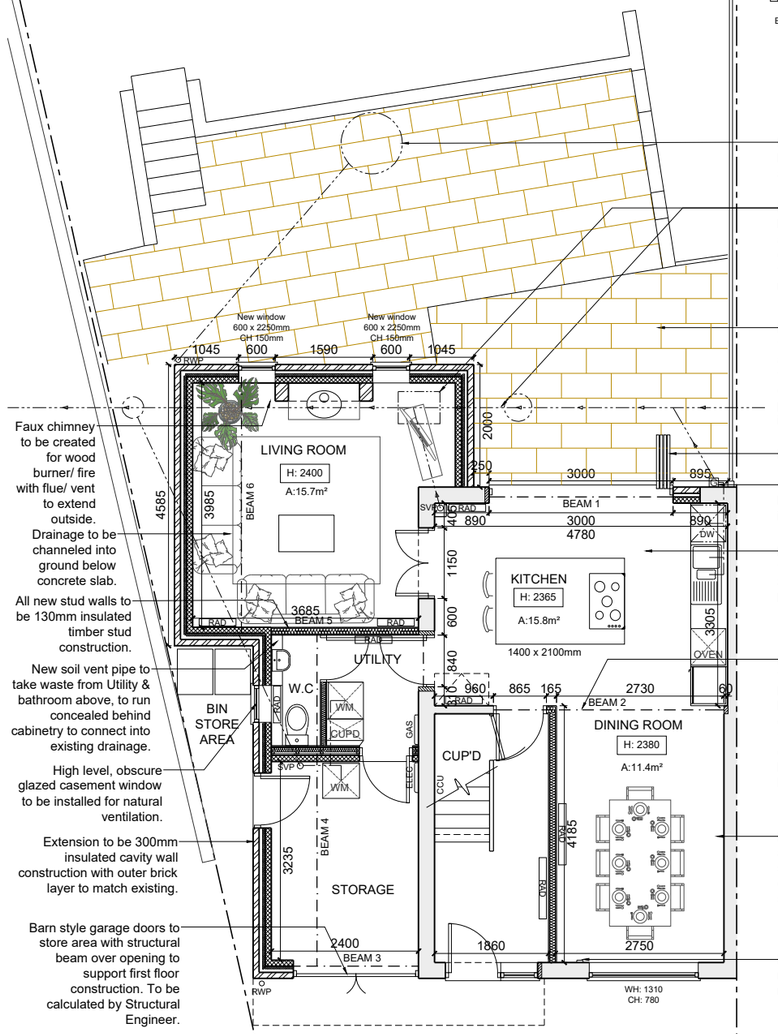
LEGEND

- Existing Structure
- Existing Stud walls
- New Brick Work
- New Block Work
- New Insulated Stud Partition
- Removed Wall
- RAD Radiator
- ELEC Electric Meter
- CCU Fuse Board
- GAS Gas Meter
- HWC Hot Water Cylinder
- SVP Soil Vent Pipe
- RWP Rainwater Down Pipe
- Gully
- MH Manhole
- Drainage pipes



Faux chimney to be created for wood burner/ fire with flue/ vent to extend outside.

Drainage to be channeled into ground below concrete slab.

All new stud walls to be 130mm insulated timber stud construction.

New soil vent pipe to take waste from Utility & bathroom above, to run concealed behind cabinetry to connect into existing drainage.

High level, obscure glazed casement window to be installed for natural ventilation.

Extension to be 300mm insulated cavity wall construction with outer brick layer to match existing.

Barn style garage doors to store area with structural beam over opening to support first floor construction. To be calculated by Structural Engineer.

New rainwater run off to be extended into soak away.

Existing manhole to have lintel for construction over and new inspection created externally, 300mm from foundations for rodding access.

New patio to be laid flush with internal floor level and appropriate drainage at threshold to create level entrance. Existing raised patio to be extended as indicated.

Bi-Folding Doors

Gully to be created to take kitchen waste to connect into existing drainage.

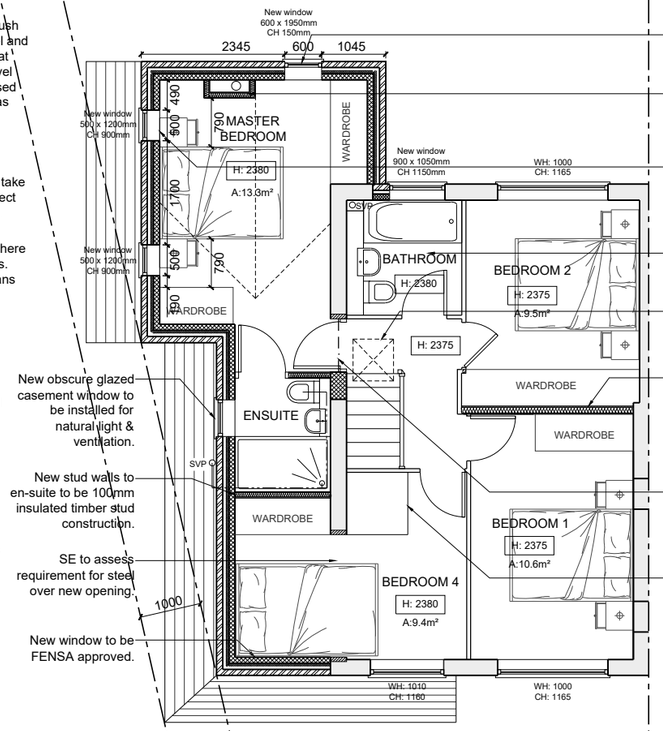
Kitchen layout shown here for indicative purposes. Subject to detailed plans by kitchen designer.

Remove internal wall to create open plan living. Structural beam to be supported on structural column where meets stair case. To be designed by Structural Engineer.

Remove gas fire and associated pipes/ gas supply. Work to be carried out by Gas safe engineer.

Pipework to be redirected and boxing removed.

GROUND FLOOR PLAN



New obscure glazed casement window to be installed for natural light & ventilation.

New stud walls to en-suite to be 100mm insulated timber stud construction.

SE to assess requirement for steel over new opening.

New window to be FENSA approved.

New window to be FENSA approved.

False chimney to conceal flue with fire place for decoration only.

New obscure glazed windows to either side of bed.

New bathroom layout shown here indicatively.

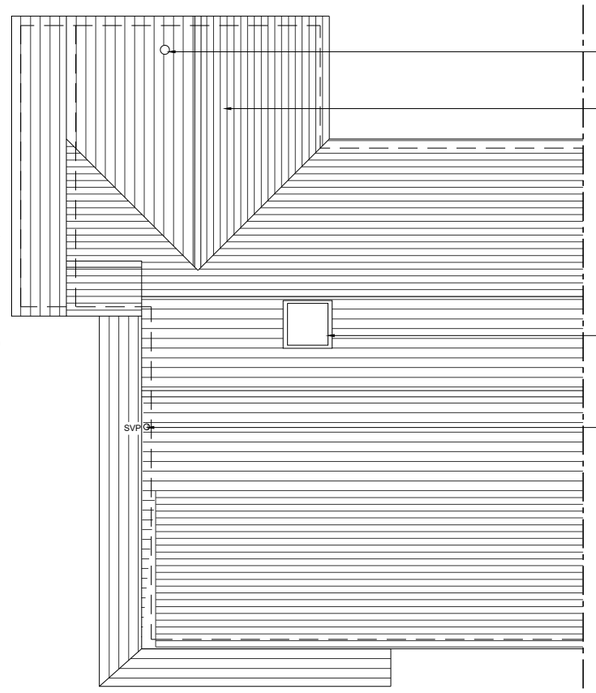
Install roof light over stairs to provide natural light & ventilation to landing.

All existing stud walls to be removed and new 130mm insulated timber stud wall to be constructed to create wardrobe within Bedroom 2.

Lintel to be installed over opening to extension. To be calculated by Structural Engineer.

Cupboard to be removed and low level boxing created to increase head height over stairs and

FIRST FLOOR PLAN



Flue to wood burner.

Pitched roof at same angle as pitched dormers and tiled to match existing.

FK04 Velux centre pivot roof lights (660 x 980mm) to provide natural light & ventilation to landing.

Soil vent pipe

ROOF PLAN

Approx £100k +VAT +Kitchen

Existing Area	83.2m²
Proposed Area	60.7m²

0 1 2 3 4 5 6 7 8 9 10

SCALE BAR (METRES)

REVISIONS

A 23.11.17 Revised internal layout to ground floor.
B 24.11.17 Tweaks to bedrooms and en-suite in extension.
C 25.01.18 Staggered extension to reduce from boundary.
D 05.02.18 Redesigned 1st floor extension.
E 07.02.18 Added obscure glazed windows to master bedroom.

PROPOSED PLANS: GROUND, FIRST & ROOF PLAN

17140/02-1E

CLIENT: ADEN HOPKINS & TRUDI CLARK
DATE: NOVEMBER 2017
SCALE: 1:50 @ A1 1:100 @ A3

56 BROWNING DRIVE
HITCHIN
SG4 0QR

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