existing fence boundary 1.8 metres high belongs to No 39

existing planted area

garage

yard and vehicle parking area

outline of adjacent property

43

outline of adjacent property

39

existing concrete yard

conservatory

existing gutter

Existing exposed floor joists bearing into wall to be supported by new steel beam forming small downstand in ceiling.

Proposed: wall to be removed as per this application

As per AVA-2021-1271 and AVA-2021-1269

existing block wall boundary

existing yard in stone slabs

existing window to be removed

existing block boundary wall

YARD LEVEL 99.836

existing door to remain

kitchen

utility

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

up

remove steps

remove wall

store

existing drain

existing gate

existing gulley

existing window to remain and repainted

existing soil & vent pipe in metal

existing door to remain

existing stairs to remain

cloaks

existing door to remain

existing cupboard

toilet and wash basin

W.C

COVER LEVEL 100.00
INVERT LEVEL 99.210

existing inspection chamber with metal cover and frame

drive

existing concrete drive

existing inspection chamber with metal cover & frame

to sewer

lounge

dining

Ground Floor Plan

bedroom

bath

down

up

store

bedroom

bedroom

First Floor Plan

to BELPER

Town Street

to DERBY

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A. Hubbard, Builder & Designer, 82 Derby Road, Heanor Derbyshire DE75 7QJ

AKA ARCHITECTURE

CDM Regulations 2015:

Denotes a significant hazard or difficult to manage procedure. Please refer to 'Designer Risk Assessment' for further information regarding mitigation of hazards.

CDM Regulations, require all projects to:
- Have workers with the correct skills, knowledge, training and experience.
- Contractors providing appropriate supervision, instruction and information.
- A written Construction Phase Plan.

The designer is appointed as 'Designer' only, not 'Principal Designer'.

Notes:

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Any differences between this documents and suppliers', manufacturers' or contractors' specifications/designs are to be reported to AKA Architecture and relevent structures are not to be constructed.

Rev	Description	Date
A	Revised	16/03/23

LISTED BUILDING CONSENT

Client: Mr & Mrs Whiting
Project: The Forge, 41 Town Street, Duffield
Drawing: Proposed Floor Plans
Number: 41TS S03.01
Date: 03/23
Paper Size: A1 Scale: 1:50