



Proposed Ground Floor Plan
Scale - 1:50

Rooms and Dimensions:

- Lounge:** 3895 (width) x 4827 (depth)
- Games:** 3039 (width) x 2460 (depth)
- Hall:** 954 (width) x 1014 (depth)
- Kitchen:** 2775 (width) x 900 (depth)
- Dining:** 3895 (width) x 1360 (depth)
- Utility:** 750 (width) x 1600 (depth)
- W/C:** 460 (width) x 853 (depth)
- Bedroom:** 2460 (width) x 1030 (depth)
- Pantry:** 910 (width) x 573 (depth)

Annotations:

- Existing frosted window to be replaced with standard Upvc window to match existing windows
- Existing window to be removed, blocked up and finished in white render coat to match existing
- Existing door to be removed, blocked up and finished in white render coat to match existing
- Proposed new white Upvc window to match existing windows
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- External finish to new extension to be K Rend render to colour match existing
- Gas meter to be relocated by Certified Heating and Gas Engineer.
- Proposed new front door to match style of existing door
- Proposed new patio sett steps to be of a similar style to driveway

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- All proposed structural works to include (All to be confirmed by Structural Engineer):
 - Installation of new lintels
 - Foundation, ground floor and roof design and calculations
- Client to seek specialist advice regarding relocation of gas meter, appliances, boiler and tying in to existing electrical supply.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

Schedule of Areas	m ²
Existing Ground Floor GIA	55
Proposed Ground Floor GIA	69.8

A	26/01/2021	
Updated for LDC issue		
-	16/12/2020	TBS
Initial Issue		

Rev	Date	Drawn by
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Project			
6 George Avenue, Trevor Langgolen, LL20 7UA			
Client	Purpose of Issue		Drawing Status
Rob Jones & Rebecca Roberts	For Approval		LDC
Title			
Proposed GA Plan			
Scale @ A1	Date	Ref	Drawn
1:50	Dec 2020	118	TBS
Orig No			Rev
118/GAT/LDC/003			A