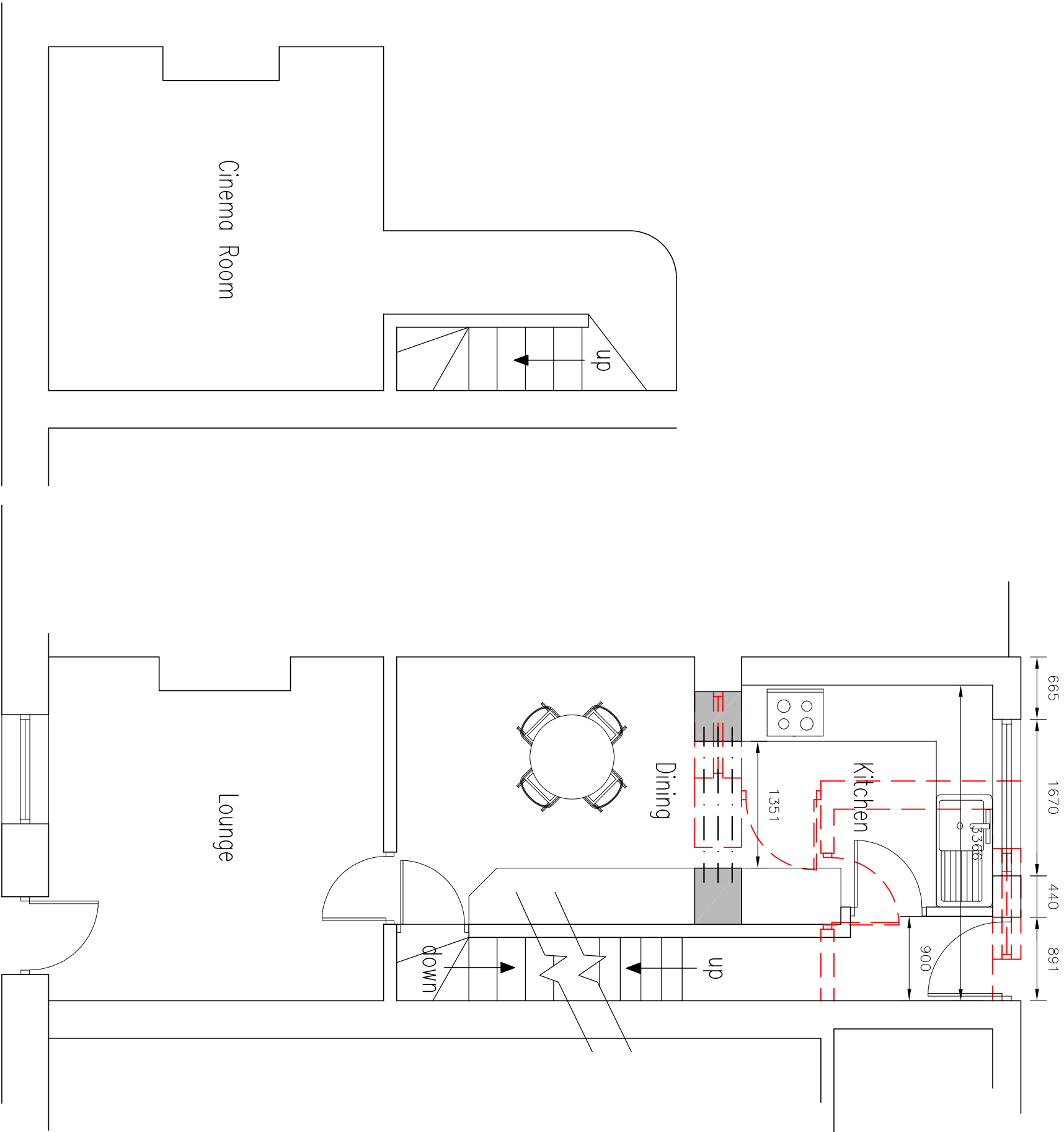


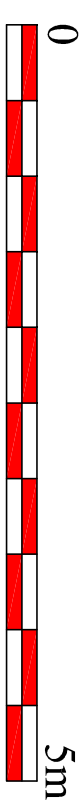
Demolition indicated in red dashed lines



PROPOSED BASEMENT

PROPOSED G.F. PLAN

scale 1:50



Demolition indicated in red dashed lines

Existing rear extension to be demolished to make way for new 2 storey side extension incorporating Dining kitchen and bedroom 2

New extension to be built in cavity construction with insulation to suit current building regulation requirements. All floors and ceiling to be at the same level. Provide kitchen area and all associated drainage. All new foundations to be to satisfaction of the building inspector. Cavity wall to be finished with a white colour through render.

All new internal division walls to be constructed in timber framework.

New floors to be suspended timber to match the existing, insulated and vented to suit current building regulation requirements. All new dpc's to lap with existing.

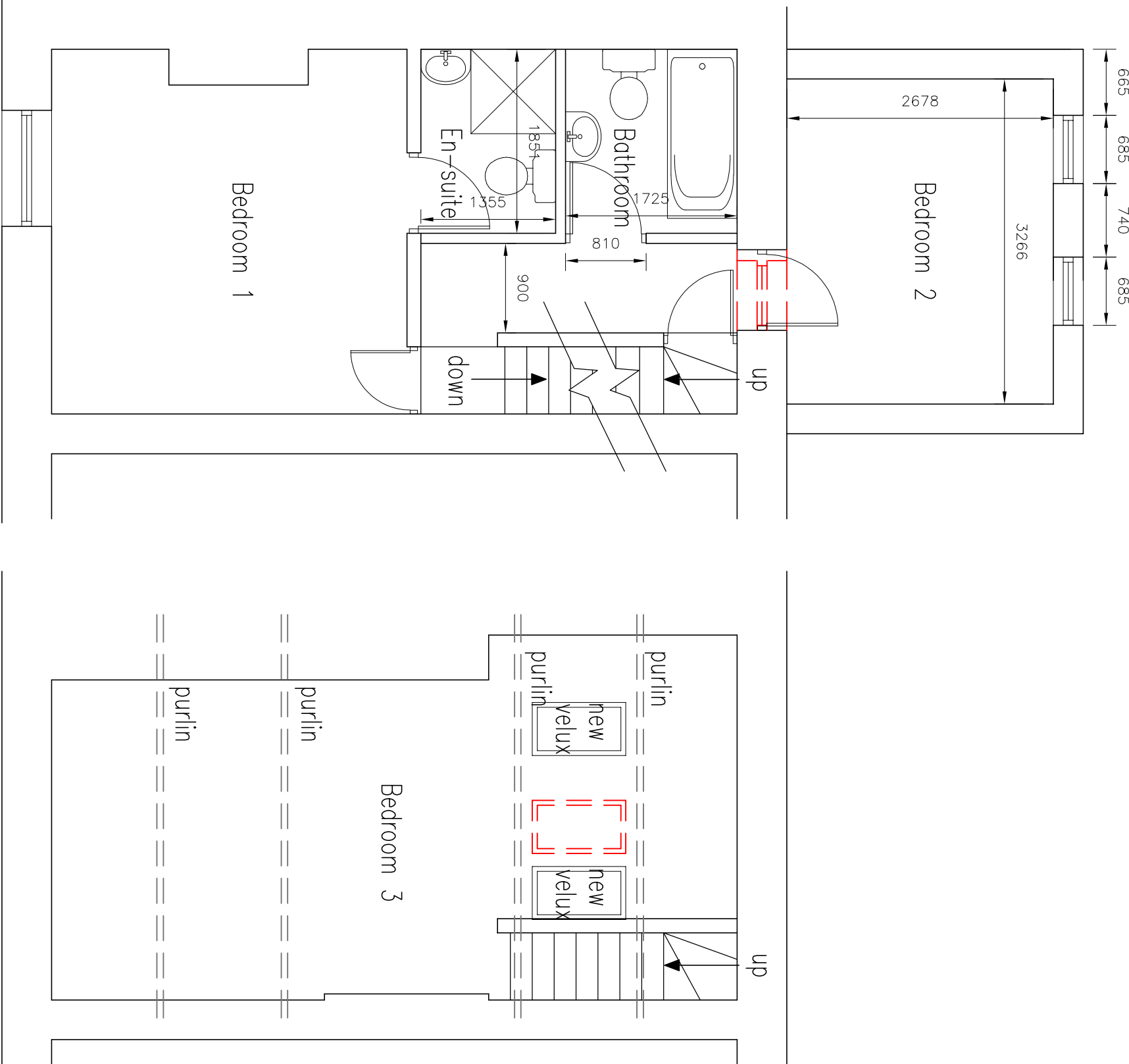
New rear door to be in white upvc and windows out to the rear finished in timber look-a-like upvc. All new external works to be agreed with the client. Remove existing wall and install new beam above to Structural Engineers details to for open plan kitchen / dining area.

All drainage to kitchen and bathrooms to be revised to suit new configuration both upstairs and downstairs.

First floor provide new bedroom with access from the existing staircase / landing. Create new en-suite to bedroom 1 and Bathroom as indicated, ensuring all the necessary fire doors are installed to meet current requirements.

Knock through existing window and widen to provide access to Bedroom 2

Relocate existing rooflight in bedroom 3 and provide a new second as indicated.



PROPOSED F.F. PLAN

PROPOSED ATTIC

Do not scale. All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings. Any queries please call 07805 774813 or email info@wardorchitecturaltd.co.uk

Ward
Architecture
Limited
Re-plan, Re-design, Re-generate

preliminary
issue

64 MARKET STREET
HOYLAND
for MISS L BAMFORTH

PROPOSED GROUND AND FIRST FLOOR
LAYOUT PLANS

1:50@A2

Date: 08/04/21

Job Number: **WAL-21-16-04A**