



**Important glazing note:**  
Heat loss calculation may be required by Building Control due to area of proposed glazing. Glazing may need to be upgraded to ensure extension reaches minimum Building Regulations standard.

Whole chimney breast & stack removed.

Part of chimney breast could be used as part of masonry pier. Pier may need to be larger. Structural engineer to confirm.

Part masonry wall of existing garage could be left if foundations at this point are found to be adequate to take load above.

Existing WC internal wall to be removed. Current door to be removed & opening blocked up. Wall to be upgraded to external standards.

Existing external garage wall(s) to be removed unless they can be utilised for current alterations.

**Please note:**  
This drawing is to be used as an aid to achieve planning / building regs approval and as a guide for the proposed works. Dimensions, levels and existing construction materials are to be checked on site prior to construction of proposed works. Therefore, design can be subject to amendment.  
All structural work to be overseen by a structural engineer.

**Important note:** All measurements to be checked on site before any construction takes place. Do not scale from this drawing.

<b>AGC Consultants</b> 14 Seafeld Ave. Mistley Essex CO11 1UE		
Client	Stuart & Maria Andrew	
Project title	Modifications at: 'Cartref', Straight Road, Bradfield CO11 2RA	
Drawing title	Proposed ground floor plan	
Scale	1:50@A2	
Date	22/07/21	
Dwg No		Rev No
0345/PL/03		