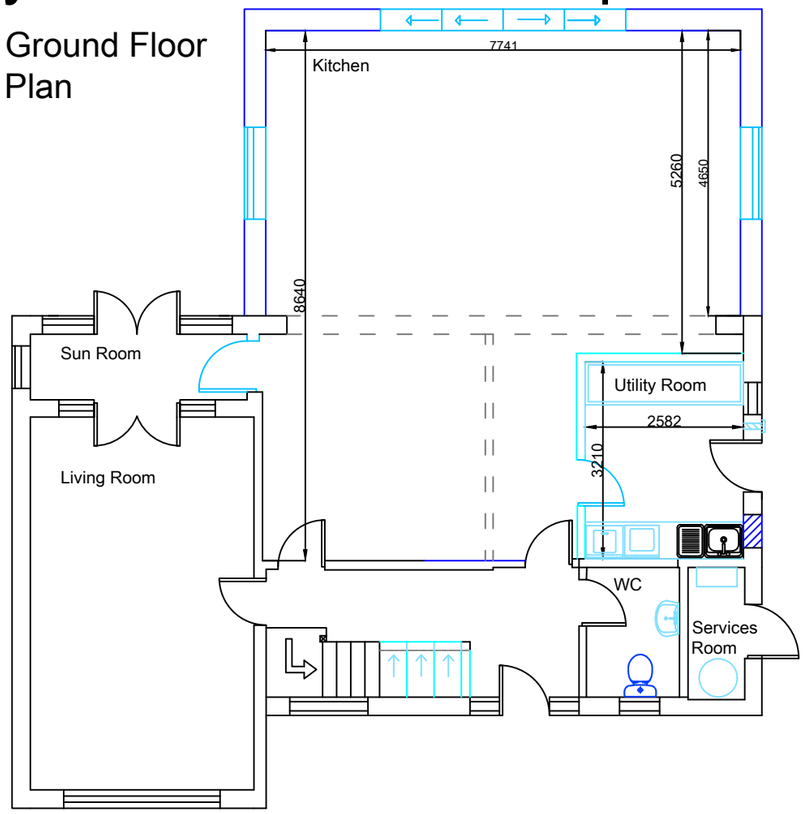
Hyden Extension - Proposed Plans

Ground Floor Plan



The new rear extension is double storey with features to match existing. Brick type to be approved by client before order.

New aluminum bi-fold doors in the kitchen to be designed and installed by manufacturer.

New side windows to each side of the extension on the ground and first floor. To be designed and installed by manufacturer.

External rear walls and internal kitchen walls removed and loads above supported by RSJ's, to engineers design.

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, to manufactures design.

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 to fitters design. Ventilation to be improved or maintained, with mechanical extractors to Approved Document F.

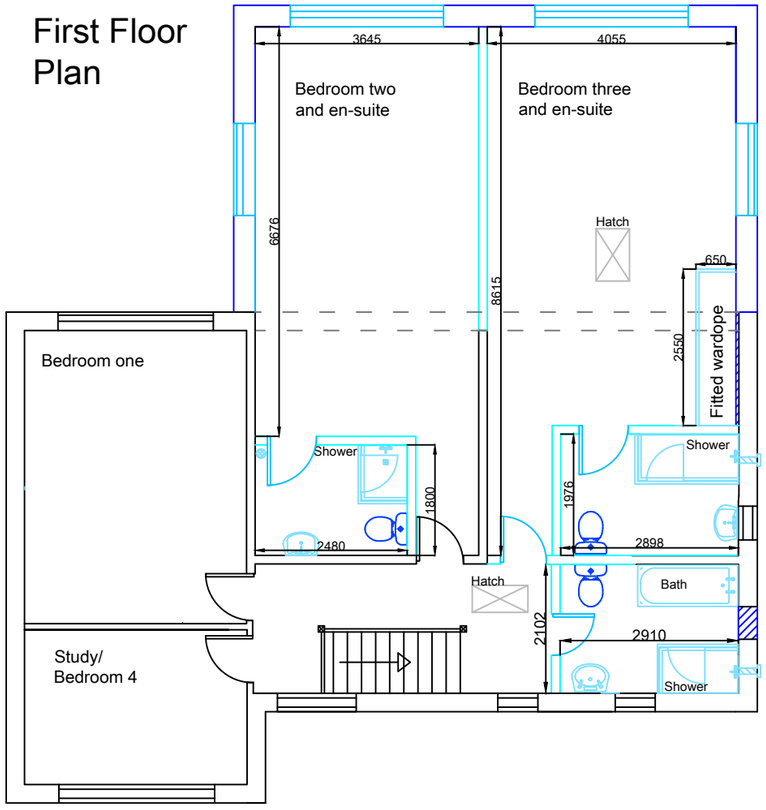
Window to be removed from the existing service room.

Under-stairs wall removed, to fit a set of sliding storage draws to carpenters designs, with RSJ's above to engineers deisgn.

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

The existing sunroom floor level will be raised to meet the living room floor level, with new suspended concrete or timber floors. Opening to be adjusted to match floor level, with new uPVC doors to fit, to be approved and checked by client before ordering.

First Floor Plan



New cavity wall width 350mm. 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 three and on the landing.

New light weight partition walls to be extended to meet new rear elevation, 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.

Bedroom two: en-suite to have new premium fittings: WC, sink and a low profile shower. Drainage route to be designed by others.

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

Window to be removed from main bathroom as shown.

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 to be 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. The extractor in bedroom two is to be routed through the roof.

Key
Proposed Cavity Walls
Proposed Stud Walls
Proposed Fixtures
Proposed Doors & Windows
Removed Walls

1:100

2m 0 2m 4m 6m 8m 10m

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.

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Proposed Floor Plans

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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.