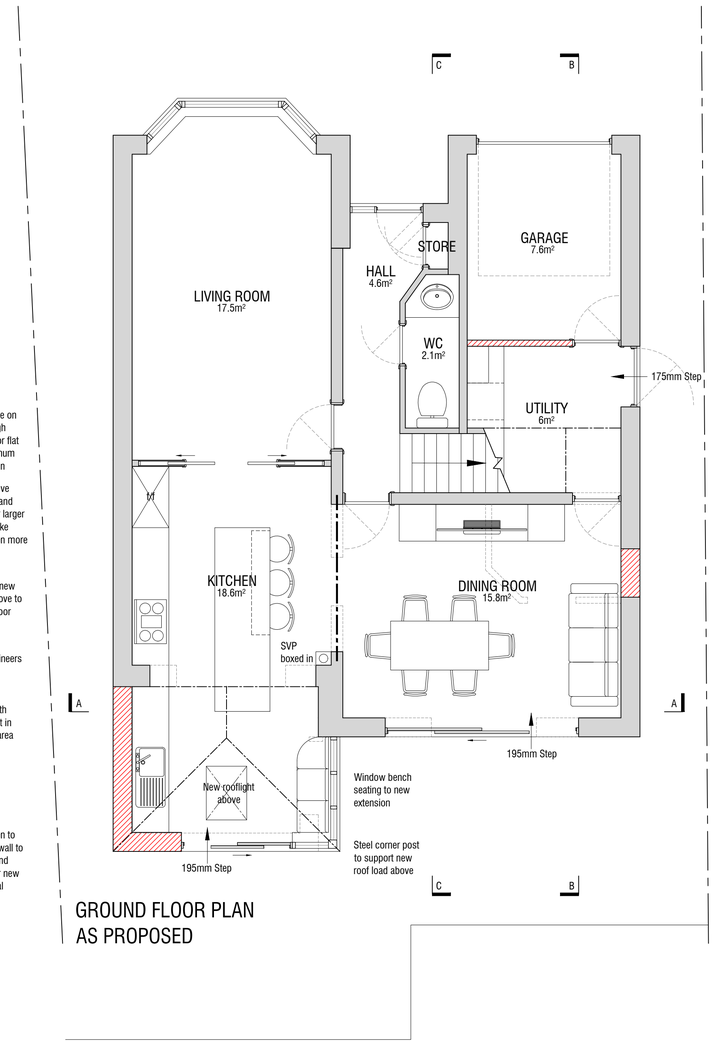


S/Eng to advise on support through existing wall for flat finish or minimum support column

Carefully remove existing walls and make good for larger opening to make Dining / Kitchen more uniform

Existing wall removed with new steel beam above to support first floor

New steel to Structural Engineers calculations

New Kitchen island units with island and built in breakfast bar area

Existing Kitchen to Conservatory wall to be amended and made good for new Kitchen internal

Existing WC modified with new sink and bespoke shower unit and wet room style finish to flooring to cope

New stud wall to separate Garage and create new Utility space with existing side door

Existing boiler unit to be relocated above new units to allow access between rooms

Existing bulkhead to stair to remain

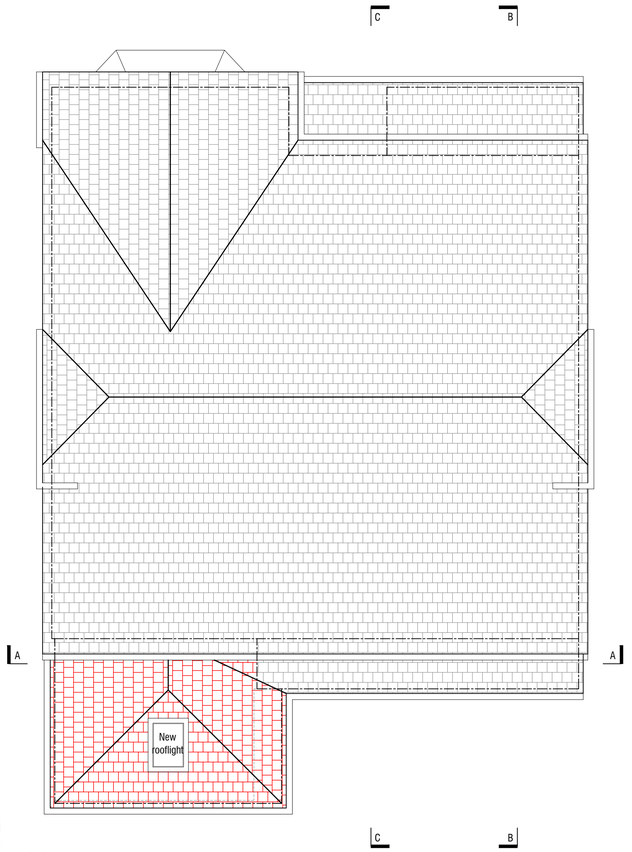
TV and full height cupboard surround

Existing external wall to rear altered to accommodate new large sliding doors

Window bench seating to new extension

Steel corner post to support new roof load above

GROUND FLOOR PLAN
AS PROPOSED



New roof tiles and eaves to match existing

New sloped roof to span over rear extension, to meet minimum pitch whilst in keeping with surrounding design

New VELUX roof light or similar

Existing Kitchen to Conservatory wall to be amended and made good for new Snug internal

ROOF PLAN
AS PROPOSED

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepencies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996
The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.
Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works.
The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer.

The Principal Contractor must:

- Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety.
- Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work.
- Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it).
- Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety.
- Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments.

REV	DESCRIPTION	CHECK	DATE
G	Rooflight position amended		07.10.26
F	Amendments as per client / builder requirements		18.09.26
E	Roof Plan amended		16.09.26
D	Amendments as per client / builder requirements		07.09.26
C	Amendments as per client / builder requirements		20.05.26
B	Overall dimensions added to plans according to client comments		13.03.26
A	Rear extension, WC shower unit, Kitchen layout and Utility Room amended according to client comments		11.03.26

CLIENT

Helen Hindle

PROJECT

Proposed extension and alteration to
2 Calderwood Close, Tottington, BL8 3LE

DRAWING

Floor Plans
As Proposed

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Feb 2026	TR	RS

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-1080-03		G

equilibrium ARCHITECTS

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