basement exit removed

New staircase from basement as shown in fig 15 (3.0 precedent) in supporting documentation to retain existing basement access

Partition retaining wall

5.35

4.50

Proposed light portal

Steel beam as per Structural Engineer Calculations

Play area/Den 66m²

Basement underpinning to all supporting walls to Structural Engineer calculations

Boiler Room 14m²

Cinema Room 25m²

toilet relocation

1 Proposed Basement Plan 1:100

New Kitchen Extension 4.5m from rear of house. Material: flat roof, grey render. See Fig 20, 23, 24 (3.0 precedent) in supporting documentation. Insulation to be utilized in cavity and internally for added WARMTH.

Proposed window, 3 top lead windows

skylight

corner to corner glass removed

partial removal of planters and steps

Proposed Heat Pump

23

5.12

23

Proposed Planters with new rear deck and stepped access, (existing patio to be demolished).

toilet relocation

Proposed Glass to glass corner

Kitchen 59m²

Proposed Sliding door

3 panel sliding changed to 2 panel and seperate door

Pantry

Load Bearing Beams to Structural engineers calculations

steel removed

Proposed Sliding rustic screen

rustic screen removed

New Windows UPVC double glazed

windows not being changed

Reception 24 m²

Hall 15m²

2 Proposed Ground Floor Plan 1:100

Proposed Basement & Ground Floor	version 5.0	
This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations ONLY. All STRUCTURAL CALCULATIONS are to be checked by structural engineer prior to construction. All dimensions & detailing are to be checked on site prior to construction, any discrepancies to be reported to the client prior to any work being taken. All work undertaken prior to planning and/or building regulations is at the builders own risk. Drawings not to be used for construction until building regulations approval.	Usman Ali **29 Whalley Road, Manchester, M16 8AD,**	12/10/2019 M16 8AD