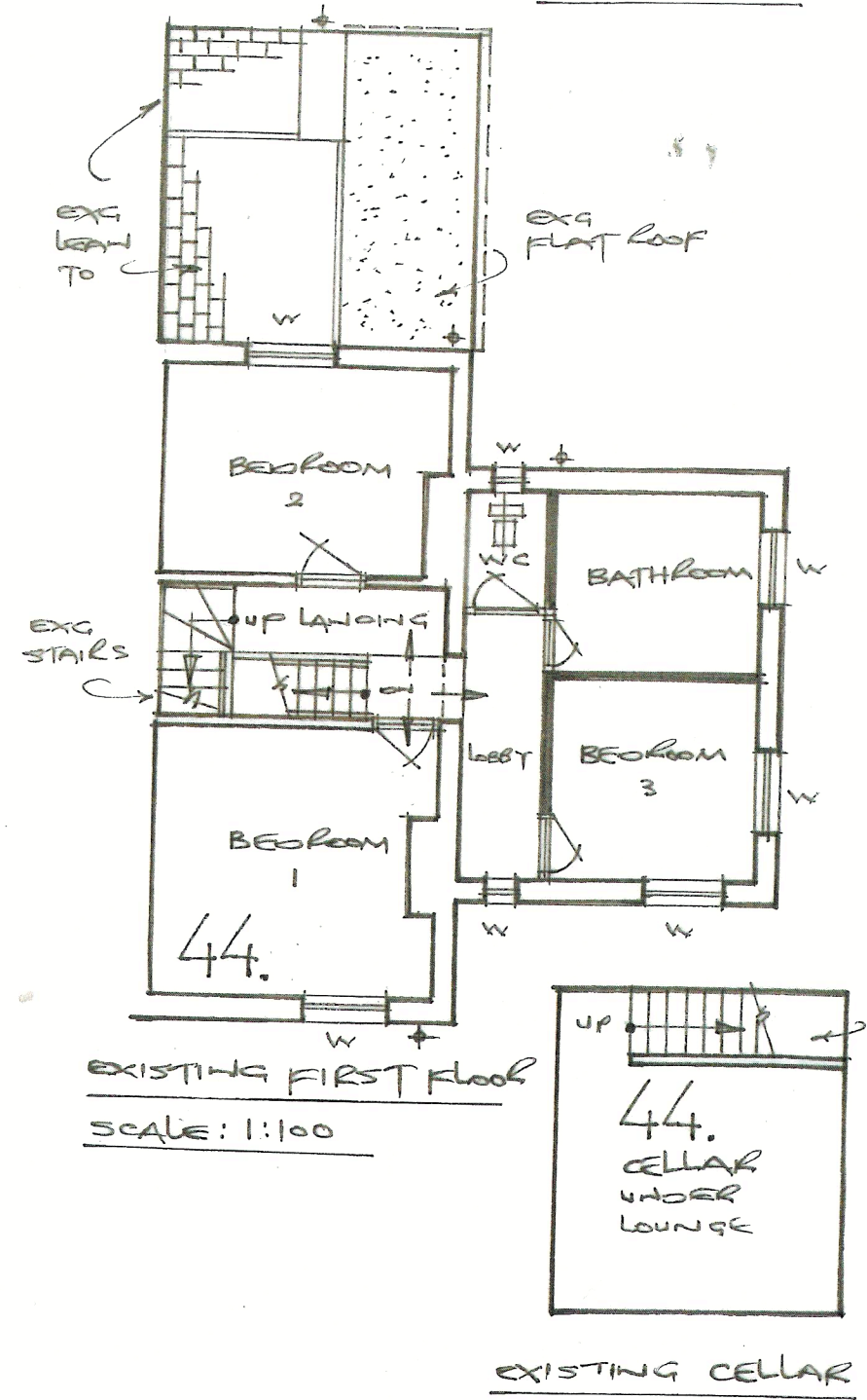
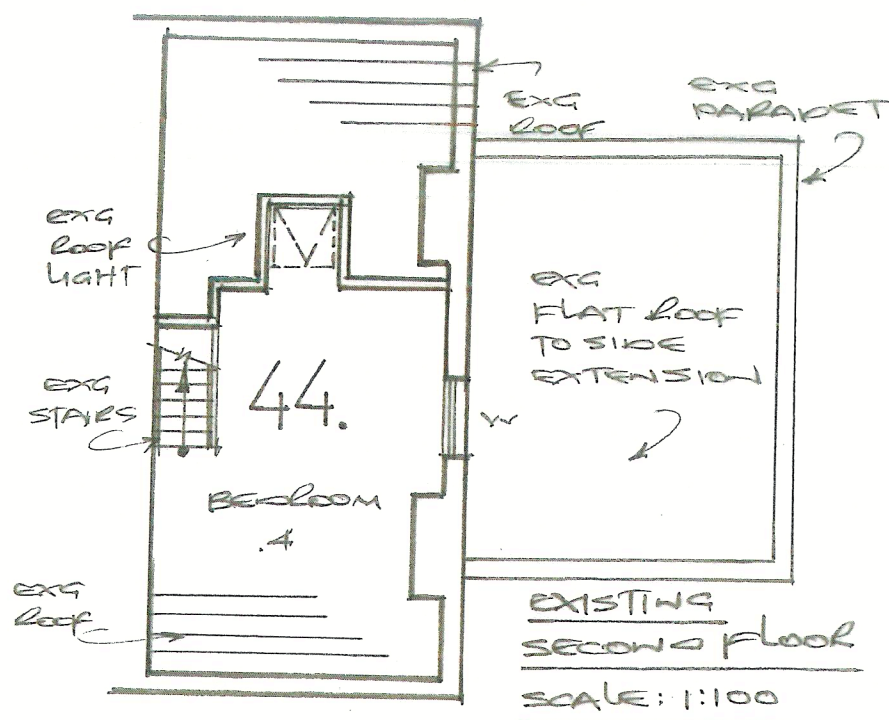


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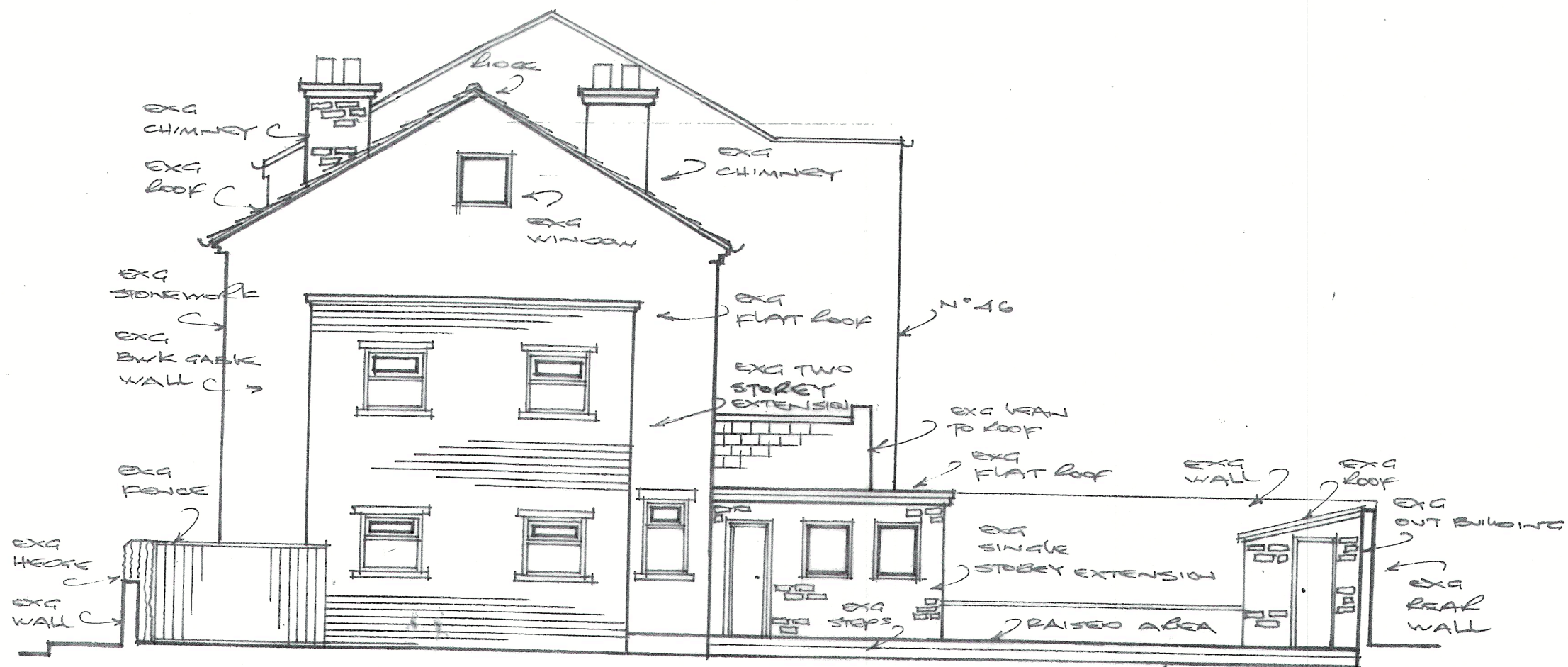




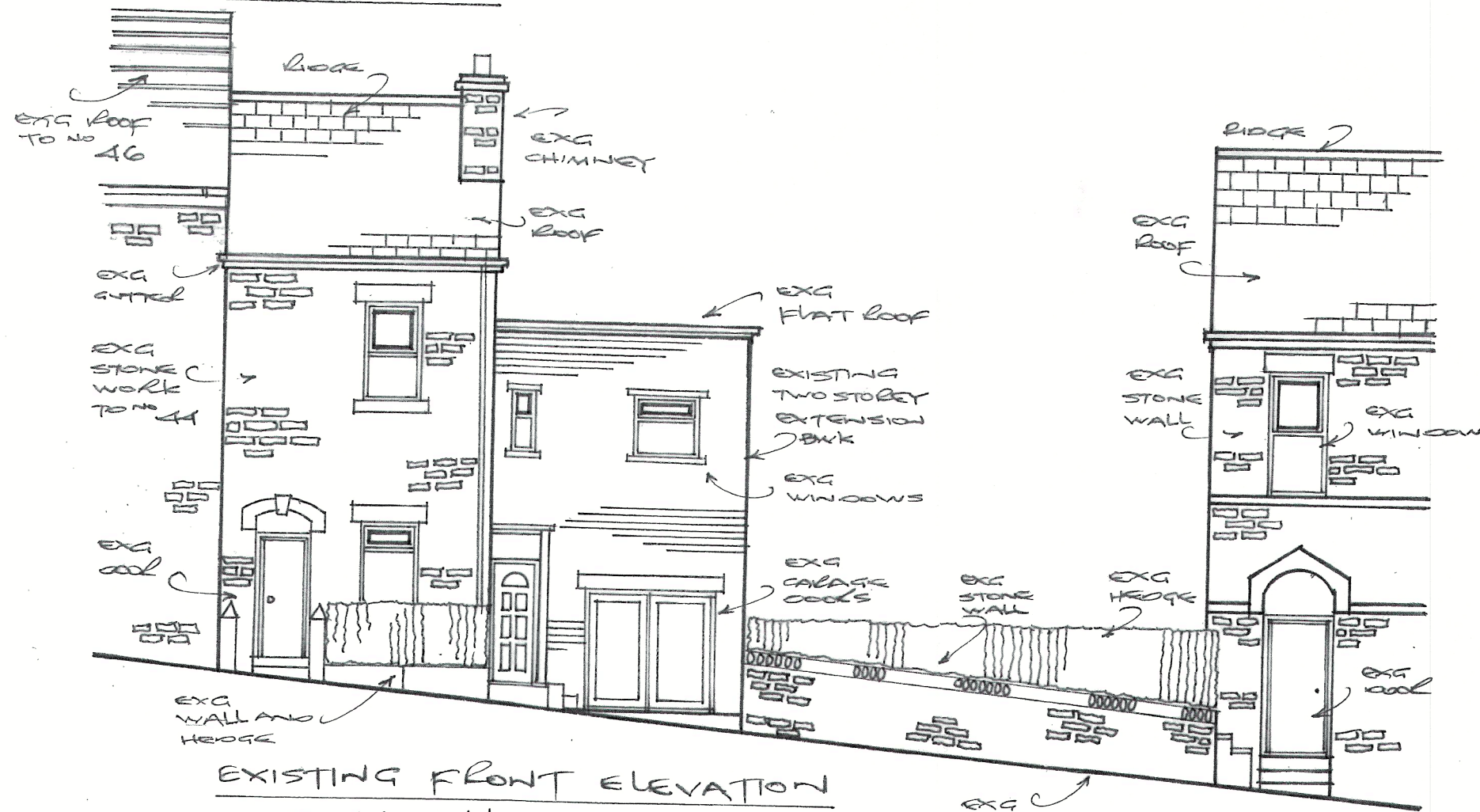
EXISTING.  
PLAN. D1.

SURVEY OF 44,  
BALL ROAD  
SHEFFIELD S6 4LZ  
FOR MR F. WHELAN

JAN 2024



EXISTING SIDE ELEVATION TO NO 44 BALL ROAD  
 SCALE: 1:100

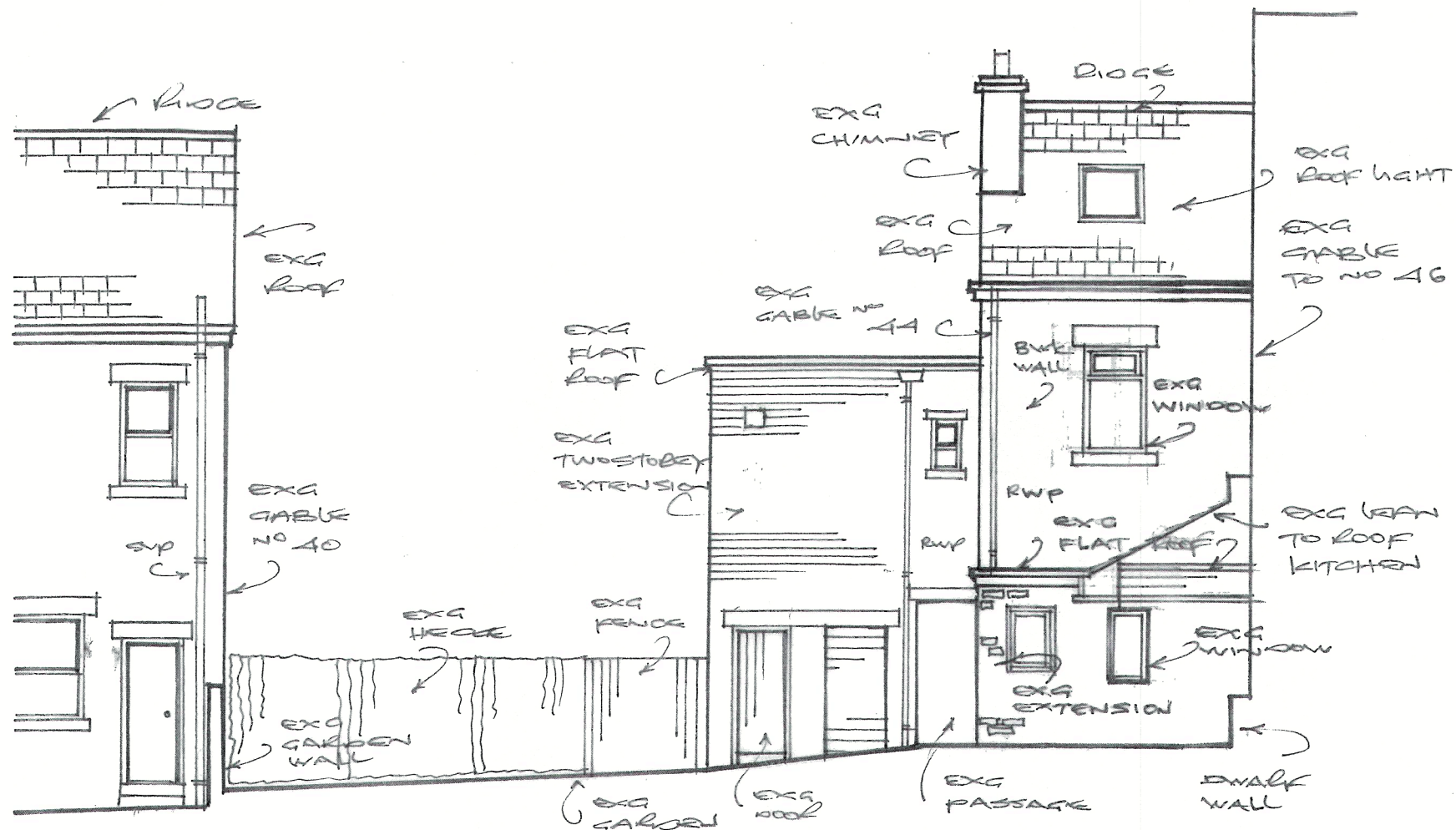


EXISTING FRONT ELEVATION  
 TO NO 44 BALL ROAD  
 SCALE: 1:100

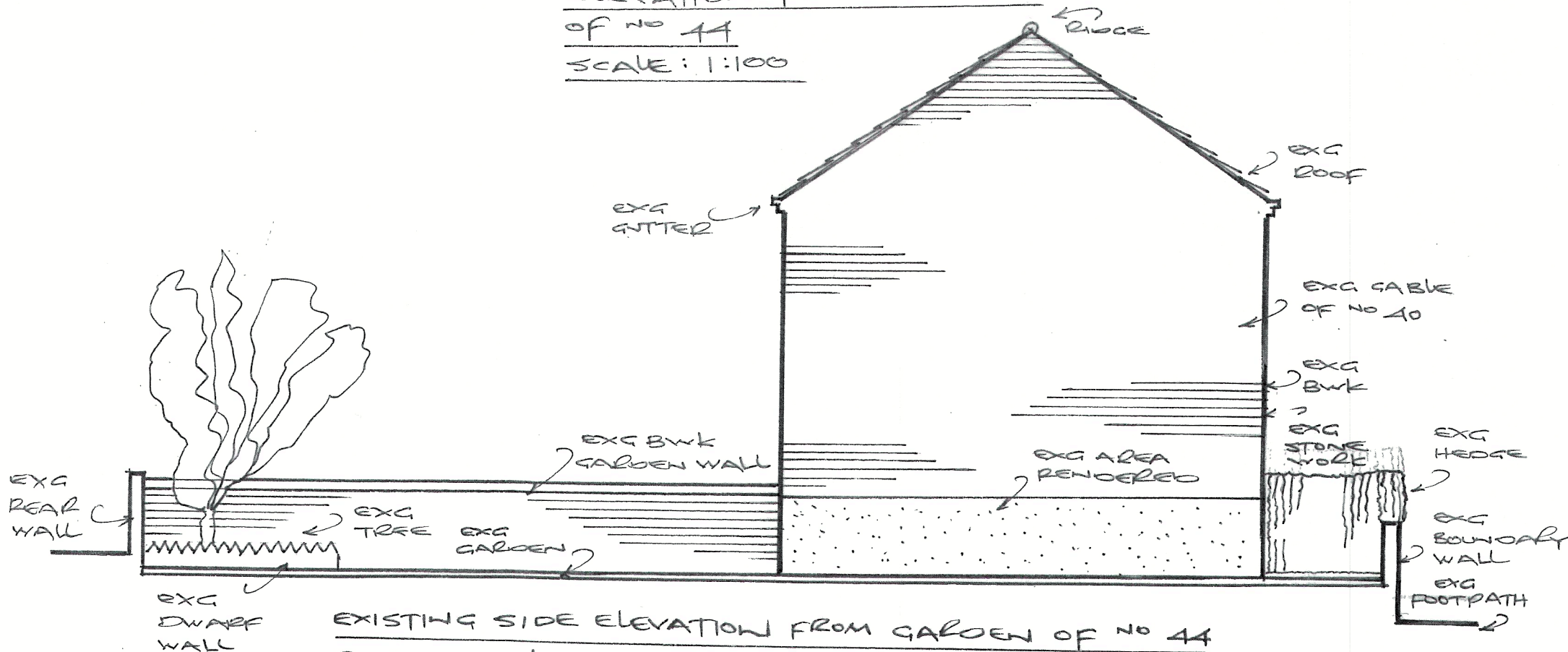
SURVEY OF EXISTING  
 PROPERTY SITUATED  
 44, BALL ROAD  
 SHEFFIELD S6 4LZ  
 FOR MR F. WHELAN  
 SCALE: 1:100 JAN 2024

ELEVATIONS. D2.  
 EXISTING.





EXISTING REAR  
ELEVATION FROM GARDEN  
OF NO 44  
SCALE: 1:100



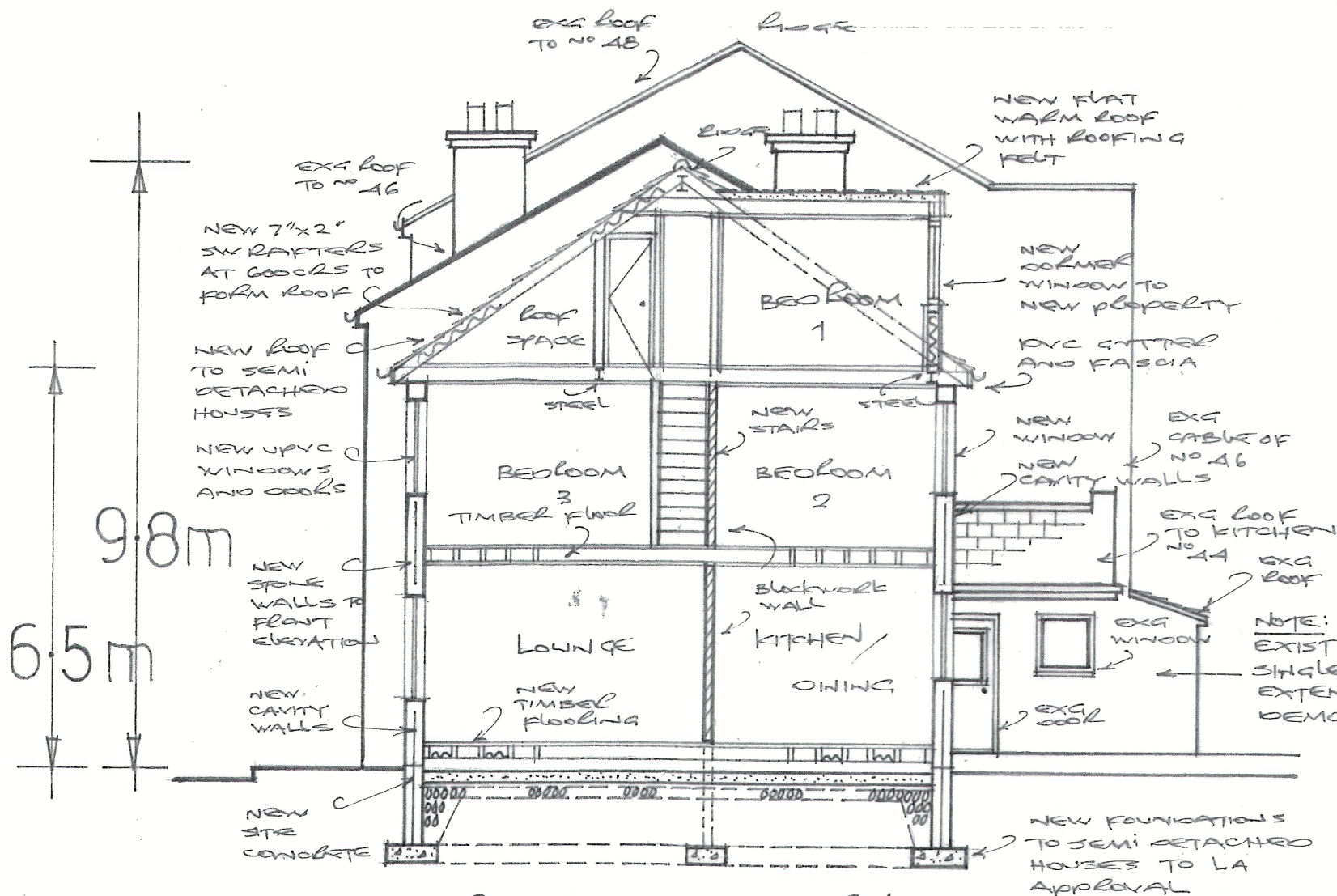
EXISTING SIDE ELEVATION FROM GARDEN OF NO 44  
TO END GABLE OF NO 40  
SCALE: 1:100

SURVET OF EXISTING  
PROPERTY SITUATED  
44, BALL ROAD  
SHEFFIELD S6 4LZ  
FOR MR F. WHELAN  
SCALE: 1:100 JAN 2024

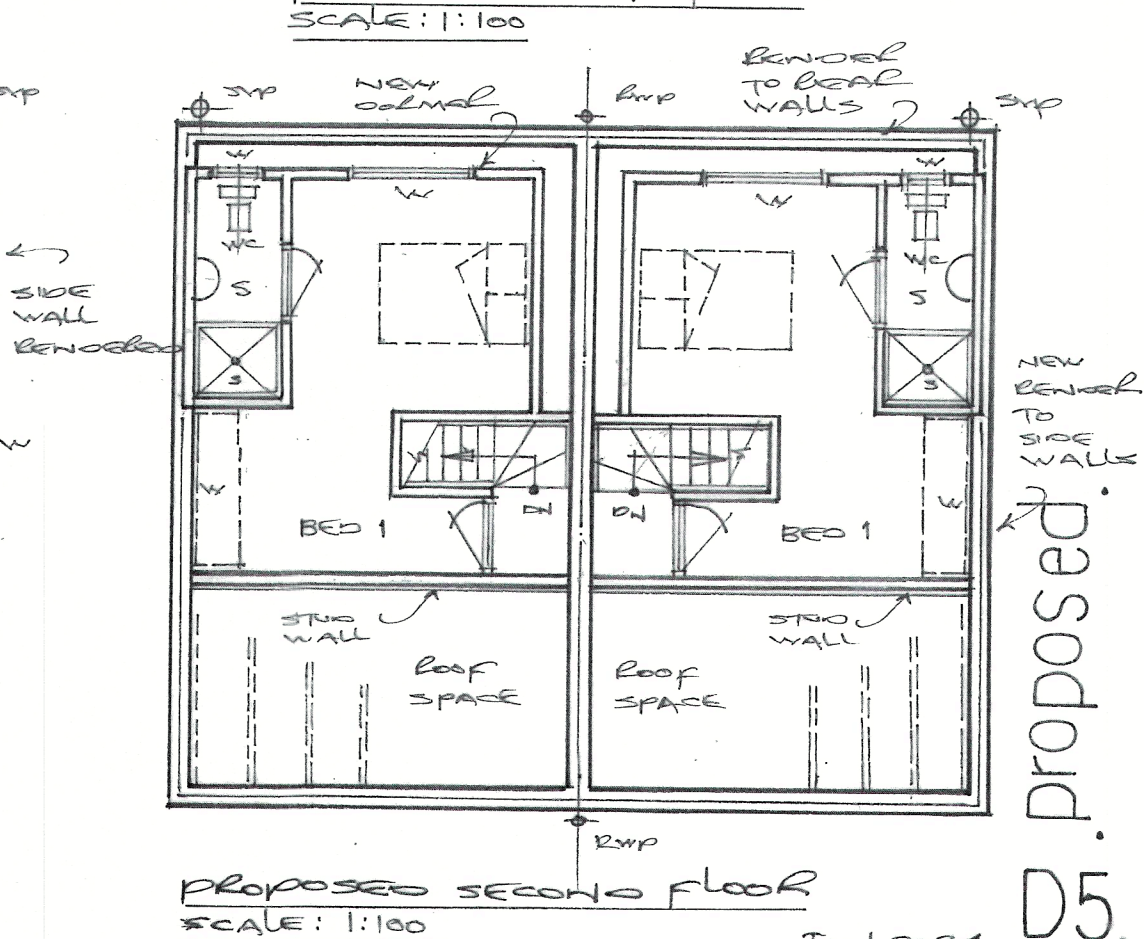
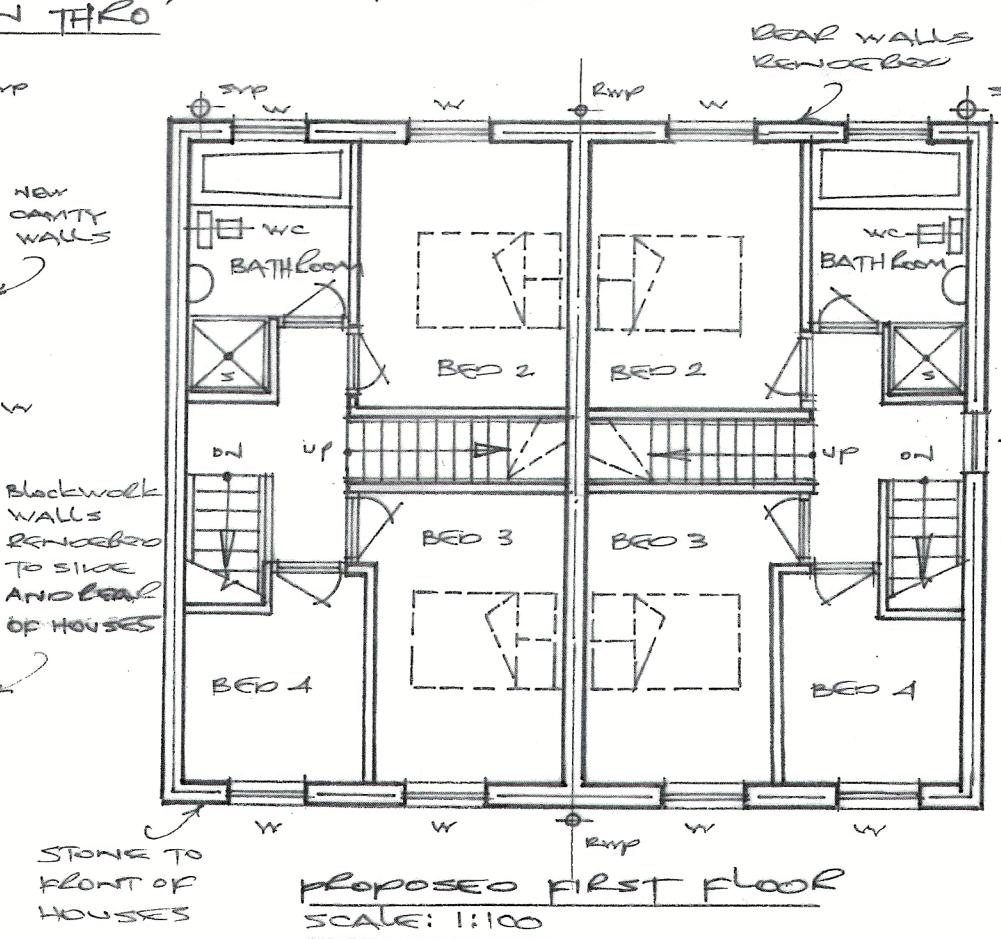
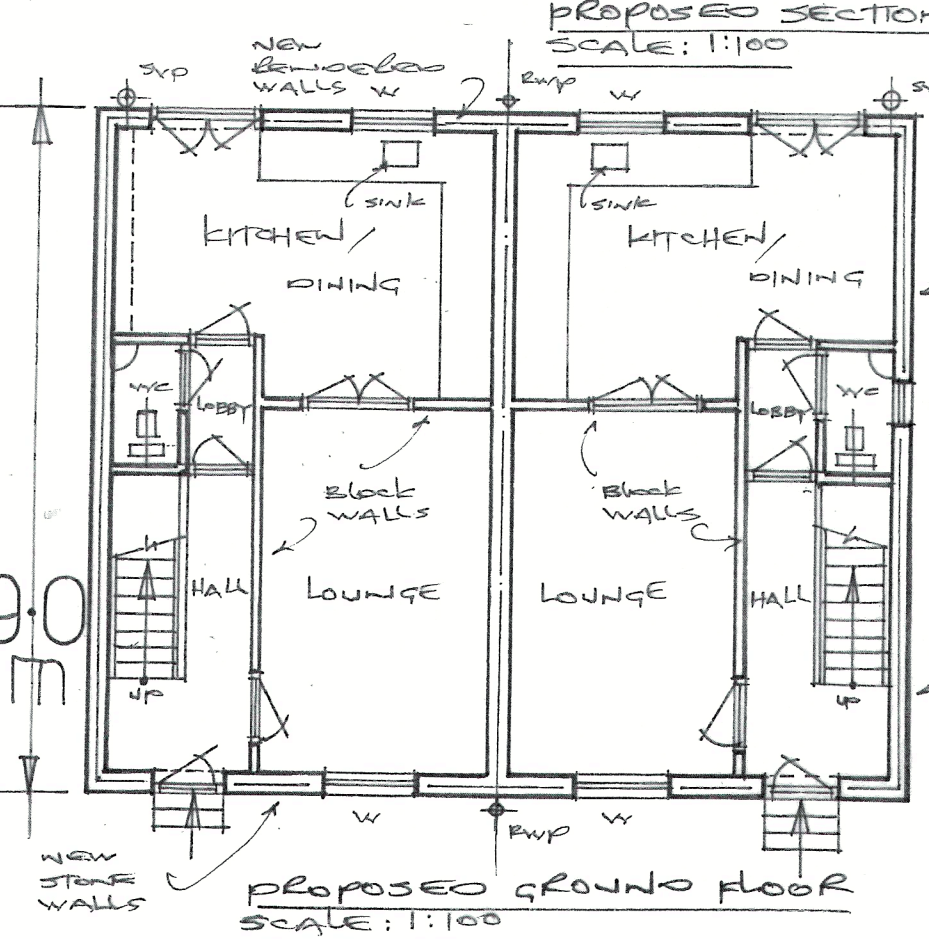
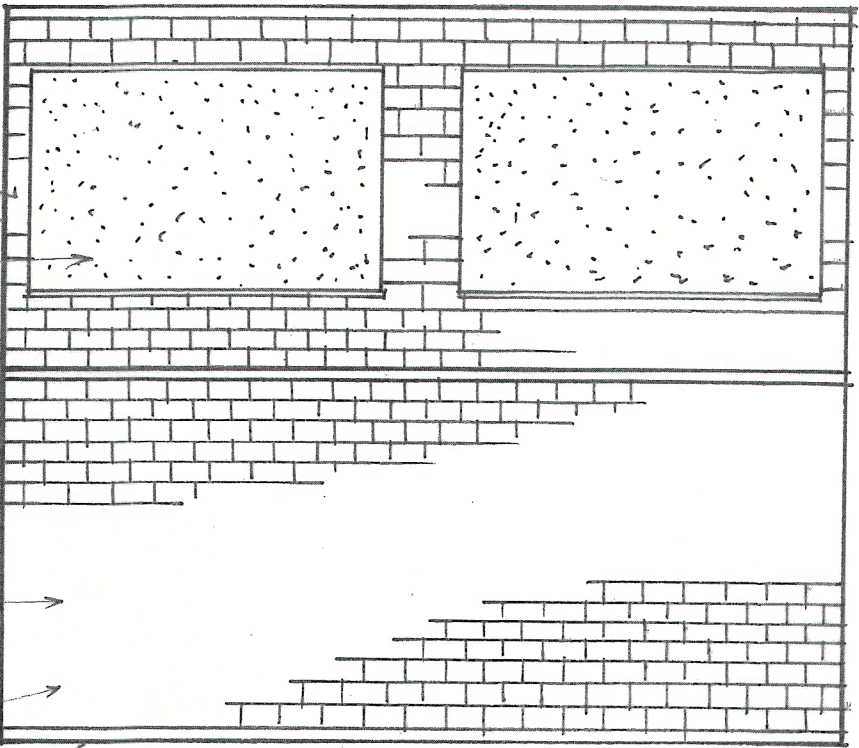
ELEVATIONS. D3.  
EXISTING.



PROPOSED NEW SEMI DETACHED  
 HOUSES AT LAND ADJOINING  
 NO 44, BALL ROAD,  
 SHEFFIELD S6 2LZ  
 FOR MR F. WHELAN.

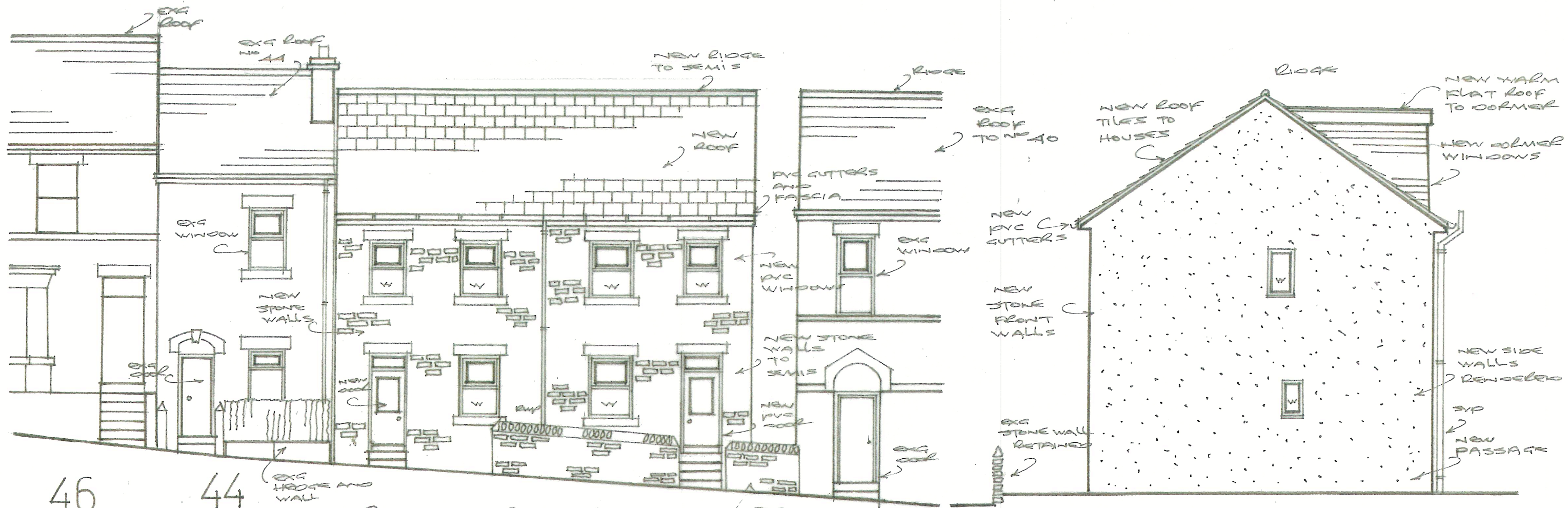


NEW WARM ROOF CONSTRUCTION TO CORNERS  
 NEW ROOF WITH TIMBER RAFTERS  
 NEW ROOF TILES  
 NEW PVC GUTTERS AND FASCIA



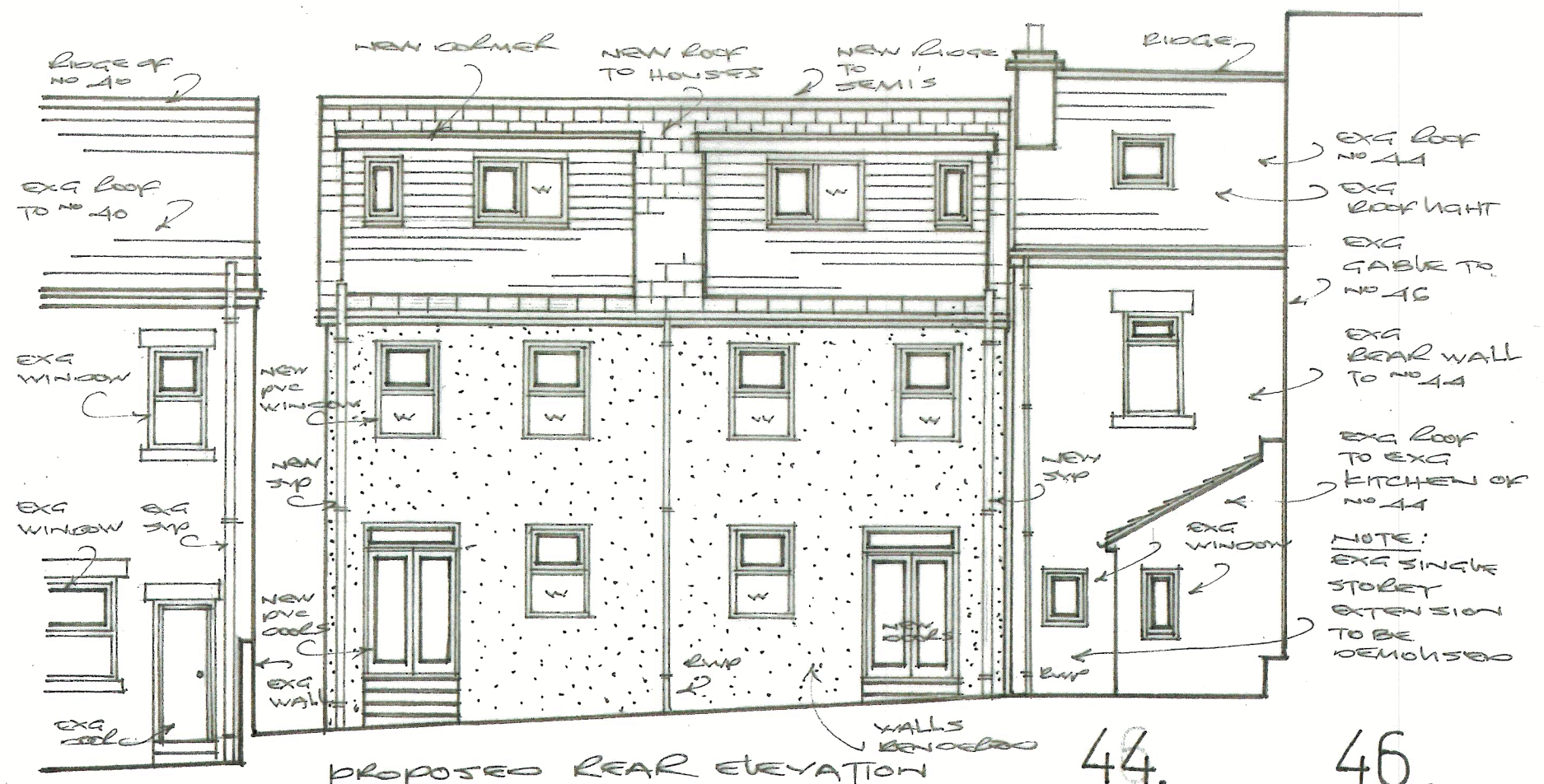
JAN 2024

PROPOSED  
 D5.



46. 44. PROPOSED FRONT ELEVATION  
SCALE: 1:100

40. PROPOSED SIDE ELEVATION  
SCALE: 1:100



40. PROPOSED REAR ELEVATION  
SCALE: 1:100

PROPOSED NEW SEMI-DETACHED HOUSES AT LAND ADJOINING NO 44, BALL ROAD SHEFFIELD S6 2LZ FOR MR F. WHELAN SCALE: 1:100 JAN 2024

ELEVATIONS D6. PROPOSED.

REF: 44, BALL ROAD  
SHEFFIELD S6 4LZ  
FOR MR F. WHELAN

FOUNDATIONS:-

NEW FOUNDATIONS TO BE  
EXCAVATED TO A DEPTH TO  
SATISFY LOCAL AUTHORITY  
ANY EXCAVATION WITHIN  
1000M OF NEW OR EXISTING  
DRAINS TO BE TAKEN BELOW  
INVERT LEVEL.

STRUCTURE:-

NEW WALLS TO BE CAVITY  
CONSTRUCTION (300MM)  
THROUGHTOUT. OUTER LEAF  
TO FRONT ELEVATION TO BE  
STONE, ELEVATIONS TO  
REAR AND SIDE TO BE  
BLOCKWORK RENDEROED  
WITH 100MM CAVITY FILLED  
WITH CAVITY BATS AND  
INTERNALLY WITH 52.5MM  
KINGSPAN INSULATION  
INCLUDING P/BOARD.

FLOORS:-

NEW 7"x2" SW JOISTS  
AT 400CS TO GROUND  
FLOOR AND FIRST FLOOR  
KINGSPAN INSULATION  
TO GROUND FLOOR JOIST  
NEW 150MM SITE CONCRETE  
ON SAND BLINDING ON  
H/CORE BED INCLUDING  
2000 GAUGE D.P.M.

.1.

ROOF:-

NEW 7"x2" SW RAFTERS  
AT 600CS WITH 150MM  
KINGSPAN INSULATION  
BETWEEN JOIST AND  
50MM BELOW, NEW 4"x3"  
WALL PLATES, ROOF TO  
HAVE 'TYVEK' ROOFING  
FELT WITH 38MM x 25MM  
TANALISED BATTENS  
AND ETERNIT OR SIMILAR  
ROOF TILES.  
DORMERS TO HAVE  
7"x2" JOISTS AT 600CS  
WITH A WARM ROOF  
CONSTRUCTION AS  
DETAIL, 4"x2" CHIEKS  
2 LAYERS OF FELT TO  
ROOF AND UPVC PANELS  
TO FRONT AND SIDES.

DRAINAGE:-

NEW DRAINAGE TO BE  
100MM DIA HEP SHEEVE  
OR SIMILAR LAID ON  
CHIPPINGS FALL 1 IN 40  
ANY DRAINAGE  
PASSING 'THRO' WALLS  
TO BE BRIDGED WITH  
CONCRETE LINTOLS.  
RWP'S AND SVP'S  
TO BE POLYPIPE OR  
SIMILAR

.2.

WINDOWS AND DOORS:-

NEW WINDOWS AND  
DOORS TO BE UPVC  
DOUBLE GLAZED TO  
MEET CURRENT REGS  
TO ACHIEVE U/VAWE  
OF 1.4 W/M<sup>2</sup>K. TO ENSURE  
TICKET VENT OF 8000 W/M  
IS ACHIEVED. SAFETY  
GLASS MARKED TO  
B.S 6206 TO FRENCH  
DOORS AND GLASS  
BELOW 800MM

GENERAL:-

NEW ELECTRICAL WORK  
TO BE CARRIED OUT  
BY CERTIFIED  
ELECTRICAL CONTRACTOR.  
NEW GAS BOILERS  
TO BE INSTALLED  
BY A GAS SAFE  
CONTRACTOR.  
INTERLINKED AND  
MAINSWIRED SMOKE  
DETECTION TO BE  
PROVIDED TO THE  
PROPERTIES.  
NEW STAIRCASES  
STEPS ETC TO  
PART 'K' OF THE  
BUILDING REGULATION

.3.

.D7.