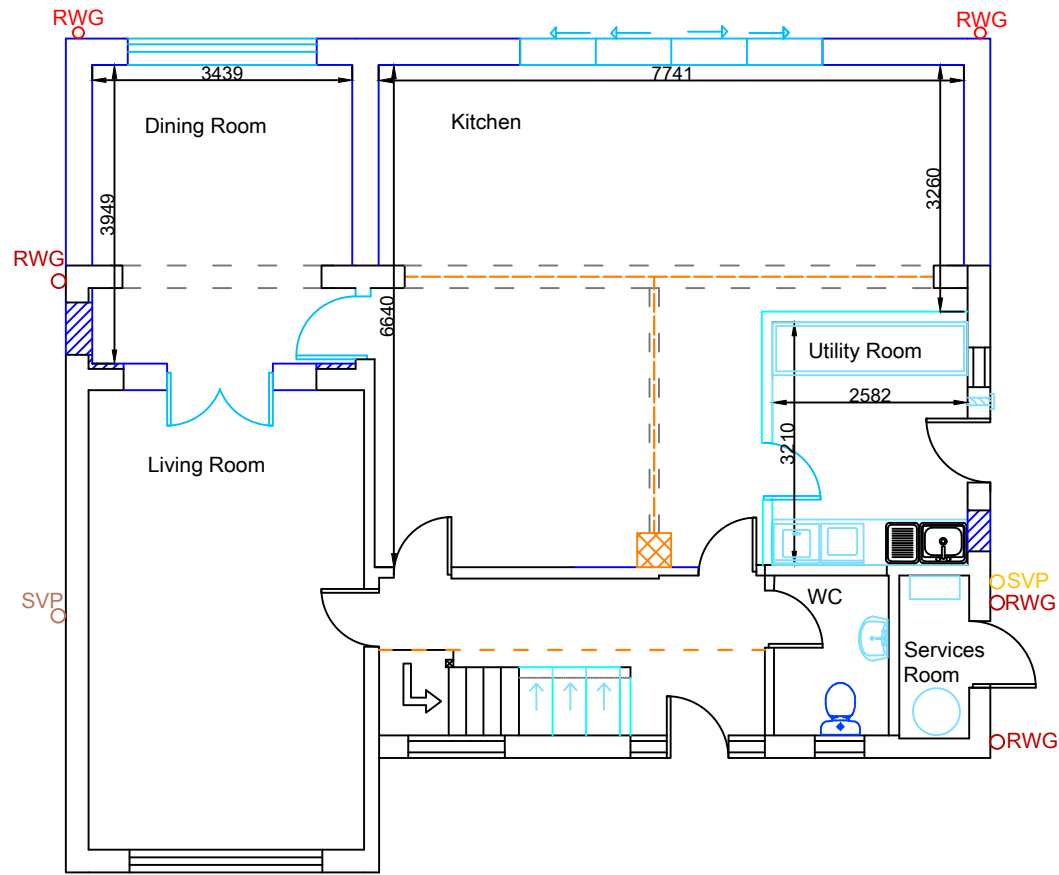


Hyden Extension - Proposed Floor Plans

Ground Floor Plan



The new rear extension is double storey extending out approximately 3000mm, finishes to match existing brick type and approved by client before order.

New standard timber glazing living room and dining room doors. New aluminum bi-fold doors in the kitchen to be designed and installed by manufacturer.

External rear walls and internal kitchen walls removed and loads above supported by RSJ's.

Floor level of the ground and first floor to be level with existing. Existing suspended timber and solid concrete floors to be removed and replaced with continuous suspended concrete floors.

Proposed wet under-floor heating to be installed within the new kitchen and dining room space.

New ground floor ceilings to be plasterboard and finished with skim.

New utility room formed with timber or metal stud partitions, and finished with plaster and skim. Fitted cupboards, and fixtures to be installed. Ventilation to be improved or maintained, with mechanical extractors.

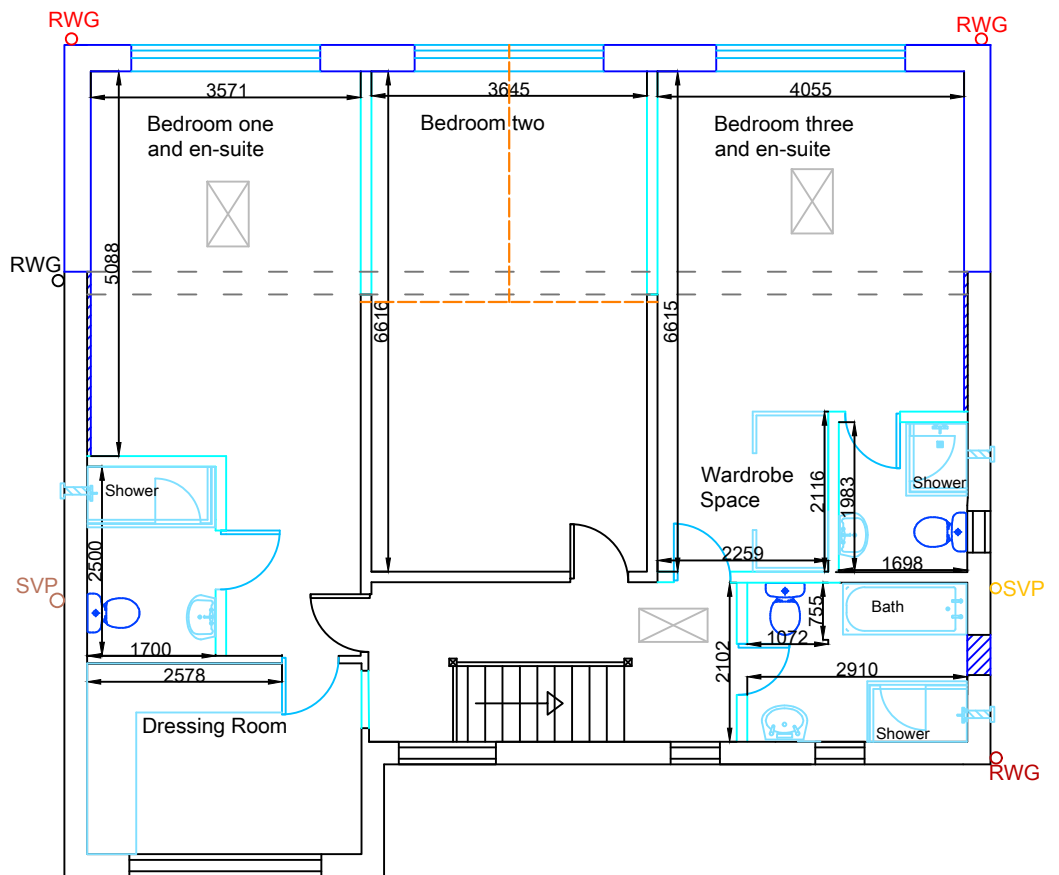
Windows to be removed from the existing service room and existing sunroom.

Under-stairs wall removed, to fit a set of sliding storage draws to carpenters designs.

New boiler and tank to be installed to the external store room.

RSJ to be installed above the hallway.

First Floor Plan



Steel beam is to be installed along the ceilings of the exiting elevations, to support the proposed roof structure.

Cavity wall width 350mm. An additional insulating plasterboard to be installed along existing walls to meet the new width. In bedrooms one, three, and dining room.

Loft hatch's to be present in bedroom one, three and on the landing.

Proposed internal walls to be extended to new rear wall. New timber or metal stud partition walls to be installed to meet existing thickness, fitted with insulation and sound proofing and finished with plaster and skim.

New floors to be of suspended timber construction, installed to modern standards.

Dressing room: existing door entering the hallway to be removed and boarded up with timber or metal stud partitions. Standard timber door to be installed in the stud wall to provide access to Bedroom one only.

Bedroom one: en-suite to have new premium fittings: WC, sink and a large shower.

Bedroom three: en-suite with new premium fittings: WC, sink and a shower, to plumbers design. Additional space for a walk in wardrobe.

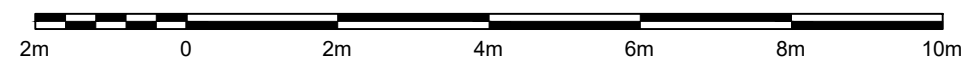
Window to be removed from main bathroom.

Main bathroom alterations to internal partitions to create a new, larger family bathroom. To include: a large walk in shower, bath, WC and sink. Window on the right elevation has been removed. Finishes and fixture types TBC, allowing for a premium range.

Mechanical extract ventilation to be installed in the new en-suites and maintained or improved in the main bathroom.

Key	
Proposed Cavity Walls	
Proposed Stud Walls	
Proposed Fixtures	
Proposed Doors & Windows	
Proposed Steel beams	
Removed Walls	
Proposed RWG	
Proposed SVP	
Existing RWG	
Existing SVP	

1:100



These drawings are intended for planning and design purposes only.

They are not detailed structural or construction drawings.

All dimensions and scales must be verified on-site before proceeding with any work. The client and/or contractor is responsible for confirming the accuracy of all measurements.

These drawings are based on available site information and visual surveys.

No detailed structural, topographical, or boundary surveys have been undertaken unless otherwise stated.

The responsibility for compliance with building regulations, structural integrity, and construction details lies with the appointed contractor and/or structural engineer.

Third-party permissions, including but not limited to Party Wall Agreements, landlord consents, and neighbor consultations, remain the responsibility of the client.

Any assumptions made within these drawings (e.g., regarding existing structural elements, boundaries, or underground services) must be independently verified before construction.

The contractor is responsible for ensuring that the construction aligns with these plans and complies with all applicable building regulations and standards.

The location of underground services (e.g., water, gas, electricity) has not been confirmed. It is the responsibility of the contractor to conduct necessary investigations.

These plans do not specify materials. It is the responsibility of the contractor to source appropriate materials and ensure their suitability for the project.

Approval of these plans does not constitute planning permission or guarantee approval from any local authority.

Any modifications to the design after approval of these plans must be communicated in writing and may require revised drawings and additional permissions.

Any structural elements, such as steel beams, foundations, or load-bearing walls, must be designed and certified by a qualified structural engineer.

These plans do not account for potential environmental or ground conditions, such as flooding or subsidence. Independent assessments are advised.

The accuracy of existing conditions is based on visual inspection and provided information. No guarantees are made regarding the presence of concealed or unforeseen elements.

The creator of these drawings accepts no responsibility for issues arising from improper use, misinterpretation, or errors introduced by third parties.

The left and right elevations are shown as viewed from the front elevation.



27 Dodworth Road, Barnsley, S70 6DW

Mrs Jane Gibbons

Hyden, extension
Hyden, Halifax Road, Sheffield, S35 7AJ

Proposed Floor Plans

DRAWING NUMBER	HSD26006-P-200-B	REVISION	B
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PROJECT NUMBER	HSD26006		
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NTS	AUTHOR	CHECKED	CO-ORD CHECK
A3	ER	PHB	

Status: Planning

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USE ONLY WRITTEN DIMENSIONS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO THE WORKS BEING PUT INTO HAND AND ANY DISCREPANCIES TO BE REPORTED TO THE ORIGINATOR.