Garage Approx position - not surveyed

P.D.
Garden Room
13.4 sq m
Thermally Separate Extension

Existing Shed to remain

plants

Additional soakaway position TBC

existing soakaway position TBC

plants

B

step

Un-heated Store Extension
14 sq m

plants

new window

new door with low head height

Floor level to match main house and floors, walls, ceilings to be insulated.

Reinstate existing door

new structural cavity wall

A

Steel beam and end bearings to structural engineer design to span entire room to support roof and act as lintel for the doors

Provisionally drawn as a 152 x 152 with 10mm steel plate welded to underside

Anthracite Aluminium tracked sliding doors

Velux 550 x 1180

ceiling mounted heater

Velux 550 x 1180

TV?

re-use old window

leave this wall as exposed brick

Dining Area
2297 H

Sloping ceiling - low eaves

Office
2315 H

Utility
2315 H

Boiler

WC

Back Lobby
2315 H

Garage
21.8 sq m

this dimension to be confirmed on site and adjusted as required to work with existing roof

Partial Re-build of existing carport

MH

Herschel infrared ceiling mounted panel heater with control. Professional installation required for ceiling mounting. Provisionally XLS-DIY800 (TBC) 800w 60 x 120cm size

Remove window and wall below, install external quality double-glazed aluminium pocket door with low / level threshold. Door by specialist company

extg rwp

Music Room

wood burning stove

Sitting Area
2296 H

Kitchen
2296 H

Garage
2455 H
2260 H

Garage window to remain

new structural cavity walls

gas meter

elec meter

New Ramp to be created and existing paving setts re-installed

to fence

Entrance Hall

Pantry

plants

extg dranaige channel

step

A

B

GROUND FLOOR

1. WC window to be replaced with fire rated window with glazing to achieve 30 min fire resistance for both integrity and insulation

2. New High level windows
Cills to be minimum of 1700mm above finished floor. Max structural size of each window 0.5 sq m making up to 1 sq m total unprotected area

3. Door to be replaced with a thermally insulated fire door with self closer and smoke seals FD30s

4. New roller shutter door, same width as existing roller shutters but slightly lower height

proposed steel beams

5. Existing Car Port Roof to be propped and remedial work undertaken to strengthen the roof structure. Additional Steels / timber / ridge / purlins etc. to be designed and calculated by structural engineer).

Front, Side and Rear walls to be re-built in brick & block cavity wall off strip foundation.

Existing foundations to be exposed for checking and if found not suitable then new foundation / under pinning required.

6. Front oak frame to be replaced with new non-structural oak frame to suit clients aesthetic requirements

7. Brick wall continued from existing wall to link up with new car port wall. Width, height, brick, capping and detailing to match the existing wall

Rev D 18.07.22 Fence replaced with wall, continuing the line from existing wall to join with car port

0 3 6 9 12 15 feet
0 1 2 3 4 5 m

FLOOR PLAN AS PROPOSED

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Project:	Extensions & Alterations	Date:	June 2022
Address:	87 Garnsgate Road, Long Sutton, Lincolnshire PE12 9BU	Scale:	1/50 on A1
		drawn: .	checked: JM
Client:	S Yardley	Job No:	22020
Drawing Title:	Floor Plan As Proposed	Dwg No:	04 D