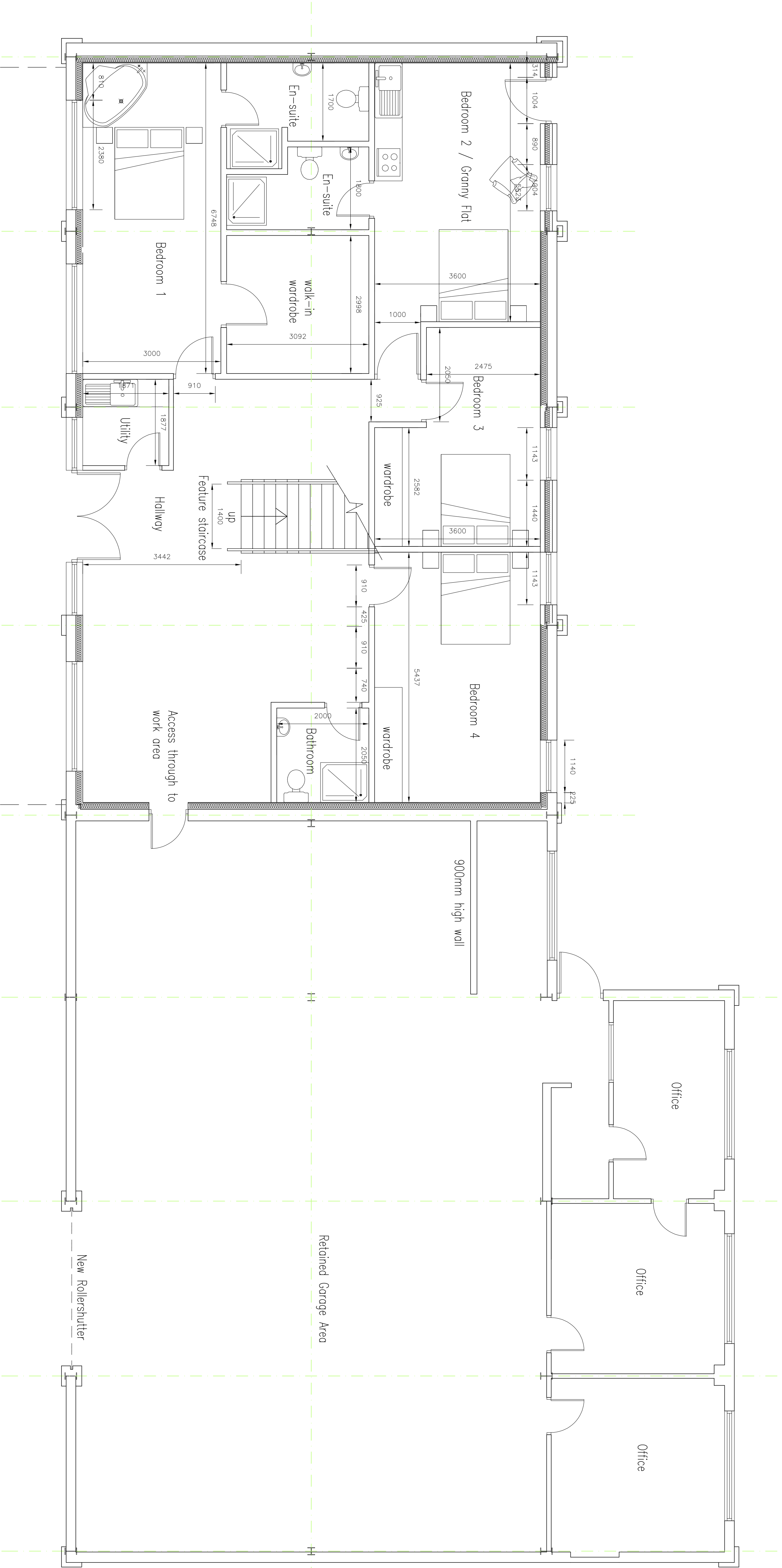
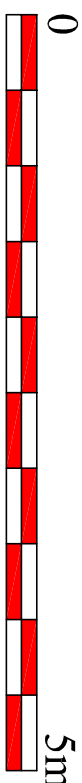




PROPOSED G.F. PLAN

scale 1:50



Demolition indicated in red dashed lines

Existing walls to be insulated on the inner face so to be in accordance with the current requirements.

New infill sections to be built in cavity construction and insulated to the current Building Regulation Standards.

All existing walls and mezzanine to be removed in accordance with Structural Engineers requirements.

New ground floor slab and dpc /dpm to be installed. New ground floor level to be min 150mm above external ground level.

Provide new steel columns to support external balcony to structural engineers details.

Provide new internal walls in blockwork as required by the structural engineer to help support the new mezzanine level. Wall to be built directly off the new slab.

Existing rollershutter door to be removed, port blocked up and new feature glazing introduced in anthracite grey.

All new windows to the west elevation to be replaced with new in anthracite grey.

Entrance bay to the new property to be completely removed and replaced with new glass wall and entrance door.

Provide new feature staircase up to mezzanine level – approx 16 risers of 218.75mm

All existing drainage (internally and externally) to be altered and amended to suit new layout proposals and to connect back into the existing system.

All walls to be removed in consultation with a competent structural engineer. All new beams columns and amendments to existing steel frame to be calculated and designed by the Structural Engineer and approved by building control before installation.

Provide all necessary mechanical ventilation to En-suite and WC and connect drainage into the existing.

Heating to new dwelling space to be agreed with client.

Allow for an element of renewable energy ie solar panels, air source heat pumps, rainwater harvesting etc

Existing garage area to be retained as a 'place of work'. Separation wall to be insulated to achieve the required thermal and acoustic standards required by Building Control. Provide new link door through.

All new dpc's and dpm's are to be lapped and welted to the existing.

Provide new brickwork piers and rollershutters to garage area as indicated on the proposed elevations.

Existing office areas to the garage to be retained and refurbished accordingly.

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings. Any queries please email info@wardarchitecture.co.uk	
Ward Architecture Limited Re-plan, Re-design, Re-generate	preliminary issue
FORMER LANDSCAPE DEPOT GRIN LOW ROAD, LADMANLOW, BUXTON for MR B SMITH	
PROPOSED GROUND FLOOR PLAN	
1:50@A1	
Date: 27/03/23	Job Number: WAL-23-17-04C