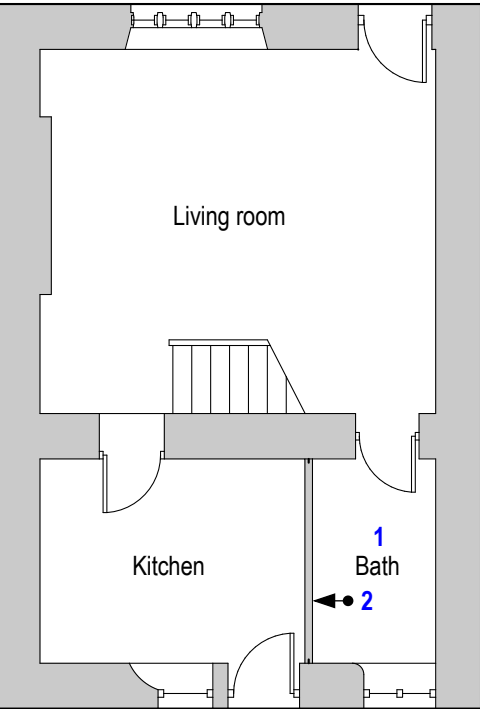
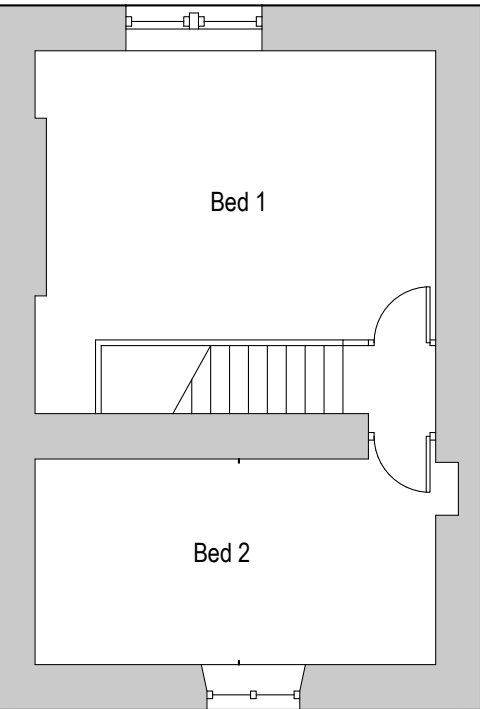


Prior to Unauthorised Work
(N.B. Some assumptions made)

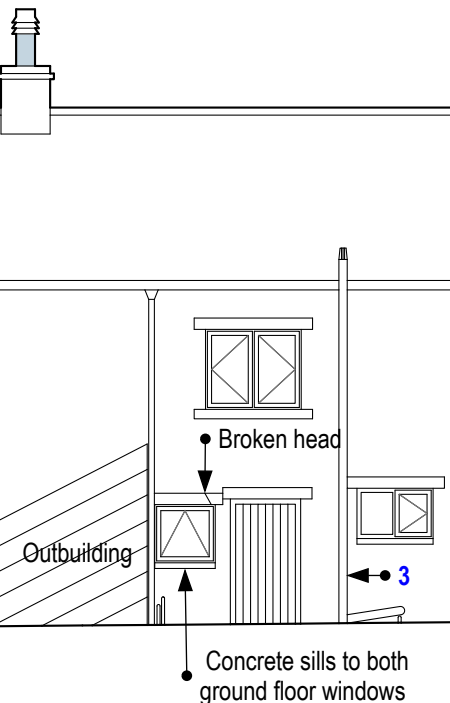
Ground Floor



First Floor

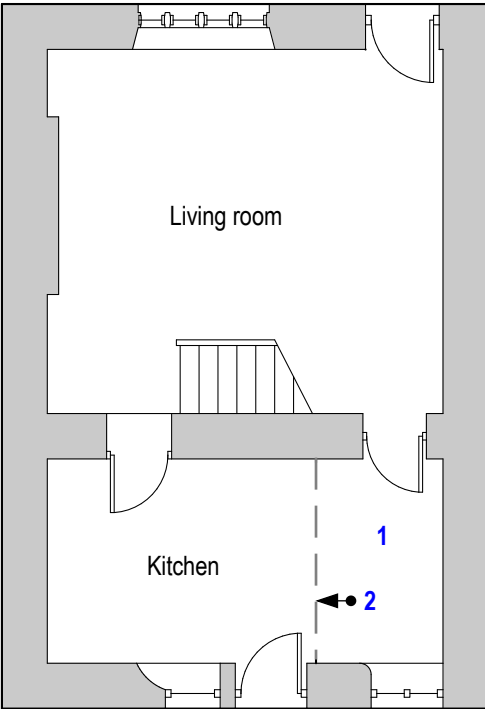


Rear Elevation

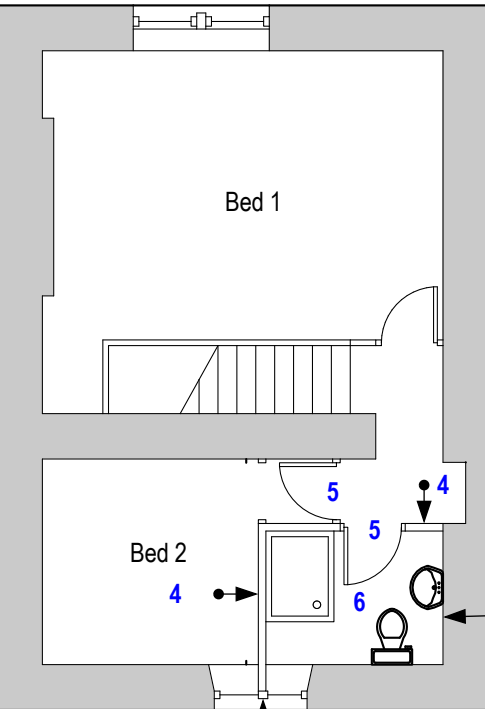


As Existing

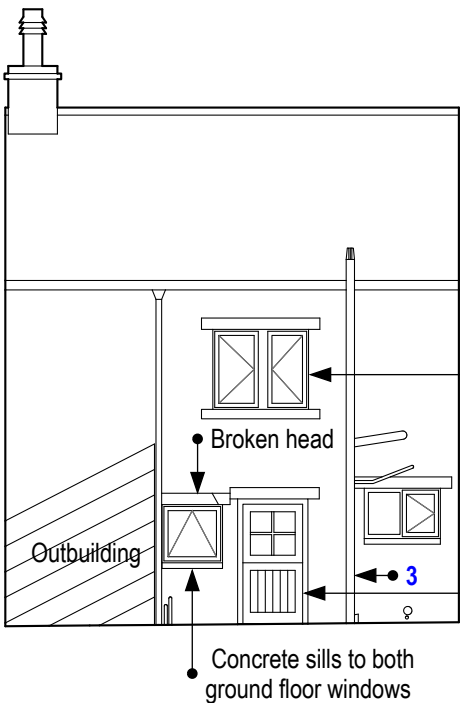
Ground Floor



First Floor

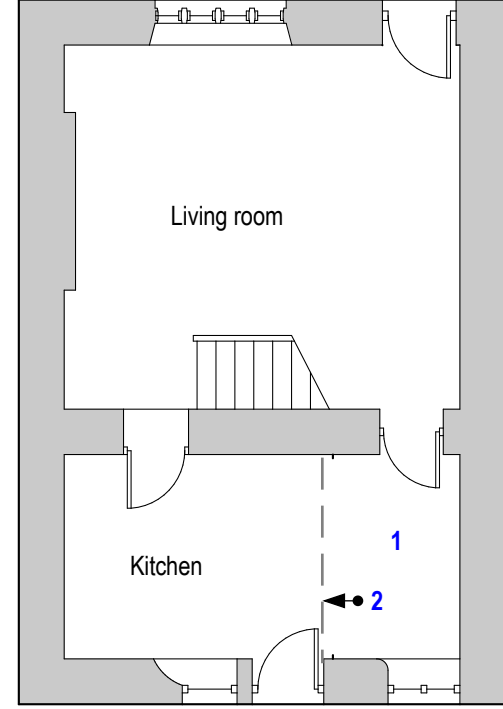


Rear Elevation

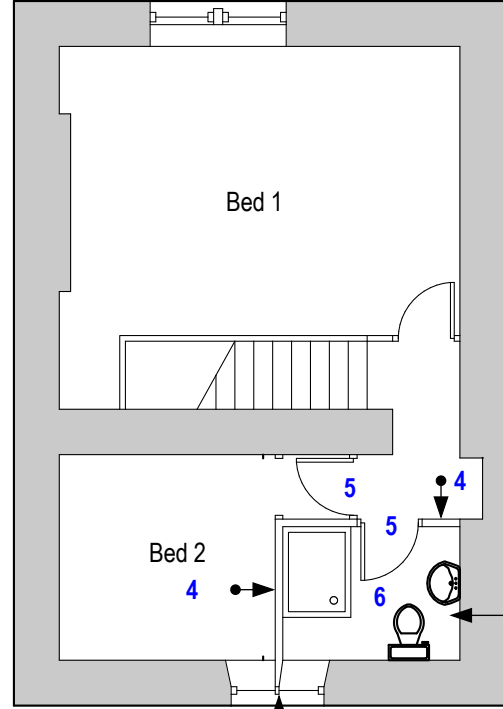


As Proposed

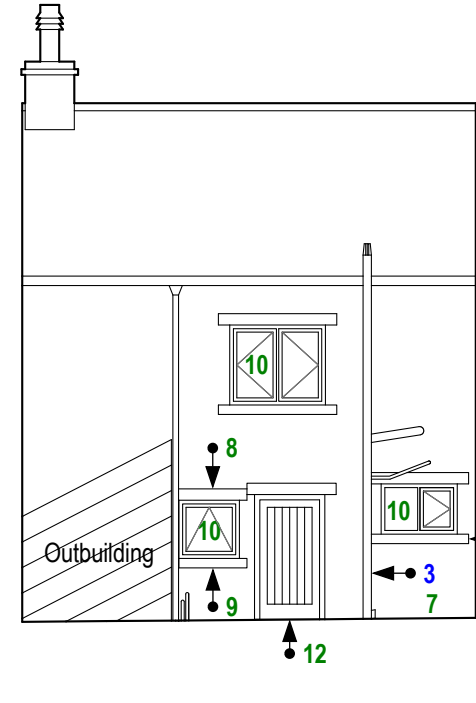
Ground Floor



First Floor



Rear Elevation



SCHEDULE OF PROPOSED WORKS

Works already completed by previous owner & proposed for
'regularisation' (shown in blue)

1. Remove ground floor bathroom suite and make good disturbed surfaces with materials to match existing.
2. Remove concrete block wall between bathroom and kitchen and make good disturbed surfaces with materials to match existing. Timber beam over retained.
3. Alter existing 110mm uPVC soil pipe to change location of WC branch pipe and accept new 40mm uPVC waste connection from shower and basin.
4. Construct timber stud wall petition to form 1st floor shower room. Incorporate mineral wool acoustic insulation between studs and face with gypsum skimmed plasterboard or tileboard as appropriate. Skirting boards to match existing.
5. New timber plank doors, door casings and architraves. Former bedroom door presumably removed.
6. Fit new WC, basin and shower with waste connections to soil stack as detailed above. Part tiled walls. Existing wide floorboards retained.

Works proposed for completion by current or future owner
(shown in green)

7. Make good holes left by former 110mm WC branch pipe and 40mm bath/ basin pipe with stone and mortar to match existing (currently infilled to an unsatisfactory standard). A small amount of stone suitable for this repair will be generated by the replacement of concrete sills (proposed work no. 9).
8. Replace existing broken 6 inch window head with a new stone window head to match existing.
9. Replace existing 3 inch concrete window sills with new 5 inch stone window sills to match existing.
10. To the rear elevation only replace all existing double glazed 'storm proof' timber framed windows with new double glazed flush fitting timber framed windows, in accordance with drawing no. 0426 03
11. Shower room stud wall to be chamfered within the window reveal to allow omission of the chunky 125mm timber mullion and equalisation of sash sizes, in accordance with drawing no. 0426 03
12. Replace existing rear door in accordance with drawing no. 0426 04

FOR THE AVOIDANCE OF DOUBT: NO OTHER WORKS ARE PROPOSED OR INCLUDED WITHIN THE SCOPE OF THIS APPLICATION FOR LISTED BUILDING CONSENT. NO WORKS ARE PROPOSED TO THE FRONT ELEVATION OR OUTBUILDINGS, HENCE THE ARE NOT SHOWN.

NOTES

This drawing is for the following purpose(s) only:

A - Listed Building Consent

Do not scale. This is not a working drawing. Contractors must check all measurements on-site prior to preparing quotations/ contracts starting work and ordering materials. Any significant errors or discrepancies must be reported to HPD in writing immediately.

All work to be completed to the satisfaction of Building Control using appropriate materials.

All dimensions in millimetres, unless otherwise stated.

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HPD

Heritage Planning Design Ltd

Cringleford, Gawthorpe La, Bingley, BD16 4DE

Title: Floor plans & elevations

No: 0426 02

Rev: 1

Scale: 1:100 @ A2

Date: 23/05/2023

Client: Mr J Young

Site address: Primrose Cottage, 4 Main Street, Bolton by Bowland, BB7 4NW

