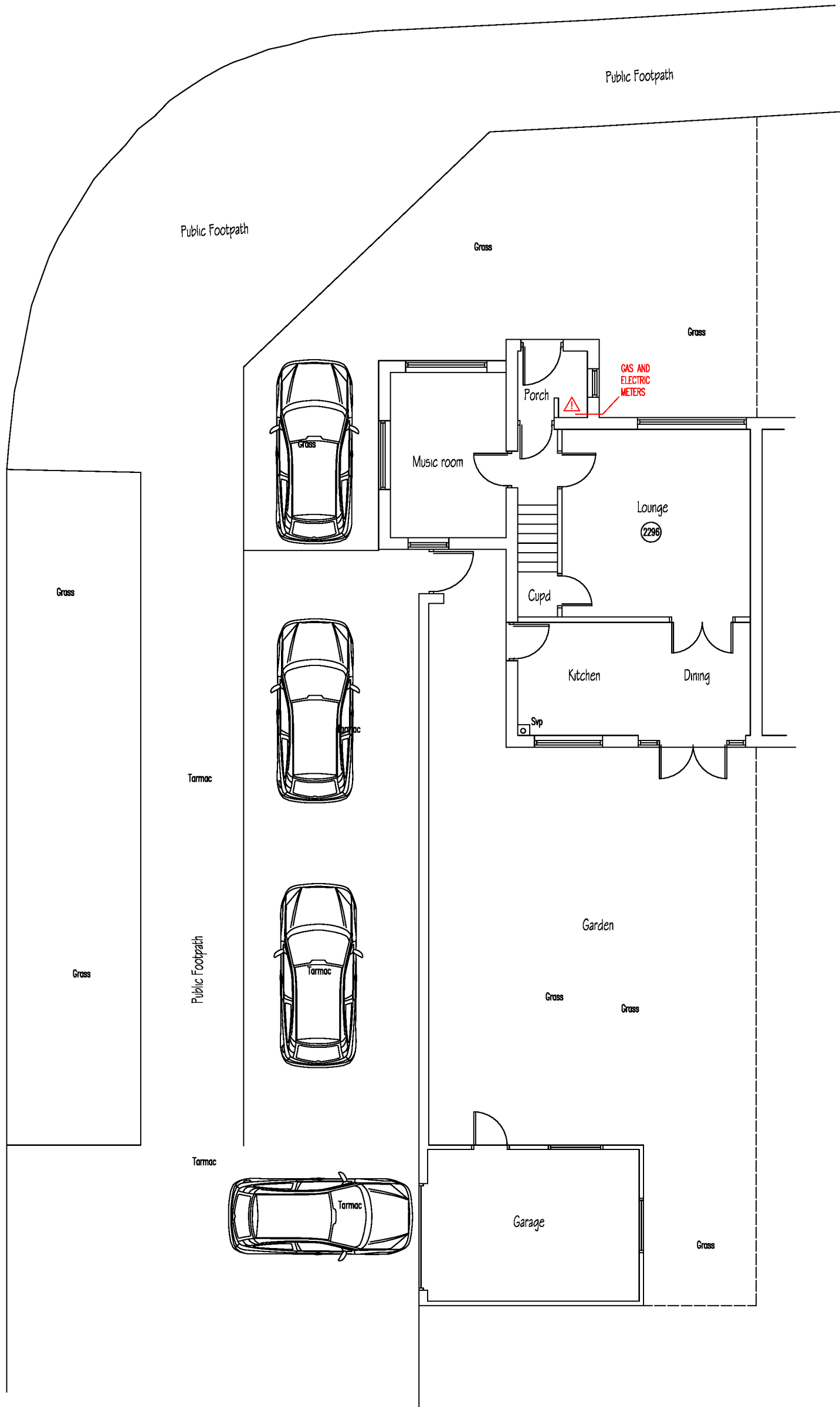


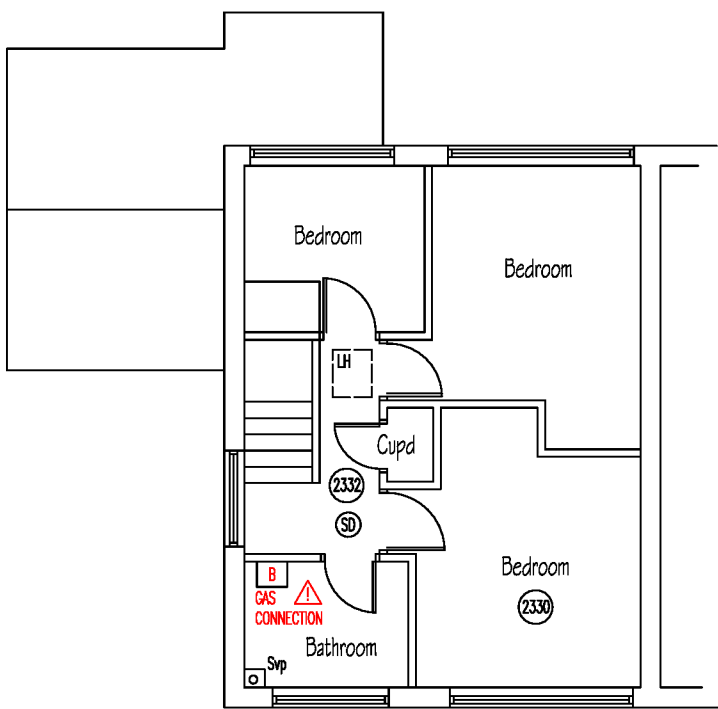
1. Drawings copyright of © Architectural Vistadesigns Ltd
2. Drawings not to be used without written consent.
3. Planning drawings should not be used for the purpose of construction or working drawings.
4. Building Regulation approved drawings are not construction or working drawings.
5. All dimensions must be checked and verified on site before commencing works.
6. OS data may have been used for the purpose of a Planning submission.

Revisions		
Rev.	Date	Comments

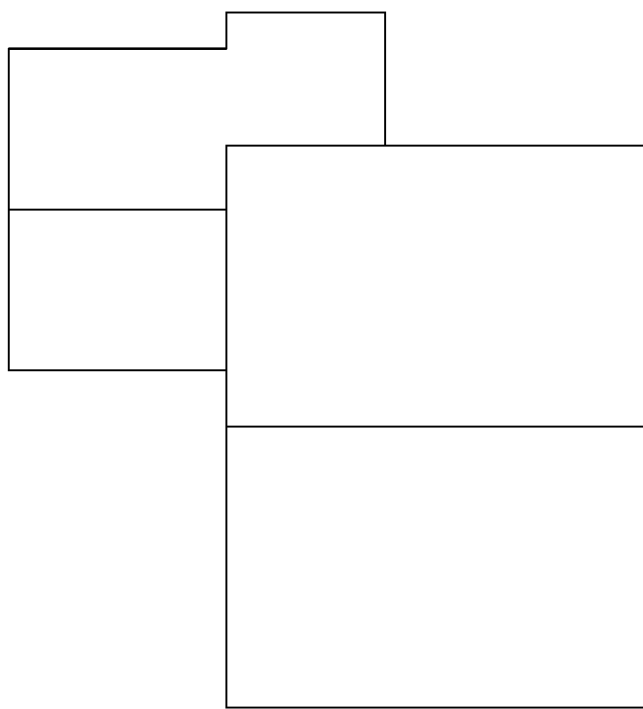


EXISTING GROUND FLOOR PLAN

0 5
metres



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

CEILING HEIGHTS
SD SMOKE DETECTOR
CWD CARBON MONOXIDE DETECTOR
PWP PERMANENT PIPE
SHP SOIL + WENT PIPE
CU CONSUMER UNIT
LH LEFT HAND
WM WATER METER
RE REDDING EYE
IC INSPECTION CHAMBER
AB AIR BRICK
G GULLY
B BOLLER
S STEP
WARNING
ALL LOAD BEARING
STRUCTURES TO BE
ASSESSED BY A
STRUCTURAL ENGINEER.

EXISTING SERVICES NOTE:
IT WOULD BE ADVISED THAT THE CONTRACTOR TO LOCATE ALL EXISTING GAS, ELECTRIC AND WATER SERVICE MAINS & RECORDS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS TO DETERMINE EXACT LOCATIONS.
ON EXCAVATION NEAR MAINS IT WOULD BE RECOMMENDED THAT EXCAVATION BE CARRIED OUT BY HAND AND NOT MECHANICAL MEANS TO REDUCE RISK OF DAMAGE TO SERVICES AND POTENTIAL RISK TO LIFE FROM GAS EXPLOSION FROM GAS MAINS, ELECTROCUTION FROM ELECTRIC MAINS AND POTENTIAL FALL DUE TO DEEP WATER MAINS ON SITE.

IPC VENTS:
EXISTING VENTS IN IPC SHOULD NOT BE BLOCKED ON NEW BUILD AND CROSS VENTILATION TO EXISTING FLOOR ZONE MAINTAINED.

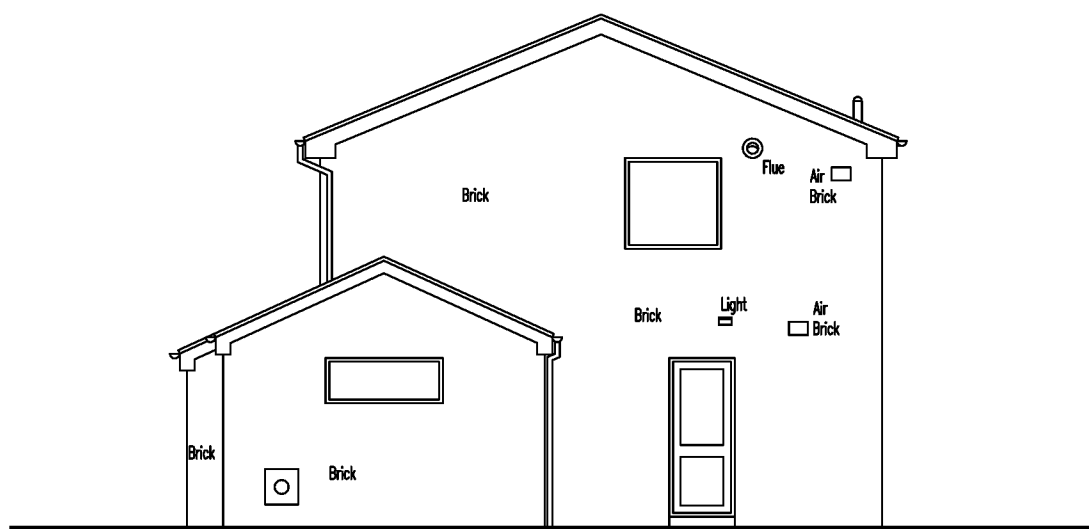
WATER AUTHORITY BUILD OVER AGREEMENTS:
IT WOULD BE ADVISED THAT THE CLIENT CONTACT THE WATER AUTHORITY OR PRIVATE DRAINAGE CONSULTANT TO CHECK EXISTING DRAINAGE ON THE LAND EARLY IN THE DESIGN PROCESS / BEFORE WORKS COMMENCE. IF THERE IS A PUBLIC / SHARED SEWER CROSSING YOUR LAND AND THE EXTENSION IS BUILT WITHIN 3 METERS OR OVER THE SEWER, APPROVAL FROM THE LOCAL WATER AUTHORITY WILL BE REQUIRED AND CCTV SURVEYS CARRIED OUT.

ASBESTOS NOTE:
PROPERTIES BUILT BEFORE THE YEAR OF 1999 THERE IS A RISK OF ASBESTOS AND IT WOULD BE ADVISED THAT AN ASBESTOS SURVEY SHOULD BE CARRIED OUT PRIOR TO DEMOLITION AND COMMENCEMENT OF CONSTRUCTION WORKS.
ANY ASBESTOS LOCATED AT THE PROPERTY SHOULD BE REMOVED BY ASBESTOS REMOVAL SPECIALISTS.

PARTY WALL NOTICE:
IN-LINE WITH THE PARTY WALL ACT 1996, A PARTY WALL NOTICE SHOULD BE SERVED ON YOUR NEIGHBOURS WHERE YOU PROPOSE TO BUILD AN EXTENSION WITHIN 3M / 7M RESPECTIVELY OF YOUR NEIGHBOURS FOUNDATIONS AND THAT THE PROPOSED FOUNDATIONS GO DEEPER THAN YOUR NEIGHBOURS FOUNDATIONS OR THE PROPOSED EXTENSION STRADDLES THE BOUNDARY OF YOUR NEIGHBOURS PARTY WALL FENCES OR YOU CARRY OUT ALTERATIONS TO A PARTY WALL OR YOU CONVERT THE LEFT SPACE WHERE BY THE PARTY WALL IS REQUIRED TO SUPPORT ASSOCIATED STRUCTURES.

HEALTH & SAFETY:
UNDER CON REGULATION 2015 IT IS IMPORTANT FOR CLIENTS TO CONSIDER HEALTH AND SAFETY ASPECTS FOR THE PRE-CONSTRUCTION PHASE AND CONSTRUCTION OF THE PROJECT AND MANDATORY TO APPOINT A PROFESSIONAL HEALTH & SAFETY CONSULTANT. PVP IS A COMPANY IN LEICESTER WHICH PROVIDE SERVICES TO OVERSEE THE ADMINISTRATION OF THE PROJECT FOR HEALTH & SAFETY ON SITE AND NOTIFY THE HEALTH & SAFETY EXECUTING, AND FURTHER PREPARE THE HEALTH & SAFETY FILE ON COMPLETION.

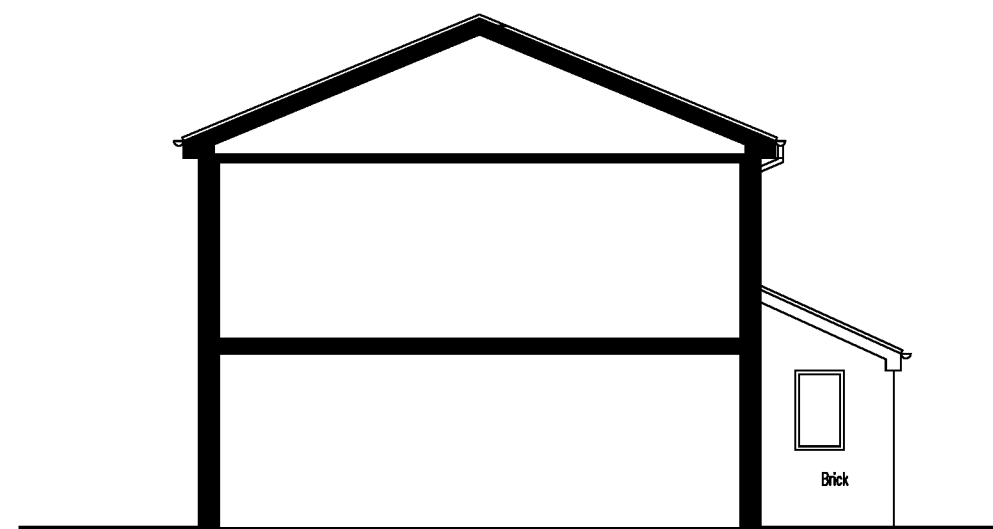
CONTACT:
PVP - MATTHEW SHARPLET: 0116 275 1710 / 07712 177 300



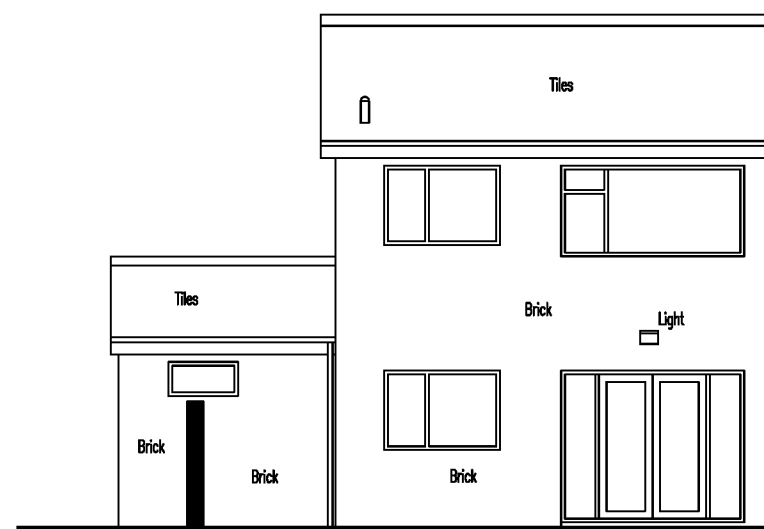
EXISTING SIDE ELEVATION



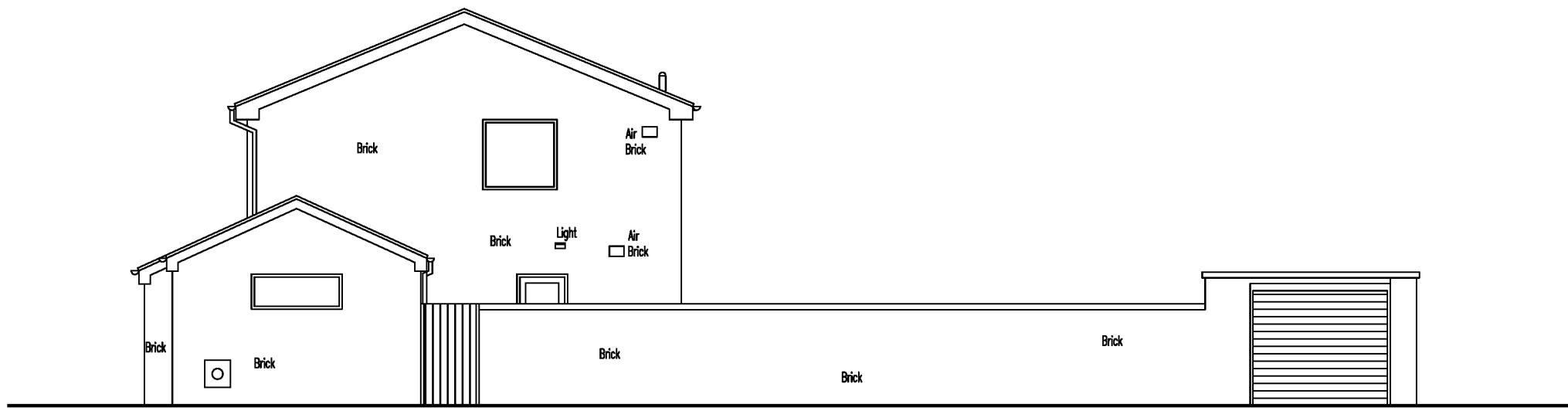
EXISTING FRONT ELEVATION



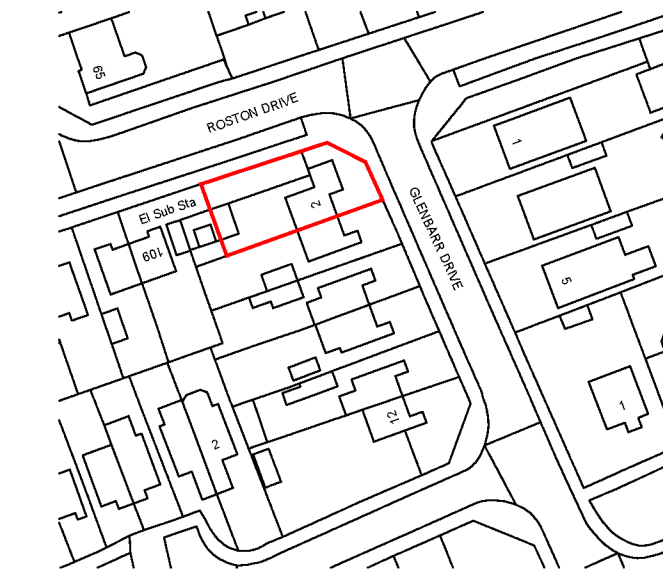
EXISTING SIDE ELEVATION / INDICATIVE SECTION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION / STREET SCENE



LOCATION PLAN - 1:1250



ArchitecturalVistadesigns Ltd

a: The Paddock, 118 Paddock Way, Hinckley, Leics LE10 0BZ

m: [REDACTED]

w: www.architecturalvistadesigns.co.uk

[REDACTED]

Client: Max West Dwg Status: MEASURED SURVEY

Dwg: Existing Plans and Elevations

Project: Proposed Rear extension and 5 Person HMO

at No. 2 Glenbarr Drive Hinckley LE10 0TU

Scale: 1:100 & 1:1250 @ A1

Date: 02.02.2026 Drawn By: map

Dwg No. [REDACTED] Rev. [REDACTED]

AVD-951-GDH-PL01 -