Rear Garden Proposed new aluminium sliding doors finished in anthracite. Safety glazing to Proposed new aluminium full length windows finished in anthracite. Safety glazing to BS6206 to be installed to all BS6206 to be installed to all glazing glazing below 800mm above F.F.L. below 1500mm above F.F.L. Shed Boiler above sink in utility Existing overhead steel beam to Structural Engineer's details. New beam to be fire-rated to minimum 30 minutes by encasing on fire-line Hob oven Utility Washer Dryer stacked Dining _ Kitchen 4107 Proposed new frosted Upvc window to side elevation cup'd pantry External facing brickwork to match existing dwelling with all masonry tooth bonded and Ensuite clear cavities maintained. **Guest Room** 900 2628 Lounge Water pipes to be hidden within Windposts to cornerrs to Structural Engineer's details Gas & Elec. Proposed new Upvc bow window to front elevation Upvc porch to replace Existing window to be Existing canopy to be existing Upvc door replaced with proposed new extended and post to be installed for overhang bow window Proposed Ground Floor Plan Scale 1:50

0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor /

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 Suitable me
- Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

С	05/03/2024	TBS	TBS		
Updated for planning					
В	22/12/2023	TBS	TBS		
Updated following meeting on 22/12/23					
A	21/12/2023	TBS	TBS		
Dimensions, notes and porch proposal added					
-	14/12/2023	TBS	TBS		
Draft Issue - Issued for client's information					



Speaks Design Services 6A Middle Road Coedpoeth Wrexham LL11 3TN

Drawn by

Checked by

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Project
3 Kirkwood Close, Chester, CH3 5J>

Client	Purpose of Issue	
Nikhil Rai	For Approval	Planning
Title		

Proposed Plans

Scale @ A1	Date	Ref	Drawn	
1:50	Nov 2023	273	TBS	
Drg No				
273/KCC/PL/304			C	