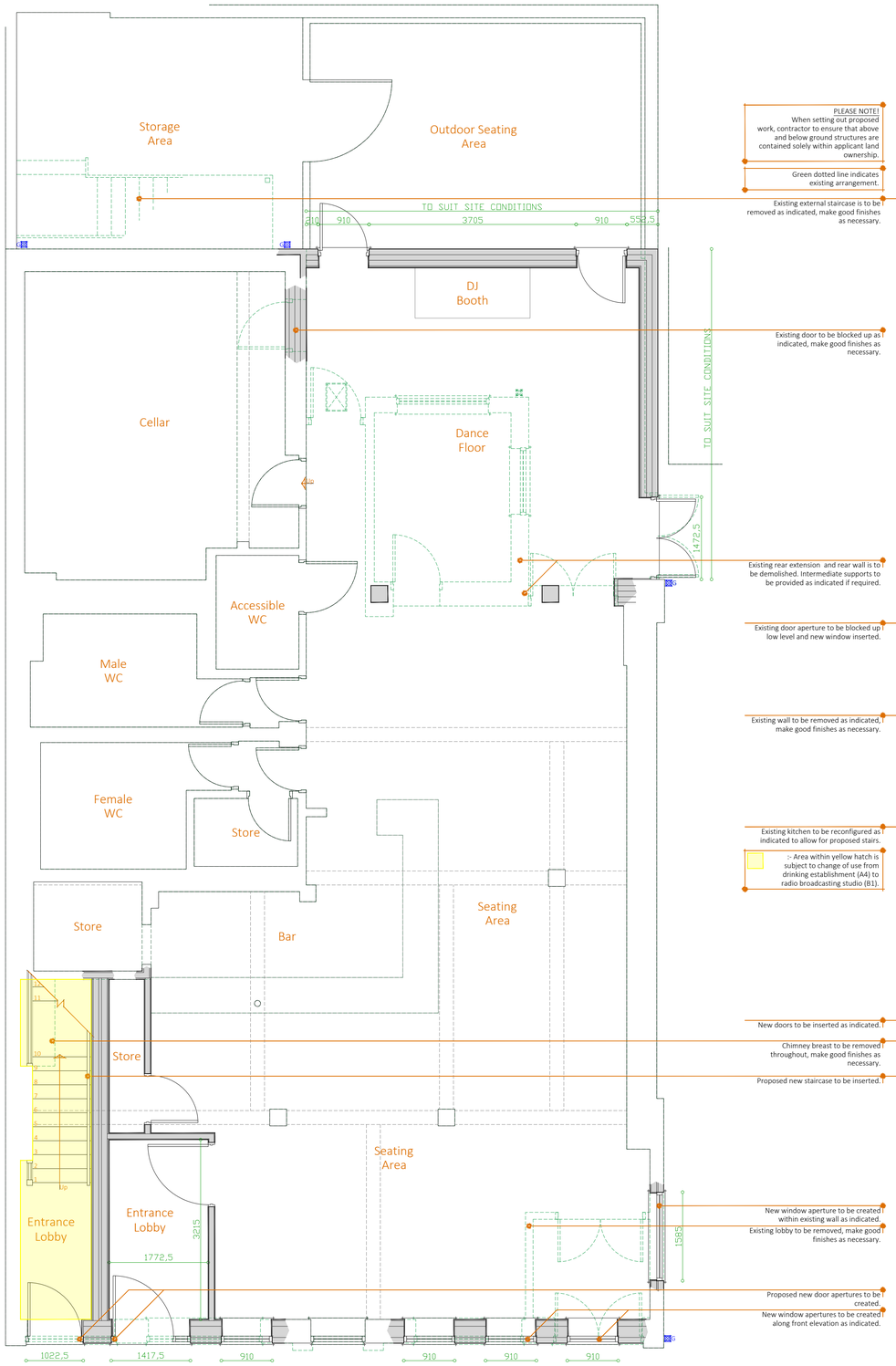


PLEASE NOTE!
When setting out proposed work, contractor to ensure that above and below ground structures are contained solely within applicant land ownership.

Green dotted line indicates existing arrangement.

Existing external staircase is to be removed as indicated, make good finishes as necessary.

Existing door to be blocked up as indicated, make good finishes as necessary.

Existing rear extension and rear wall is to be demolished. Intermediate supports to be provided as indicated if required.

Existing door aperture to be blocked up low level and new window inserted.

Existing wall to be removed as indicated, make good finishes as necessary.

Existing kitchen to be reconfigured as indicated to allow for proposed stairs.

:- Area within yellow hatch is subject to change of use from drinking establishment (A4) to radio broadcasting studio (B1).

New doors to be inserted as indicated.

Chimney breast to be removed throughout, make good finishes as necessary.

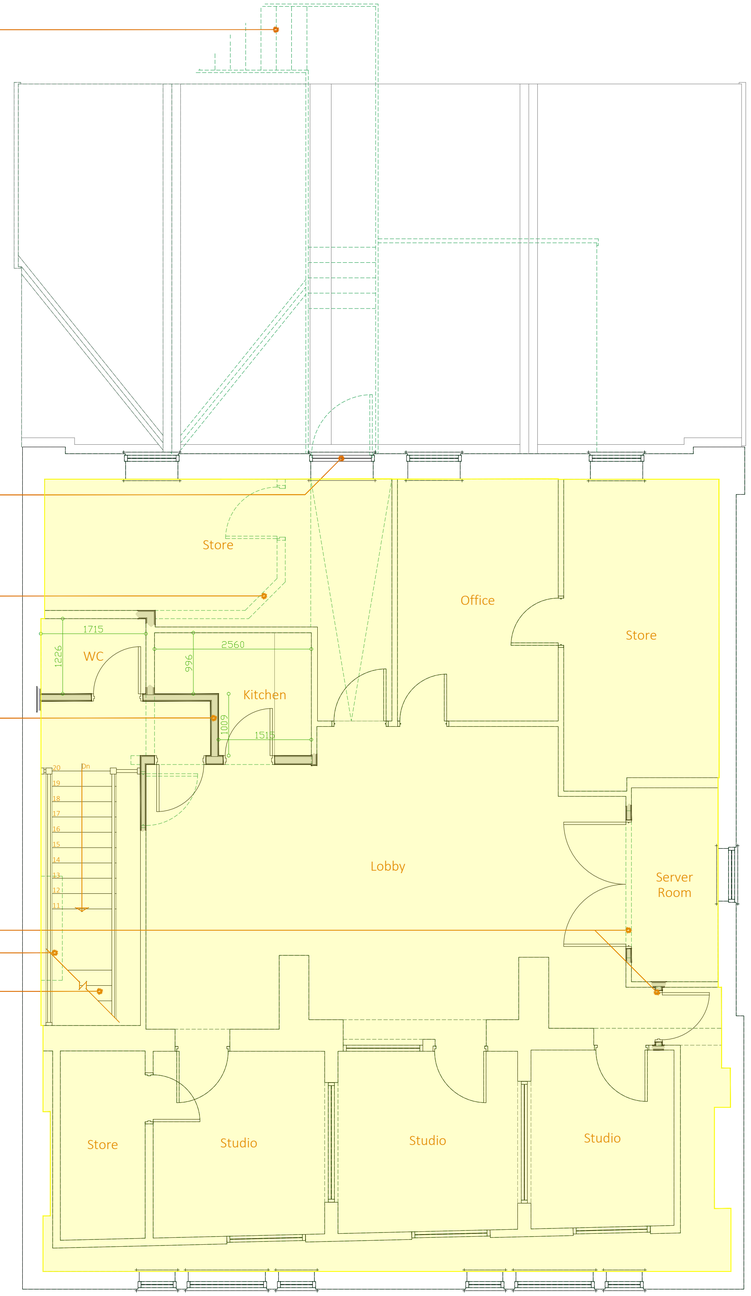
Proposed new staircase to be inserted.

New window aperture to be created within existing wall as indicated.

Existing lobby to be removed, make good finishes as necessary.

Proposed new door apertures to be created.

New window apertures to be created along front elevation as indicated.



Ground Floor Layout

Scale = 1:50

First Floor Layout

Scale = 1:50

0 5

Scale: - 1:50 Metres

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Please note

- Do not scale off drawings.
- Drawing to be printed in full colour.
- This drawing is to obtain planning approval only. should persons carrying out works wish to change specification / design then do so at their own risk.
- Boundaries positions, dimensions and levels are to be checked on site by the chosen contractor; any anomalies / discrepancies are to be reported to green 2k design ltd - When setting out proposed work, contractor to ensure that above and below ground works are contained solely within applicant land ownership.
- All materials specified are to be used strictly in accordance with manufacturers recommendations and codes of practice.
- Where planning permission is sought, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site.
- Block and site plans are reproduced under license from the ordnance survey.
- Information given on this drawing regarding the position of any services are given for your assistance and guidance only. where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
- Please note if any sewer below or within 3 meters of the proposal is found to be a public sewer permission must be sought by way of a building over agreement from severn trent water prior to building on site.

Rev	Date	Int	Details
A	15/09/21	BN	Amendments prior to formal submission

green2k design
Architectural Designers & Chartered Surveyors

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Client Details

Mr C Knight

Site Address

Victors Bar
31-33 Grosvenor Road
Ripley
Derbyshire
DE5 3JE

Proposed Work

Reconfiguring of front elevation, rear extension and change of use of first floor accommodation along with all associated alterations

Drawing Title

Planning Drawing - Proposed layouts

Drawn: - Bn/Trw

Date: - July 2021

Job Status: -

'AWAITING APPROVAL'

Job No: - 1704

Sheet No: - 103

Rev - 'A'

Scale: - 1:50 @ A1