

PROPOSED G.F. PLAN

scale 1:50



Demolition indicated in red dashed lines



Remove existing back door, make good and provide new window on the building line with the existing opening part blocked up in brickwork to match the existing. Existing kitchen window to be increased in length as indicated.

Remove existing rear window, increase the opening to accommodate new glazed door facing the garden.

Within the new dining area, remove all existing walls and staircase as indicated and all in accordance with the structural engineers drawings and calculations.

Existing door to the side of the property to be removed and opening blocked up in brickwork to match the existing.

Remove existing window to the staircase and provide new window into the dining area as indicated. Provide new floor construction and infill to make good the hole left by the existing staircase.

New window in exg window opening

First Floor

Remove the existing staircase and provide new as previously mentioned

Provide new stud walls as indicated to form bedroom 4 – Ensure min 2m headroom above pitch-line of new staircase.

Relocate entrance into existing bathroom and make good

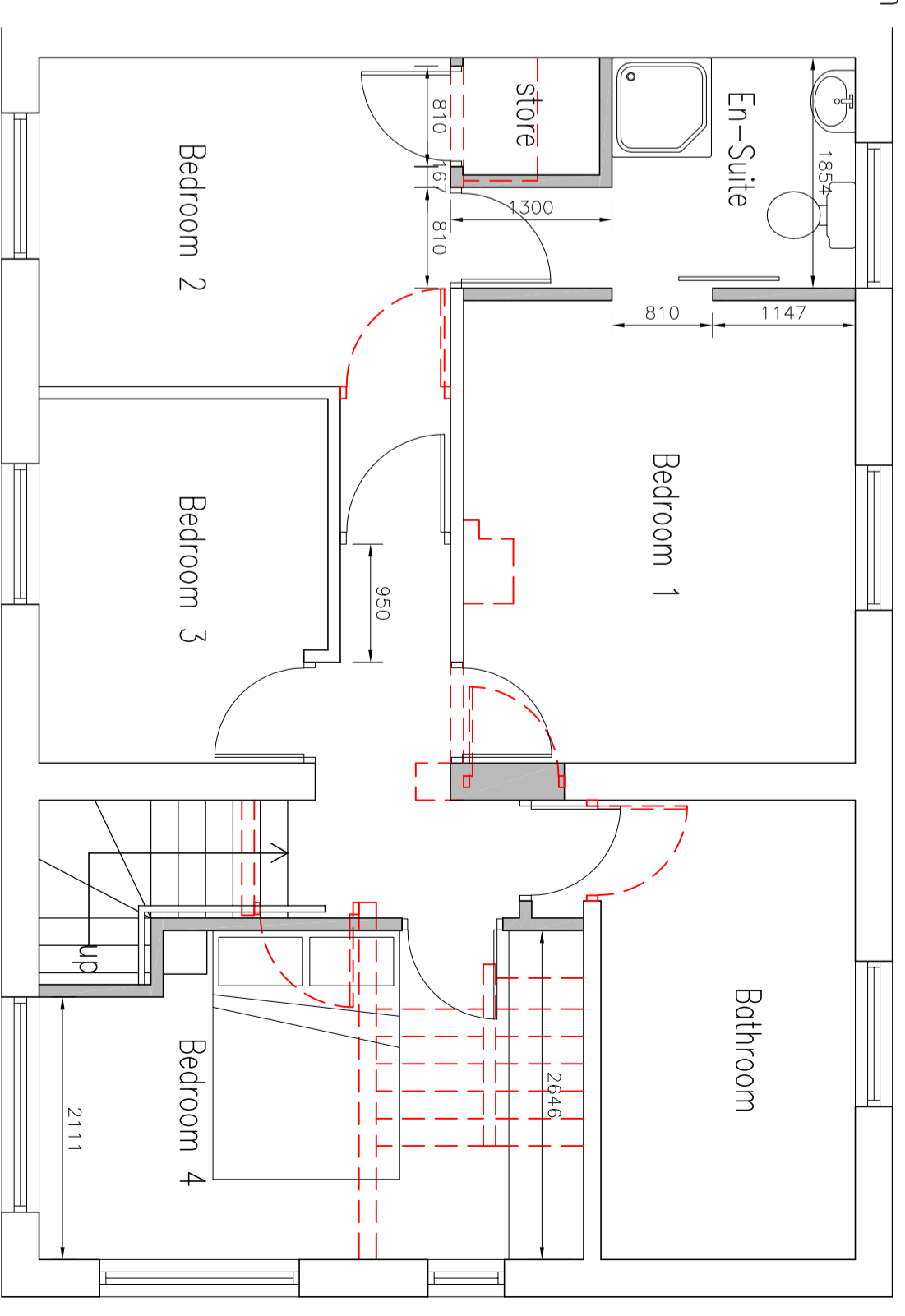
block up existing opening into bedroom 1 and make good. Form new opening as indicated.

Remove existing chimney breast in accordance with structural engineers details.

* Gas Relocate access to bedroom 2 as indicated.

Provide new Jack and Jill en-suite to bedroom 1 & 2 with all drainage connected back to the existing along with all mechanical ventilation.

New store to be formed to bedroom 2 as indicated.



PROPOSED F.F. PLAN

Provide new window into the office area – this is where the original front door to the property would have been located.

All existing drainage (internally and externally) to be altered and amended to suit new layout proposals and to connect back into the existing system.

All walls to be removed in consultation with a competent structural engineer. All new beams to be calculated and designed and approved by building control before installation.

Provide all necessary mechanical ventilation to Kitchen, utility and WC and connect drainage into the existing.

Liaise with the client with regards to drainage and power points etc within the kitchen area. Kitchen to be designed and installed by others.

Existing service meters are to be retained in their current location unless otherwise agreed with the client. Existing boiler to be relocated to new kitchen area.

All new lighting and sockets etc are to be agreed with the client with regards to style and location.

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@wardarchitectureltd.co.uk

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

preliminary
issue

2 VALLEY ROAD
BARLOW
for MR & MRS N WOODS

PROPOSED FLOOR PLANS

1:50@A2

Date: 25/09/23

Job Number:

WAL-23-31-04B