0 m 1 2 3 4m

planning+drawing

All dimensions are approximate and to be verified by site measurement.

extension and alterations as specification notes

approximate line of boundary

existing manhole. investigate the drains, depth and flow direction prior to commencing works

open up existing ceiling if possible, with new velux roof lights to increase daylighting

form new masonry pier to allow wider patio doors

GARDEN ROOM

assumed position of existing drain to be replaced

allow for new m.h. into sewer, position to be agreed following investigation

new rwp with drain into sewer, position to be agreed following investigation

approximate line of boundary

Existing M. O. 338 1797 610 1111

assumed flow

dpc dpc dpc dpc dpc

bathroom infill extension brought flush with rear of dwelling

provide insulated plasterboard lining to inside face of external wall

new svp into m.h.

RL over RL over RL over RL over RL over

PLAY

DINING

extg. svp from above

nominal extension

BATH

existing rwp with outfall to be investigated to understand the direction of discharge

carefully remove existing garage door and infill with blockwork & dpc at extg dpc level.

amended pier to SE details and avoid beam clash if chimney removed

provide new stub-stack for kitchen sink/dish washing machine with waste pipe suspended under floor construction.

dotted red line to indicate new cavity wall over to support the new mono-pitch roof. stone wall facing to front with cavity tray and flashings onto flat roof.

provide new stub-stack for utility sink/washing machine and connection to new drain

UTILITY

762 leaf in 845 m.o. half hour fire door

SD

all beams and structure subject to structural engineers details

GARAGE

option - carefully remove chimney breast if required in accordance SE details

KITCHEN

SD

provide insulated plaster-board lining to inside face of external wall

kitchen layout illustrated is indicative, kitchen layout and design by client

rebuild this wall section in blockwork with padstone over to SE details

provide insulated lining to inside face of external wall

coir matting to lobby

LOBBY

cloaks

813 leaf in 900 m.o.

bespoke joinery item

LOBBY

existing doors

SD

dpc

2428

carefully remove existing door and mage good to opening with plasterboard and skim on softwood frame

lobby/entrance infill brought flush with face of garage

lobby/entrance roofing to be discharged onto garage roof

LOUNGE

762 leaf in 845 m.o. half hour fire door

HALLWAY /STAIR

R03 - Plan prepared for Householder Application

R02 - Plan amended following meeting with client

R01 - Plan prepared

WOOD ASSOCIATES

architecture+interiors

The Woodshed@Number 11 , Thurstonland , Huddersfield , HD4 6YB

PROJECT

27 Springwood Road, Thongsbridge
Holmfirth, HD9 7SJ

TITLE

FLOOR PLAN - E

SCALE	DATE	DRAWING No.
1 : 50 @ A3	Aug 2022	22032D-05-R03