chain link boundary fence
edging to drive
rwp
new steel up + over automated garage door in widened opening
clear and check yard gully to ensure runs freely
deleterious timber board cladding to be removed for new brick finishes on new footing beneath existing roof, left in situ (consider retaining existing timber frames)
garage
new 300mm insulalated cavity wall on new stepped foundation to house footings
window
modify garage roof for secret gutter
down
joists
sink
utility
tiled floor with electric u/f heating
stud partition
new opening for door to match pattern of existing double doors
soft-close pocket door in new opening with 125mm recess section (Henderson)
dining room
bidet
wc
shower
drain
joists
new wet-room finished in tiled floor to falls with electric u/f heating
wet room
cupb'd
wb
joists
kitchen
planter
line of original conservatory and steps to garden to be removed to new subfloor level
walls retained as sleeper walls
new s/p let into exist external wall (str)
dining counter
SHS post
ramp down
orangery
new lintels in depth of binding floor above lobby
hall
UP
down
joists
new insulated suspended timber floor for tiled finish on electric u/f heating
terrace
SHS post
lawn
new inner leaf built off original conservatory outer leaf with new structural lintels to span stairwell and cellar door head
original line of rwp altered to suit step in line of brickwork
existing double doors and internal balustrade replaced by fixed lower light and pair of casement windows
reception
walls retained as sleeper walls
down
2no 100x100 SHS steel posts on 178x102x19 spreader beam
balustrade
handrail
coping to be altered / retained
steps to be retained
patio
stone flags / pavers / gravel subject to a separate landscape plan
planting border
0 1 2 3 4 5 5.6 metres
scale

6 Oaker Avenue, West Didsbury :: for Dr Jean and Stephen Wells
ground floor plan : as built

scale 1:50@A3 March 2022 JTHART ARB

scale bar - metres 1:50