

PROPOSED SCHEME

Ex I.C.

FALL

LAWN

FLOWER BED

Bi-folding doors to be white polyester powder coated aluminium thermally broken units providing a min u-value of 1.8 W/m²K. Both panes to be toughened glass and outer pane to be low emissivity glass. One leaf to be personnel door as shown

SUN ROOM

New steps built over new concrete footings. Pitch not to exceed 42° with minimum going, maximum rise of 220mm and overall 2R+G = 550mm to 700mm

SITTING / DINING ROOM

THERAPY ROOM

MRS. COPLEY'S BEDROOM

MR. COPLEY'S BEDROOM

X-Y hoist

KITCHEN

HALL

BATH ROOM

STORE

EN SUITE

CARER'S BEDROOM

CARER'S DUTY ROOM

EN SUITE SHOWER

GARAGE

CANOPY

ASPHALT DRIVE

GROUND FLOOR PLAN

0 1 2 3 4 5 6
Metres @ 1:100 Scale

New 1100mm stainless steel and glass balustrades, installed in accordance with manufacturers details
New damp protection to raised paving/wall junctions by DryZone injection or equal approved, applied in strict accordance with manufacturers recommendations.
Reposition gully to position shown to facilitate ACO drain
1200mm wide perimeter paths graded down with existing garden levels
LAWN
Existing ceiling in bedroom and ensuite to be strengthened to take hoist loading
Re-route existing drainage runs to new sanitaryware positions. Remove and relocate SVP as required and make good to roof and finishes
En suite equipment: Gorniti bath, Clos-o-mat W.C., level access shower, W.H.B., hoist.
Move gully and RWP to positions shown to facilitate ACO drain

Do not scale from these drawings.
The Contractor is responsible for checking all dimensions on site prior to commencement of the works. Any errors are to be reported to Wyvern Architects - Devices Ltd, as soon as possible.
Any construction work carried out prior to receiving all necessary approvals for Planning and/or Building Regulations is entirely at the client's / householder's risk.
All building work is to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with current Building Regulations and as such, additional unforeseen building works may be required on site.
The Contractor shall inspect all adjoining properties - when applicable - which may be affected by the works prior to commencement and must report any defects to the owner.
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.
Drawings produced for the purpose of obtaining Building Regulation Approval do not constitute full working drawings.
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Client
ROY COPLEY

Project
**PROPOSED ADAPTATIONS TO
28 SOUTH VIEW ROAD
HOYLAND
BARNESLEY, S74 9EB**

Drawing
PROPOSED GROUND FLOOR PLAN

Project No. 14162A (CH)	Dwg No. 02	Drawn By KSM
Date OCT 2016	Scale 1:50 @ A1	

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