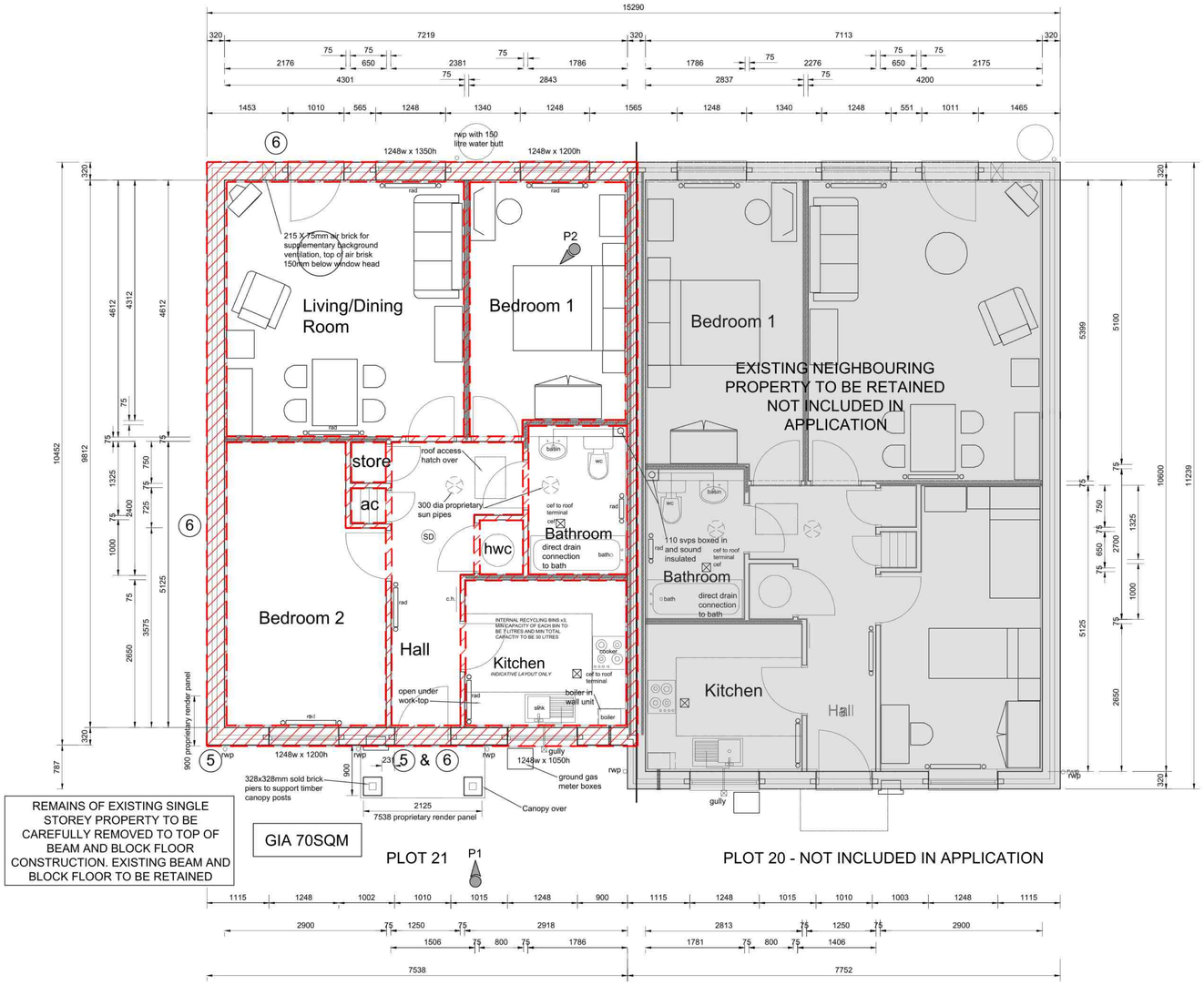


REMAINS OF EXISTING SINGLE STOREY PROPERTY TO BE CAREFULLY REMOVED TO TOP OF BEAM AND BLOCK FLOOR CONSTRUCTION. EXISTING BEAM AND BLOCK FLOOR TO BE RETAINED

GIA 70SQM

PLOT 21 P1

PLOT 20 - NOT INCLUDED IN APPLICATION

GROUND FLOOR PLAN



Photo 1

△ Existing ridge height approximately 4.5m high to be retained

△ Existing wall head height approximately 4.5m high to be retained



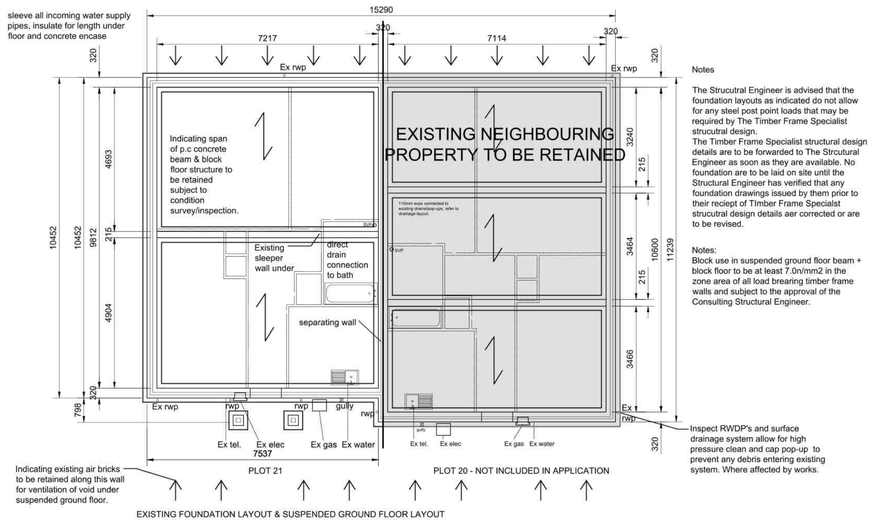
Photo 2

KEY TO FINISHES

1. Existing concrete tile roof and ridges - Grey. Timber trusses under.
2. Existing UPVC windows - White
3. Existing composite doors - White
4. Existing UPVC rainwater drainage pipework - Black
5. Existing timber kit and masonry ventilated cavity dry dash render - white
6. Existing timber kit and masonry ventilated cavity

KEY

- Downtakings
- Existing structure to be retained
- Existing walls to be removed
- Existing roof to be removed
- Existing timber floor to be removed
- Existing ceiling to be removed



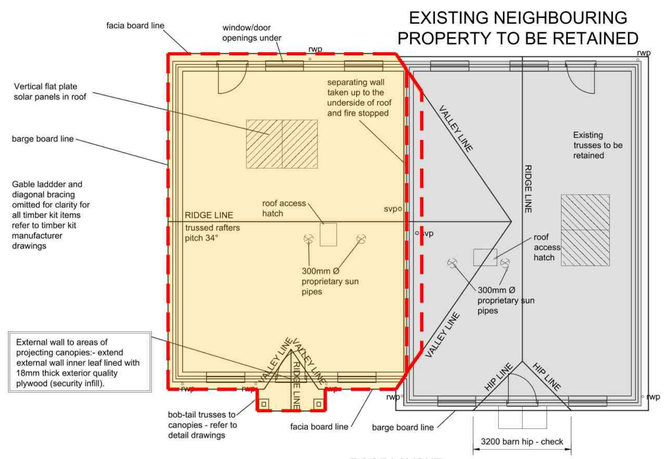
EXISTING FOUNDATION LAYOUT & SUSPENDED GROUND FLOOR LAYOUT

Notes

The Strucutral Engineer is advised that the foundation layouts as indicated do not allow for any steel post point loads that may be required by The Timber Frame Specialist strucutral design.
The Timber Frame Specialist structural design details are to be forwarded to The Strcutural Engineer as soon as they are available. No foundation are to be laid on site until the Structural Engineer has verified that any foundation drawings issued by them prior to their reciept of TImber Frame Specialst strucutral design details aer corrected or are to be revised.

Notes:
Block use in suspended ground floor beam + block floor to be at least 7.0n/mm2 in the zone area of all load brearing timber frame walls and subject to the approval of the Consulting Structural Engineer.

Inspect RWDP's and surface drainage system allow for high pressure clean and cap pop-up to prevent any debris entering existing system. Where affected by works.



ROOF LAYOUT

Roof structure ceiling members to be designed to take future hoists and rails in Bathroom & Main bedroom areas. A moving point load of 195kg is to be allowed for.

GENERAL
All dimensions to be checked on site prior to commencing works or ordering materials.
No dimensions to be scaled from the drawings, only written dimensions to be respected.
Any discrepancies between drawings to be notified to the CA for clarification.
The position of the existing underground services to be confirmed with relevant authorities prior to careful excavation.
An agreed datum to be established prior to commencing work.
All timber to be treated in accordance with BS EN 1995-1-1:2004+A2:2014.
No high alumina cement to be used.

DOWNTAKINGS
All services to be terminated at entry to building, capped and made safe prior to commencement of works.
All redundant drainage to be cut and sealed.
All fixtures and fittings to be removed and disposed of.
All existing building materials, fittings and systems to be removed from site.
All works carried out in accordance with Building Regulations 2010 as amended and in accordance with all relevant guidance as noted within the 2024 Domestic Handbook Approved Documents.
All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974.

ALL TRUSSES TO BE MEASURED AT CRITICAL LOCATIONS AS TO ENSURE ROOF EXISTING ARRANGEMENT IS REPLICATED

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER

0 500mm 1 2 3 4 5 6M

METRES (scale @ 1:50)

	Revision	Date	By	Chk.
A	Planning submission	30/4/26	SDB	SDB

PLANNING

Do Not Scale Dimensions from Drawings.
All dimensions to be verified on site, and any discrepancy to be notified to Sedgwick International Ltd.

sedgwick
Sedgwick International UK
Sentinel | 103 Waterloo Street, Glasgow
G2 7BW
T:0141 240 2500

FIRE DAMAGE
42 Anfield Road,
Long Sutton,
Spalding, Lincolnshire,
PE12 9GZ

Drawn by	Checked by	Date	Scale
SDB	SDB	24/04/26	NTS

Job
42 Anfield Road,
Long Sutton,
Spalding, Lincolnshire,
PE12 9GZ

Drawing
EXISTING PLANS
DOWNTAKINGS

Client ref:	Job No.	Drawing No.	Rev.
-	11082366	BL(10)001	-

CAD Ref: