0 1 2 3 4 5

N

Existing garage removed and new single storey garage. External finishes of tiles to roof to match existing roof and timber cladding/composite boarding with render finish to walls

Alteration to existing internal walls and new installed to create new room shapes. Steel beams, downstands, bulkheads and piers may be required to support structure above to structural engineers information

New window with opaque glass

New window with opaque glass



Existing canopy removed to front elevation. New timber canopy with tiles to match existing.

Existing staircase window removed and opening blocked up with render finish

Existing bathroom turned into ensuite with existing door opening blocked up and new opening installed

Existing staircase window removed and opening blocked up with render finish

Existing single storey WC and store removed to side of building and openings filled in with render finish

New timber cladding/composite boarding to existing elevations

New steel beams to support roof to structural engineers information that may require bulkheads, downstands and piers

New two storey extension to the rear of the property with external finishes of tiles to roof to match existing roof and timber cladding/composite boarding with render finish to walls

Note:
All information shown on this drawing is to be used for planning or building regulation purposes only and not to be used in conjunction with any other submission or workstages including contract, working drawings, construction and as built purposes.

No responsibility is taken by Concept Drawing & Design Architects for any measurements taken of this drawing. All dimensions shown on this drawing must be checked on site by the project manager and/or contractor to ensure that they are accurate. Any dimensions that can not be achieved, the client, project manager and architect must be made aware immediately.

Concept Drawing and Design Architects have not surveyed the external landscape, or the boundary line, external ground levels, and position/size of adjoining buildings. This information, if shown on the drawings, are just a representation of what might be there. Concept Drawing and Design Architects take no responsibility for the accuracy of the information relating to these topics .

The Party Wall Act may apply if any of the following categories of building work apply:

1. Work on an existing wall or structure shared with another property.
2. Building a free standing wall or a wall of a building up to, near or astride the boundary with a neighbouring property.
3. Excavating near a neighbouring building.

It is the responsibility of the client/site owner to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Further information can found on the communities and local government website.

PROJECT

2305 - 72 Queens Road
Mr and Mrs Mant

Devizes,
Wiltshire, SN10 5HR

Proposed Extension and Alterations

DRAWING

Proposed First Floor Plan
1:100@A3

Drg No:2305.03.09
06/10/2023

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