existing fence boundary 1.8 metres high belongs to No 39

existing planted area

stone edging to planted area to be altered

outline of adjacent property

existing yard in stone slabs to be taken up and put to one side to be re-laid

existing concrete yard.

demolish existing conservatory completely

conservatory

break up existing floor & reduce levels

remove existing window

remove existing steps

remove existing wall

existing extractor fan

existing gutter

remove existing timber window

existing block wall boundary

existing yard in stone slabs

existing window to be removed

break out existing chimney breast

remove kitchen units

kitchen

up

utility

break up existing floor and reduce levels to coincide with floor in store.

existing drain

existing block boundary wall

YARD LEVEL 99.836

existing door to remain

existing doors to remain

remove door

remove wall existing gas boiler

remove steps

store

existing gate

existing gutter

existing window to remain and repainted

existing soil & vent pipe in metal.

existing stairs to remain

existing door to remain

cloaks

existing toilet and wash basin

W.C

existing timber window with leaded lights to be removed and new identical timber window with leaded lights to be fitted, or to be refurbished

existing door to remain

existing cupboard.

COVER LEVEL 100.00
INVERT LEVEL 99.210

existing inspection chamber with metal cover and frame

lounge

dining

drive

existing concrete drive

existing timber sash window to remain and to be repainted

existing timber door to remain

existing tarmac footpath

existing timber sash window to remain and to be repainted

existing timber bay window to remain and to be repainted

to sewer

Ground Floor Plan

NOTE: This brick built boundary wall belongs to 41 Town Street and needs repairing using re-claimed bricks from existing garage

existing brick boundary wall 1.8 metre high to remain and be repaired where required

existing concrete drive and yard. to be removed

existing timber window to be removed

remove angled stud partition

remove part of brick wall

remove existing corner bath

remove cupboard

bedroom

bath

remove existing cylinder

remove wash basin

existing timber window to remain and to be repainted

existing window in metal to remain or be replaced with identical metal window

remove toilet

existing metal soil & vent pipe

down

up

up

up

store

bedroom

bedroom

remove door and frame

existing sash window to remain and to be repainted

existing sash window to remain and to be repainted

First Floor Plan

outline of adjacent property

43

39

to BELPER ← Town Street → to DERBY

Plan of existing
The Forge
41 Town Street
Duffield
Derbyshire
DE56 4GD

for Mr. & Mrs. J. Whiting

scale 1:50
date August 2020

A. HUBBARD · BUILDER & DESIGNER
82, DERBY ROAD · HEANOR · DERBYSHIRE · DE75 7QJ
Tel: 01773 768989 Mobile 07415 945709