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This map shows the area bounded by 486853 507018, 486995 507018, 486995 507160, 486853 507160, 486853 507018
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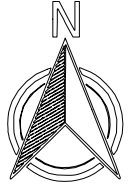
Location Plan (scale 1:1250)

Sean McLean Design
22 Portrack Grange Road, Stockton-on-Tees, TS18 2PH

**PROPOSED DEVELOPMENTS AT
40 IBURNDALE LANE, SLEIGHTS
FOR MR & MRS HARRISON**

**LOCATION
PLAN**

Drg. No. 2183/PL/01 Date APR 21



Existing Site Plan (scale 1:250)

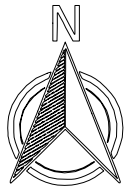
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PROPOSED DEVELOPMENTS AT
40 IBURNDALE LANE, SLEIGHTS
FOR MR & MRS HARRISON

EXISTING
SITE PLAN

Drg. No. 2183/PL/02 Date APR 21



PROPOSED
TWO STOREY
EXTENSION

40

PROPOSED
SINGLE STOREY
EXTENSION

44

46a

46

REV 'A' REAR EXTENSION REDUCED TO SUIT LPA COMMENTS 30-06-21

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PROPOSED DEVELOPMENTS AT
40 IBURNDALE LANE, SLEIGHTS
FOR MR & MRS HARRISON

PROPOSED
SITE PLAN

Drg. No. 2183/PL/03 'A' Date APR 21

Proposed Site Plan (scale 1:250)



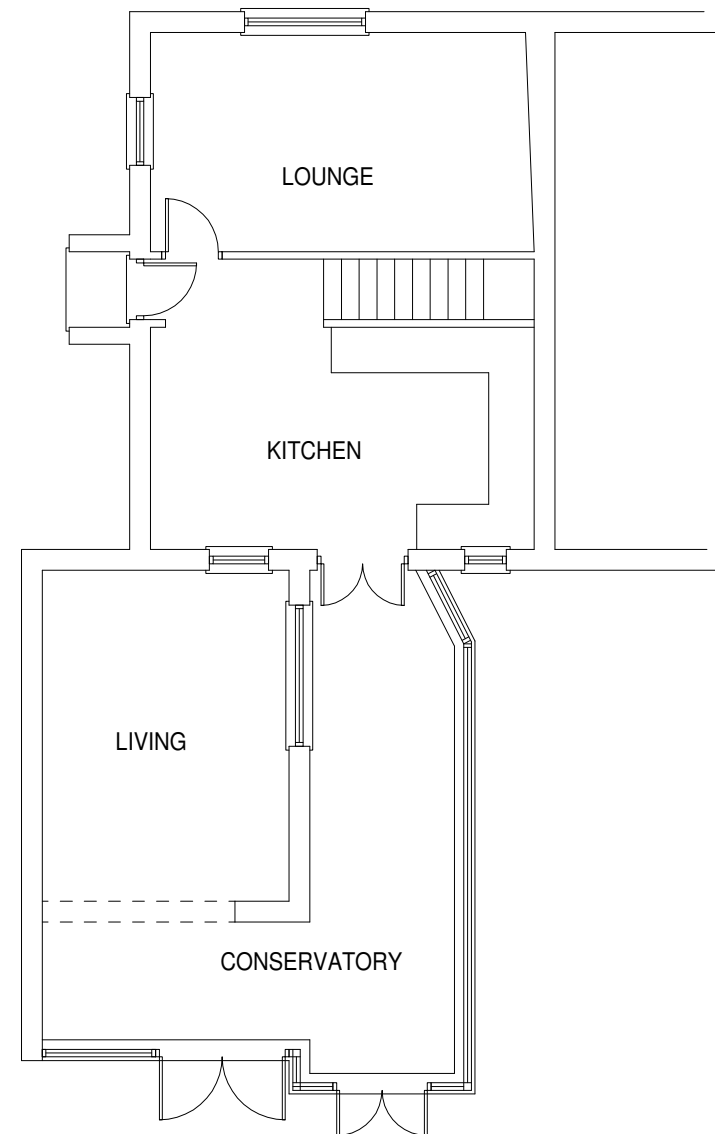
Existing North Elevation (scale 1:100)



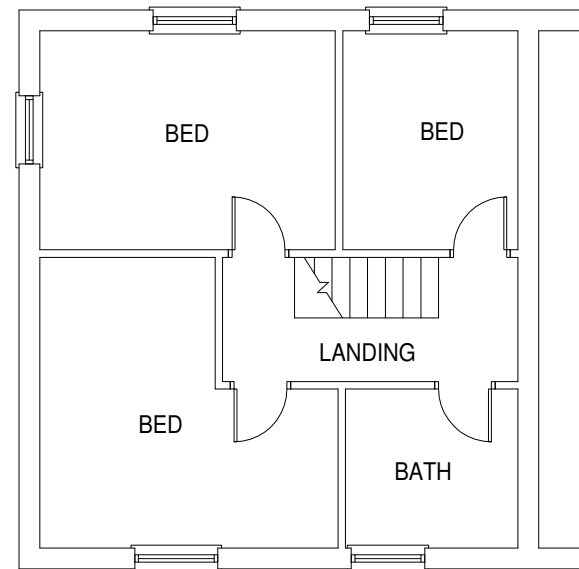
Existing West Elevation (scale 1:100)



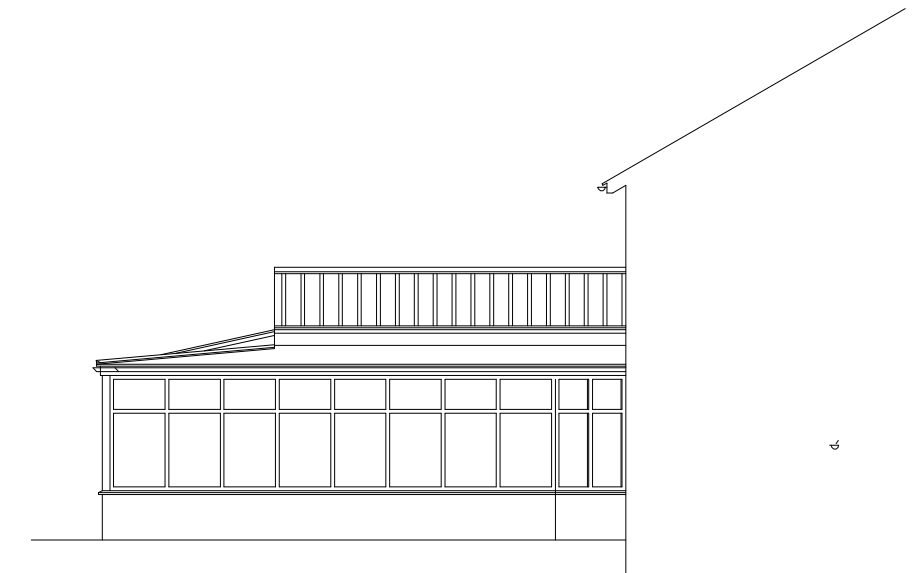
Existing South Elevation (scale 1:100)



Existing Ground Floor Plan (scale 1:100)



Existing First Floor Plan (scale 1:100)



Existing East Elevation (scale 1:100)

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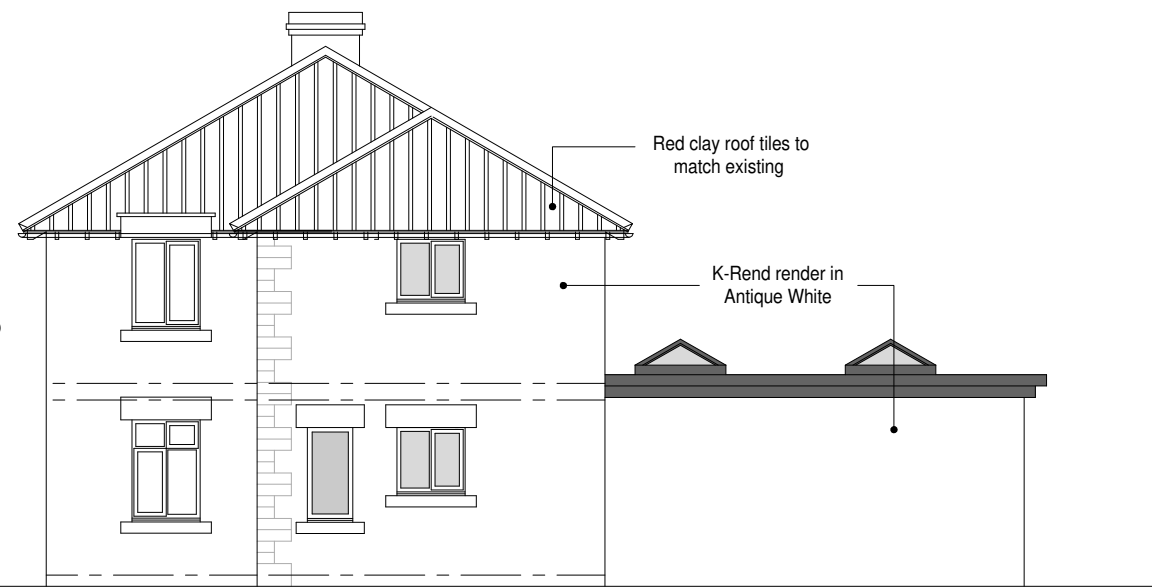
PROPOSED DEVELOPMENTS AT
 40 IBURNDALE LANE, SLEIGHTS
 FOR MR & MRS HARRISON

EXISTING FLOOR PLANS
 AND ELEVATIONS

Drg. No. 2183/PL/04 Date APR 21



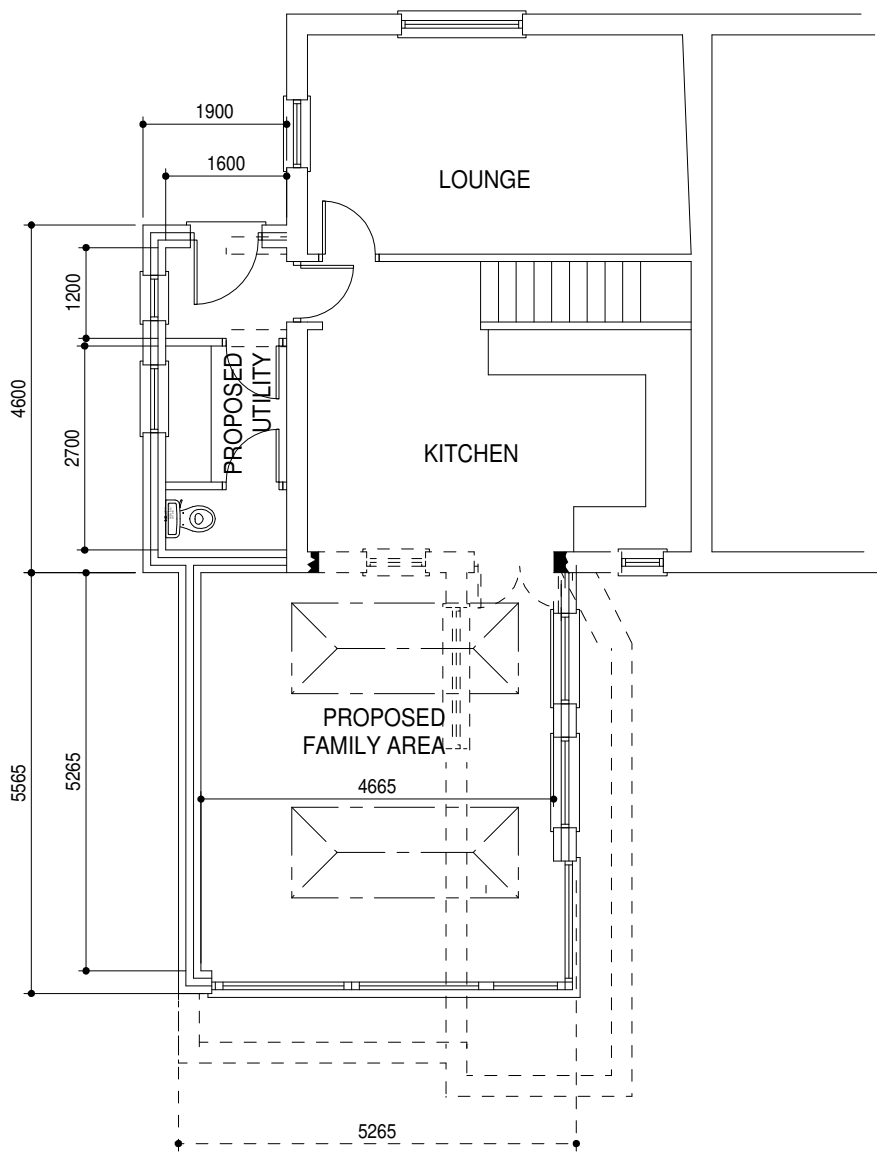
Proposed North Elevation (scale 1:100)



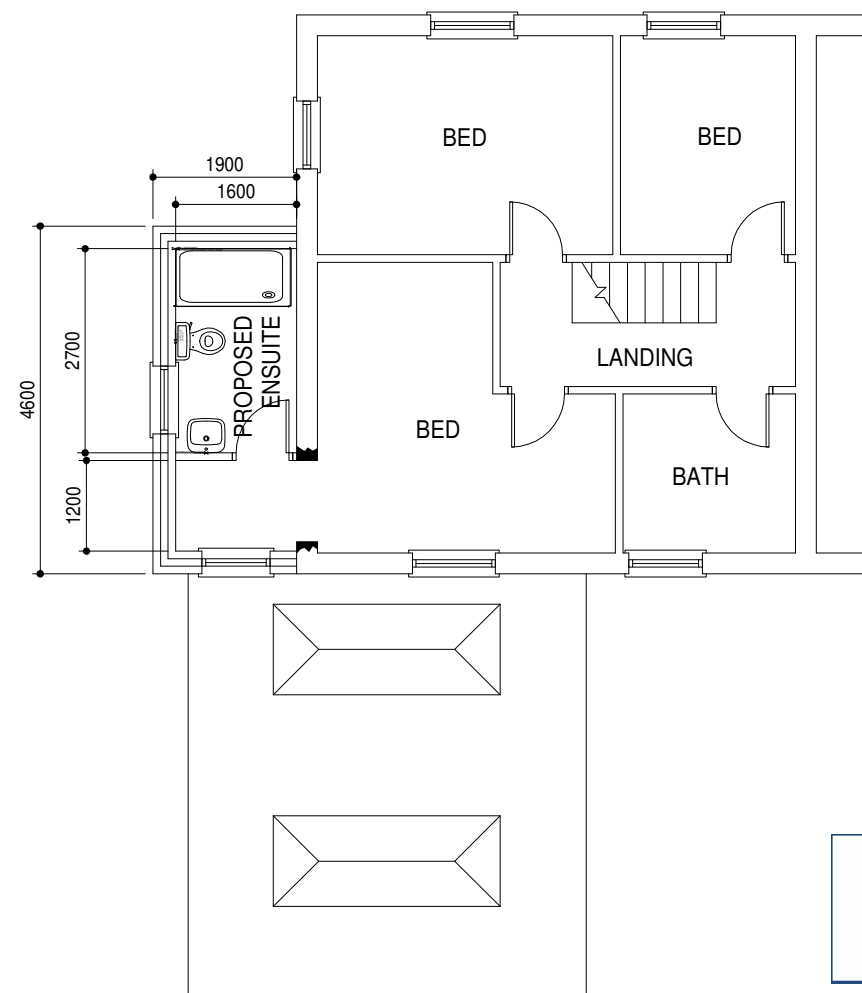
Proposed West Elevation (scale 1:100)



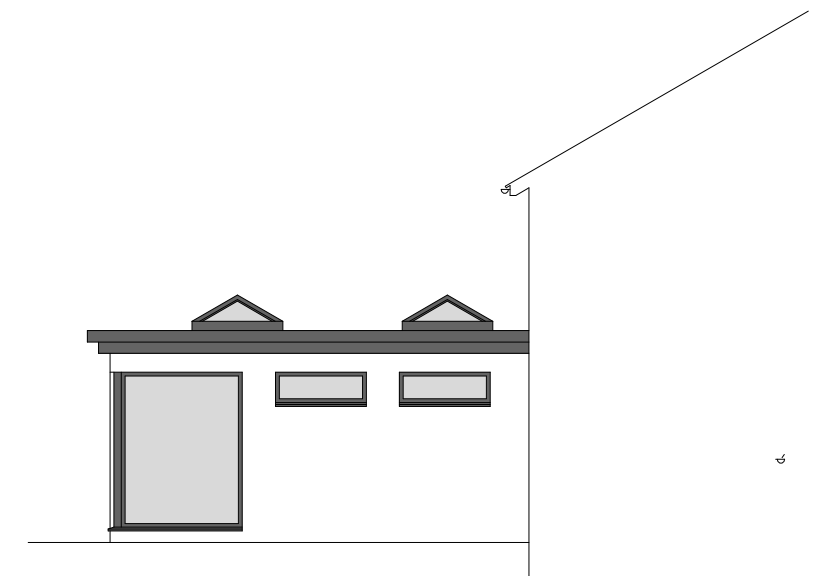
Proposed South Elevation (scale 1:100)



Proposed Ground Floor Plan (scale 1:100)



Proposed First Floor Plan (scale 1:100)



Proposed East Elevation (scale 1:100)

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REV 'A' REAR EXTENSION REDUCED TO SUIT LPA COMMENTS 30-06-21

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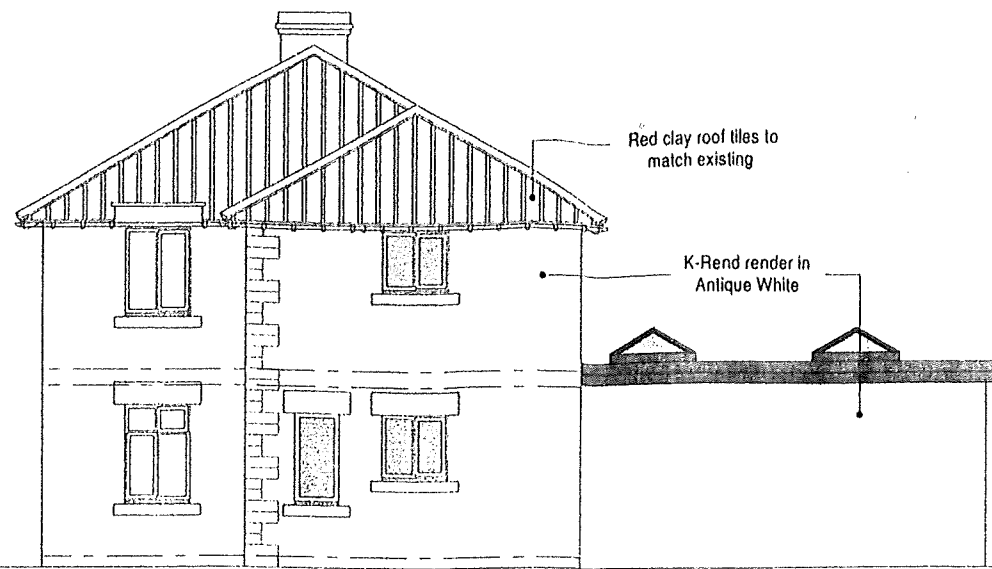
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PROPOSED FLOOR PLANS
AND ELEVATIONS

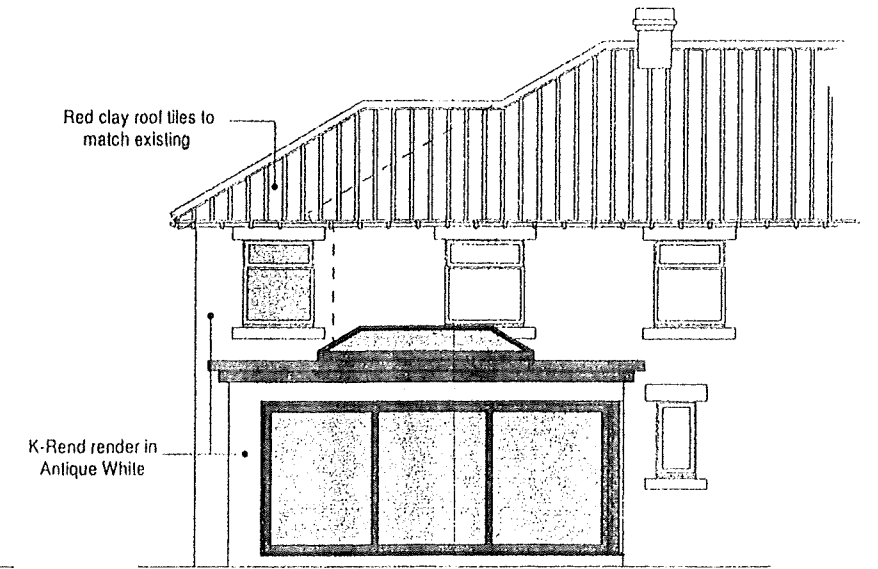
Drg. No. 2183/PL/05 'A' Date APR 21



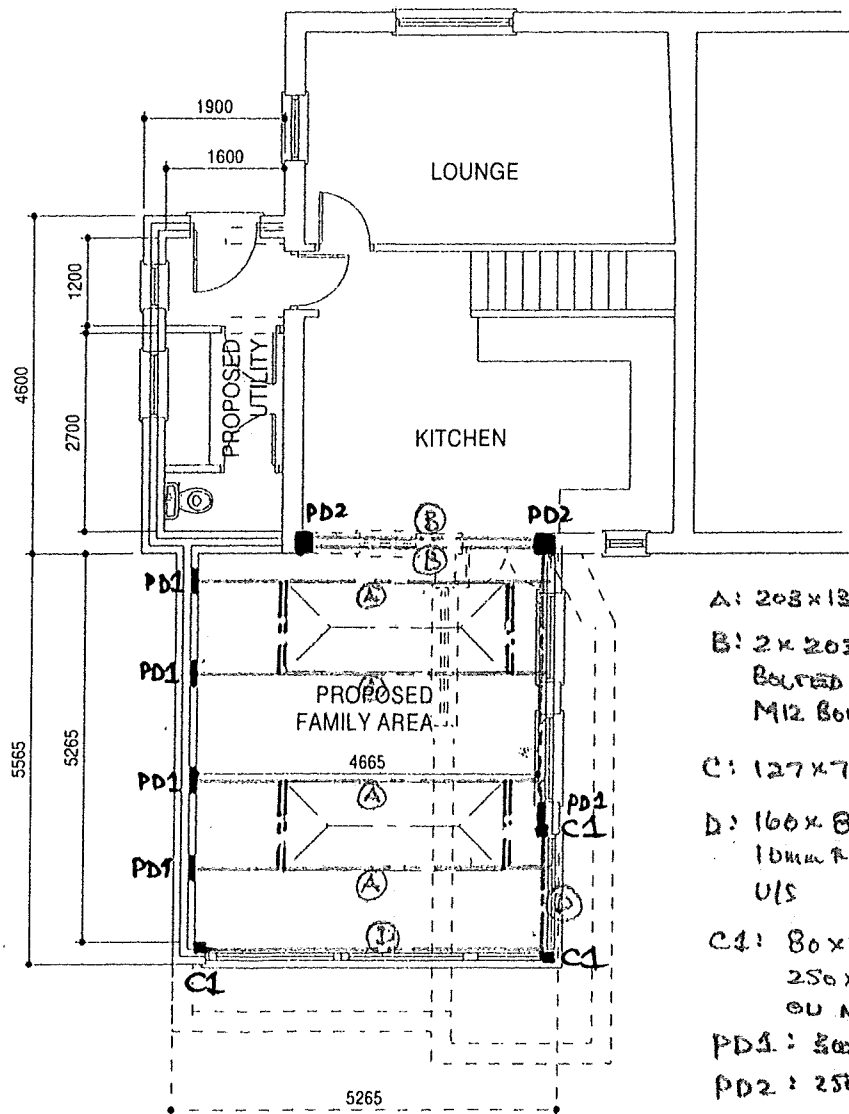
Proposed North Elevation (scale 1:100)



Proposed West Elevation (scale 1:100)

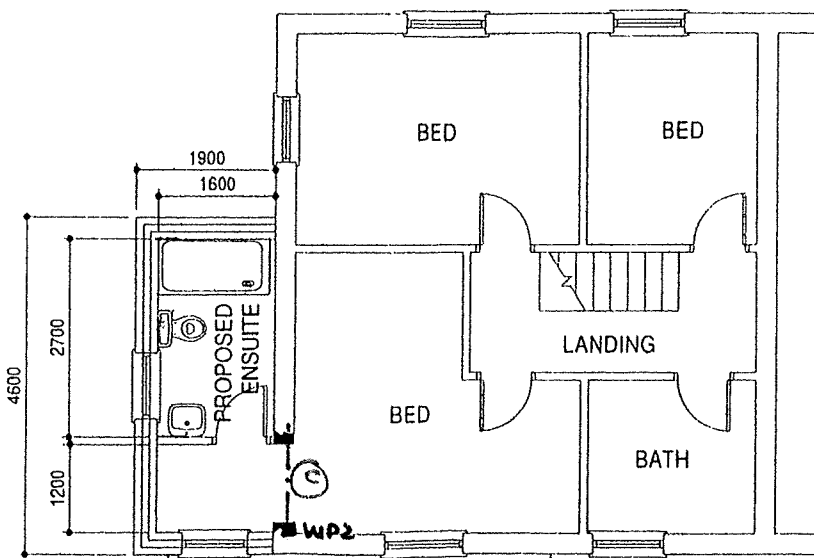


Proposed South Elevation (scale 1:100)

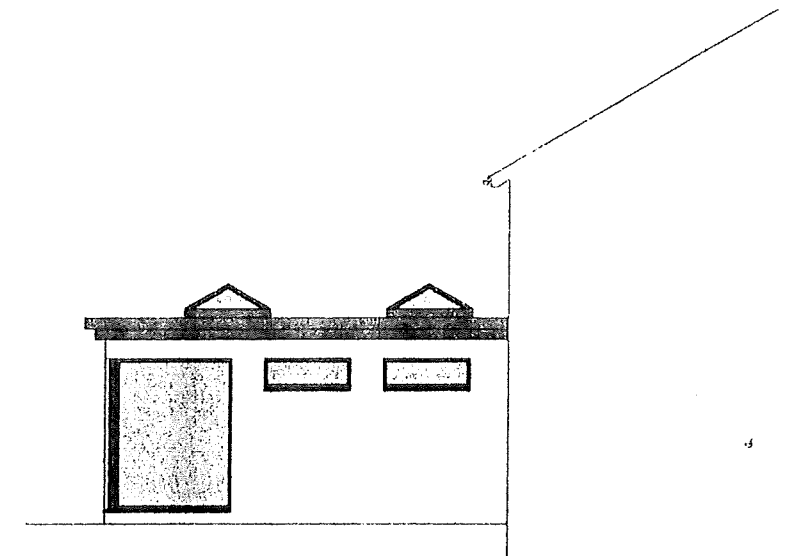


Proposed Ground Floor Plan (scale 1:100)

- A: 203x133x25 UB
- B: 2x 203x102x23 UB'S
BOLTED ON NEUTRAL AXIS
M12 BOLTS & SPACERS
- C: 127x76x13 UB (INNER ONLY)
- D: 160x80x6.3 RHS WITH
10mm x 290mm WIDE PLATE
US
- C1: 80x80x3.6 RHS. ON
250x250x10mm PLATE
ON NEW STEEL FOUND
- PD1: 500x100x215mm
- PD2: 250x250x215mm



Proposed First Floor Plan (scale 1:100)



Proposed East Elevation (scale 1:100)

REV 'A' REAR EXTENSION REDUCED TO SUIT LPA COMMENTS 30-06-21

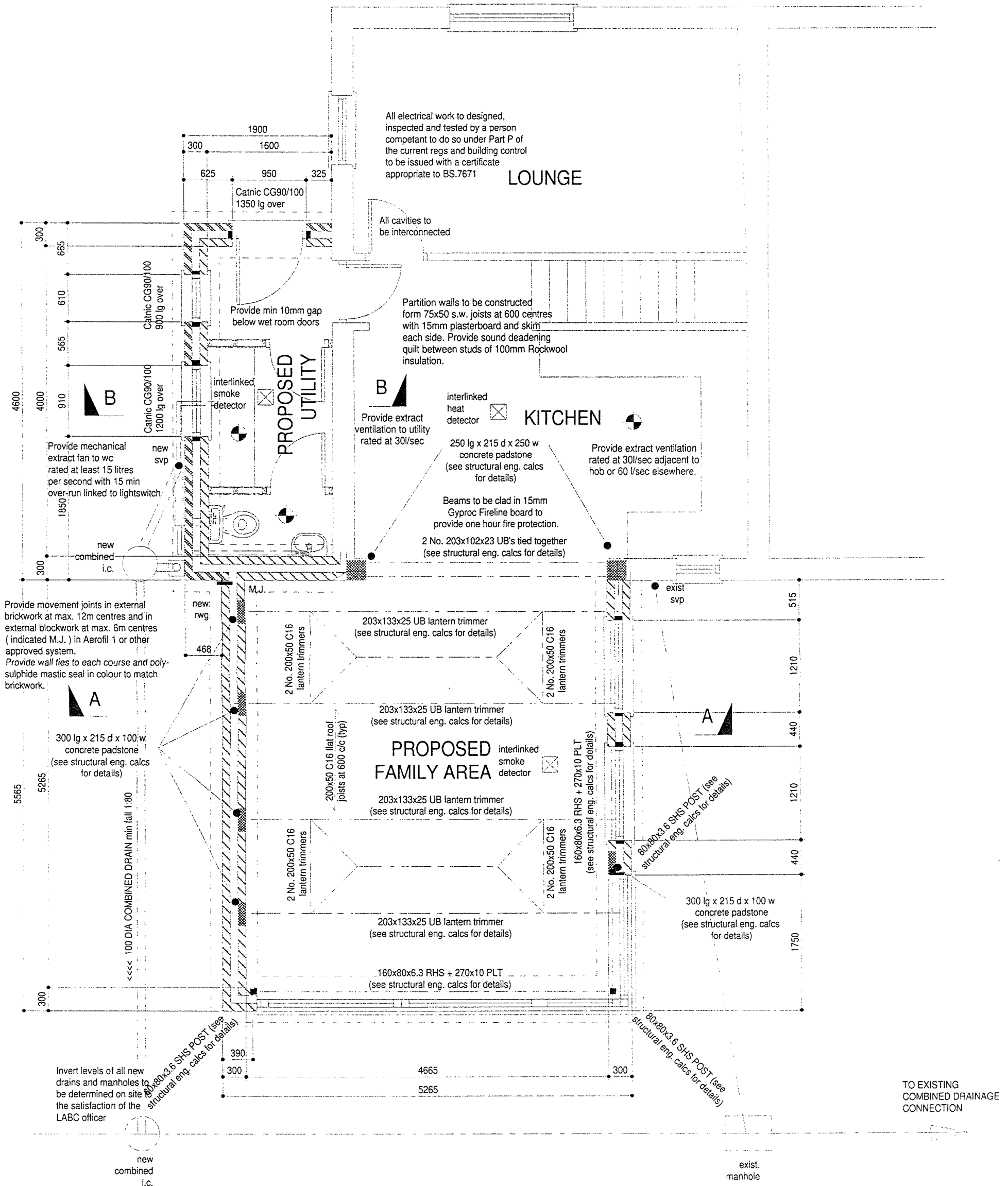
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PROPOSED DEVELOPMENTS AT
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PROPOSED FLOOR PLANS
 AND ELEVATIONS

Drg. No. 2183/PL/05 'A' Date APR 21



Proposed Ground Floor Plan (scale 1:50@A3)

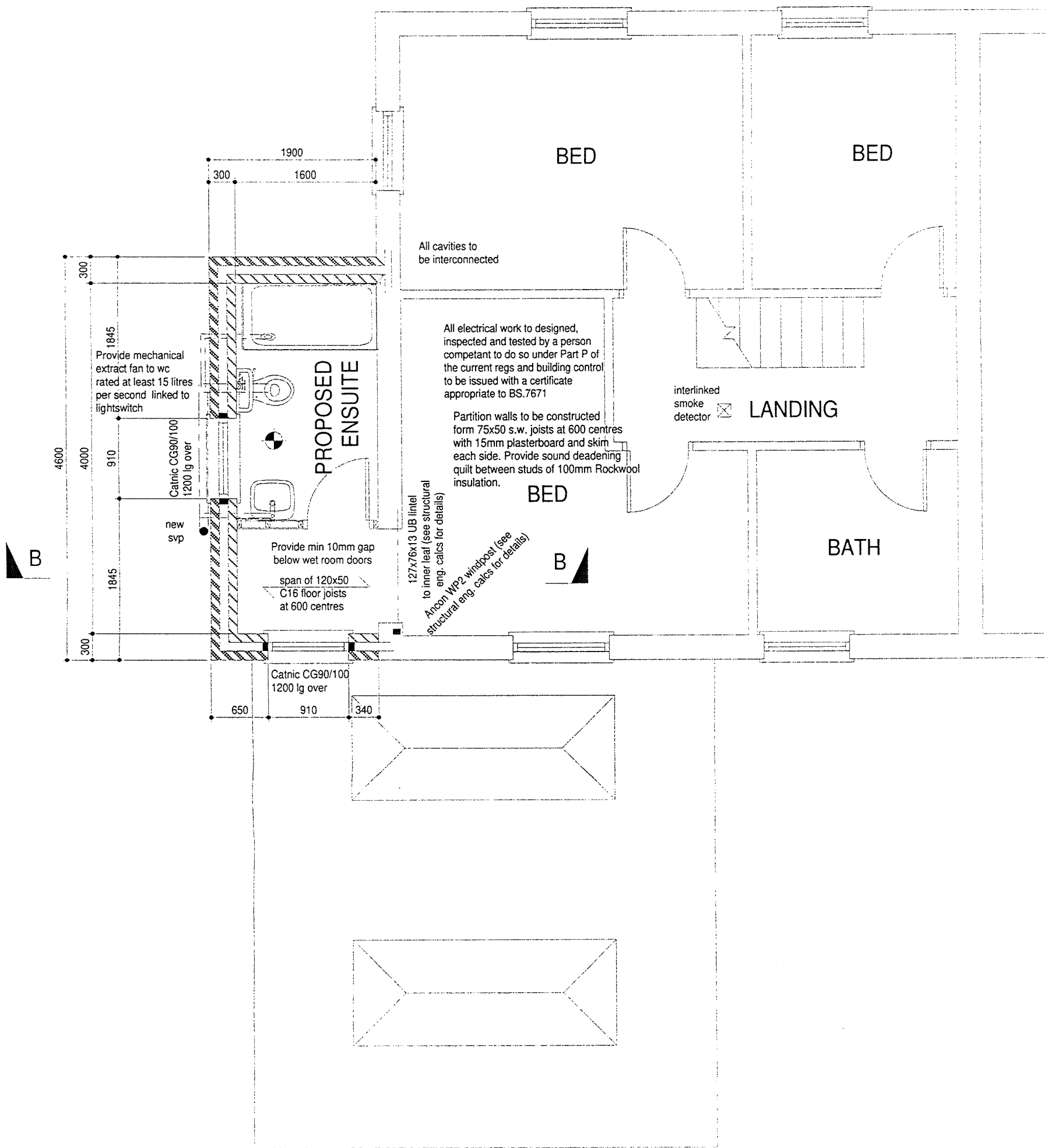
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PROPOSED DEVELOPMENTS AT
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ENLARGED PROPOSED
GROUND FLOOR PLAN

Drg. No. 2183/PL/06 'O' Date APR 21



Proposed First Floor Plan (scale 1:50@A3)

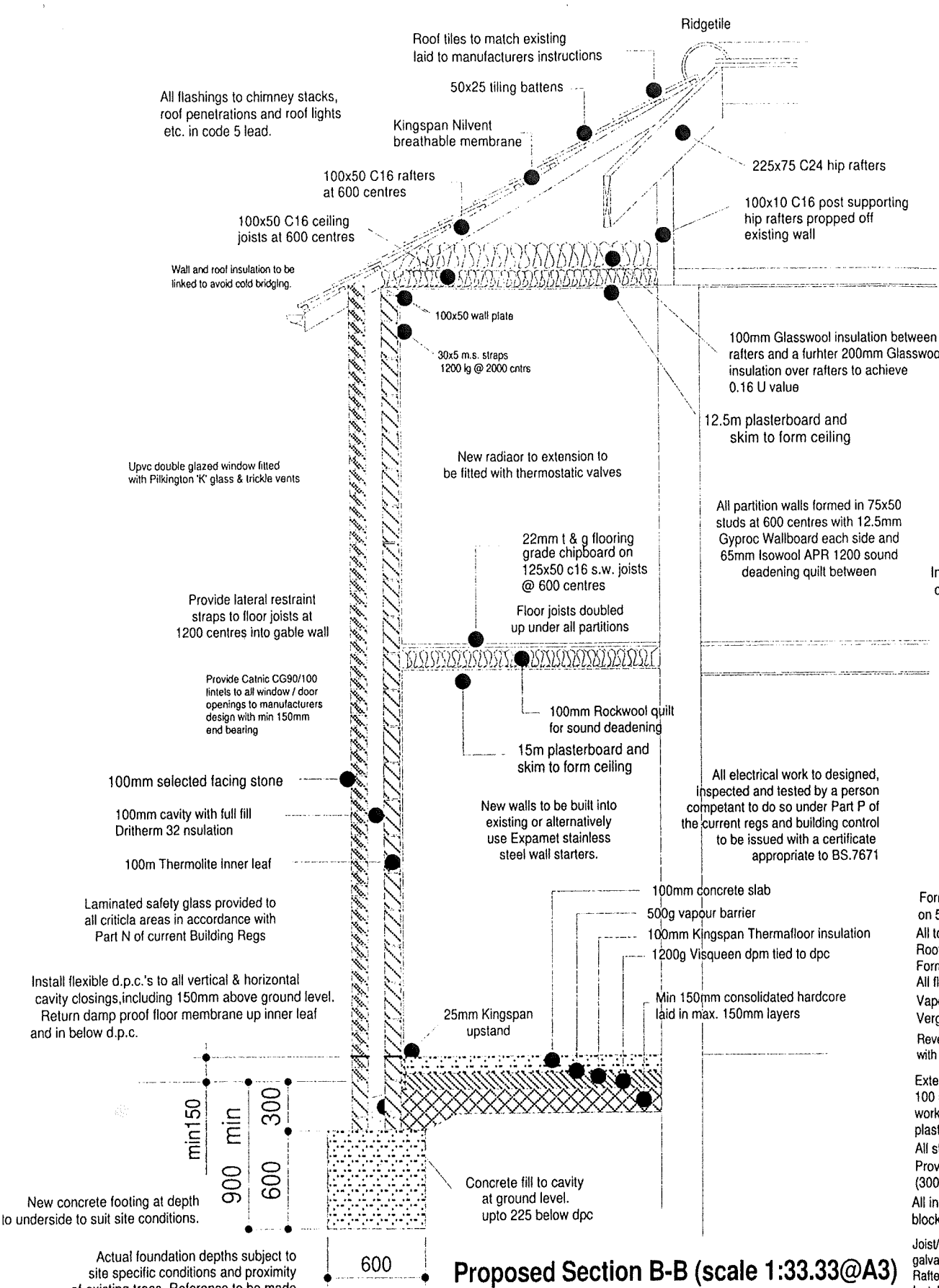
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PROPOSED DEVELOPMENTS AT
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ENLARGED PROPOSED
FIRST FLOOR PLAN

Drg. No. 2183/PL/07 'O' Date APR 21



Proposed Section B-B (scale 1:33.33@A3)

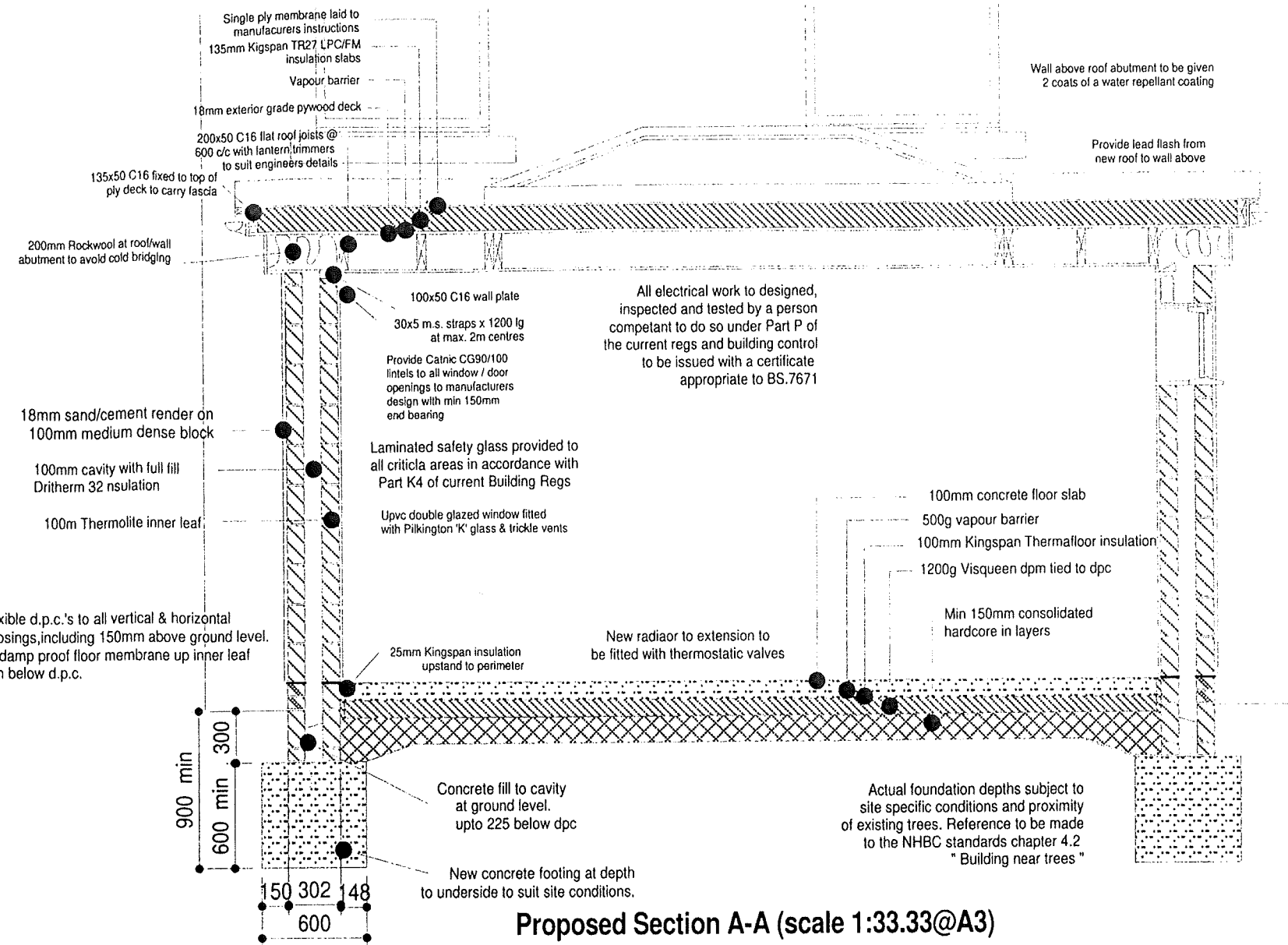
All double glazed windows to be fitted with trickle vents at least equivalent to 8000mm² and have openings at least equivalent to 1/20 of floor area of relevant rooms.
Glazing to patio doors and all other critical areas to be laminated safety glass. Windows frames to be timber with double glazed units with 16mm air gap and a 'soft' low-E coating or a 12mm gap argon filled and a soft low-E coating.

Form ground floor in 100mm concrete slab on 500g vapour barrier on 100mm Kingspan Thermalfloor TF70 insulation boards on 1200g Visqueen damp proof membrane tied to d.p.c. on min. 150mm consolidated hardcore laid in max. 150mm layers (thermal value to be min. 0.22 W/m k.)

Form first floor in 22mm flooring grade chipboard on 120x50 C16 floor joists at 600 centres.
Form ceiling below in 15mm plasterboard and skim. Provide 100mm unfaced Rockwool insulation to void for sound deadening.
Automatic fire detection system to be mains operated self contained smoke alarms to BS.5446 part 1 and located as shown. Alarms to have secondary battery supply.
All alarms interconnected.

U values for various elements of the dwelling to be :-

Pitched roof with insulation at ceiling level	0.16
Walls	0.26
Floors	0.22
Upvc windows	1.6
Upvc doors	1.8



Proposed Section A-A (scale 1:33.33@A3)

Form roof in selected tiles layed and fixed at laps to manufacturers specification. on 50x25 tan. battens at specified centres over breathable roof felt
All to fixed onto roof structure as detailed on cross sections
Roof design to be submitted to local authority for approval prior to any work beginning.
Form valleys to roof in code 4 sheet lead fixed onto 12 mm marine plywood decking.
All flashings to chimney stacks, roof penetrations and roof lights etc. in code 5 lead.
Vapour barrier and 12.5mm plasterboard to underside to provide U value min 0.16 W/m k.
Verges to be mortar bedded on slate bed.
Reveals to doors & windows in external walls to be closed with Dacatie or Thermabate cavity closers.

External walls to be 100 mm selected stonework 100 mm cavity with 100 mm Dritherm 32 cavity insulation fixed (using Hemax clips) to face of 100 mm block work inner leaf. Blocks to be min. of 7 N in strength (Thermolite or similar). Finish internally in 13 mm plasterboard & skim. Thermal value of wall to be min 0.24 W/m k.
All structural openings to have Catnic or equal approved combined galv. lintol over. Provide stainless steel vertical twist wall ties at 750 horz. cntrs and 450 vet. cntrs. (300 adjacent to openings.)
All internal load bearing walls to be 100mm thick 7N blockwork with reinforced concrete lintels over all openings.

Joist/rafter ends to be strapped down using min. 1200x30x6 galvanised mild steel joist straps plugged and screwed to blockwork.
Rafter ends to sit on 100x50 tan. s.w. wall plates.
Install insulated Catnic or equal approved combined cavity lintols over all cavity wall openings.

Form new concrete foundations. Bottom of founds to be a minimum of 900 below ground level and below inverts of any adjacent drainage. Foundations to be subject to land survey and site conditions (ie adjacent trees)
Connect all W.H. basins, sink units, shower units and baths up to 100 mm dia. p.v.c. soil vent pipes using 50 mm dia p.v.c. waste pipes and anti-siphon traps
Connect all W.C.'s and bidets up to the soil vent pipes using 100 mm dia. p.v.c. waste pipes with 'P' traps.
Soil vent pipes to be connected up to roof lead flashings. and carried 500 mm through roof. Provide cowl to top of s.v.p.
Connect s.v.p. at ground level to 100mm dia p.v.c swept bend pipe and 100 mm dia. p.v.c. drainage pipes connected to manholes.

Rainwater from roof to disperse in to combined drainage system using 100 mm dia. half round p.v.c. gutter and 65 mm dia. p.v.c. rainwater pipes. Vitrified clay back inlet gully with cover over and traps with access for rodding. Connect up to manhole using 100 mm dia. Superleeve drainage pipes.

All Superleeve drainage pipes to be layed to manufacturers specification and to be bedded and surrounded in 150 mm peagravel. Any drainage passing through walls to have precast concrete lintols over and be sat on polystyrene saddle.

Form manholes in 150 mm concrete base. 215 mm class 2 engineering brick walls. Alternatively use Hepworth preformed plastic manholes. Frames & covers to be double sealed air tight and medium duty. Inverts to be determined on site and approved by building inspector prior to laying of drainage.

ROBUST CONSTRUCTION

Dwelling to be constructed in accordance with the the DEFRA / DTLR " Robust Construction Details " to limit thermal bridging and air leakage.

All switches and socket outlets in habitable rooms to be at heights between 450mm and 1200mm from finished floor level.

Provide a min three per four fixed light fittings which can only be used with energy efficient light bulbs (greater efficiency than 40 lumens per circuit-watt). External lighting to be fitted with dusk to dawn and passive infra red controls and lamp capacity of 150W per light or have sockets which can only be fitted with lamps which have an efficiency greater than 40 lumens per circuit-watt.

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**PROPOSED DEVELOPMENTS AT
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**PROPOSED CROSS
SECTIONS AND NOTES**

Drg. No. 2183/PL/08 'O' Date APR 21