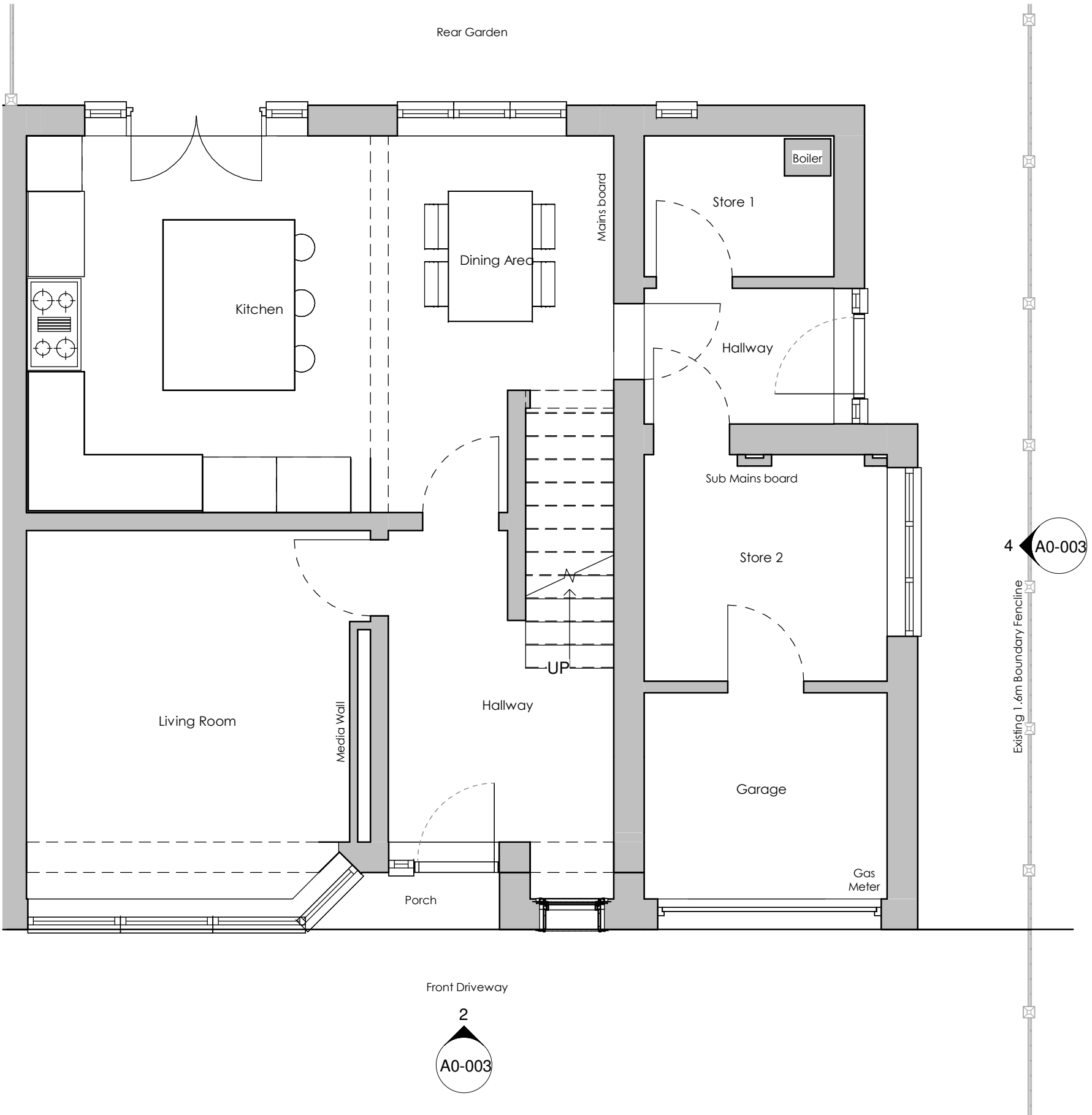
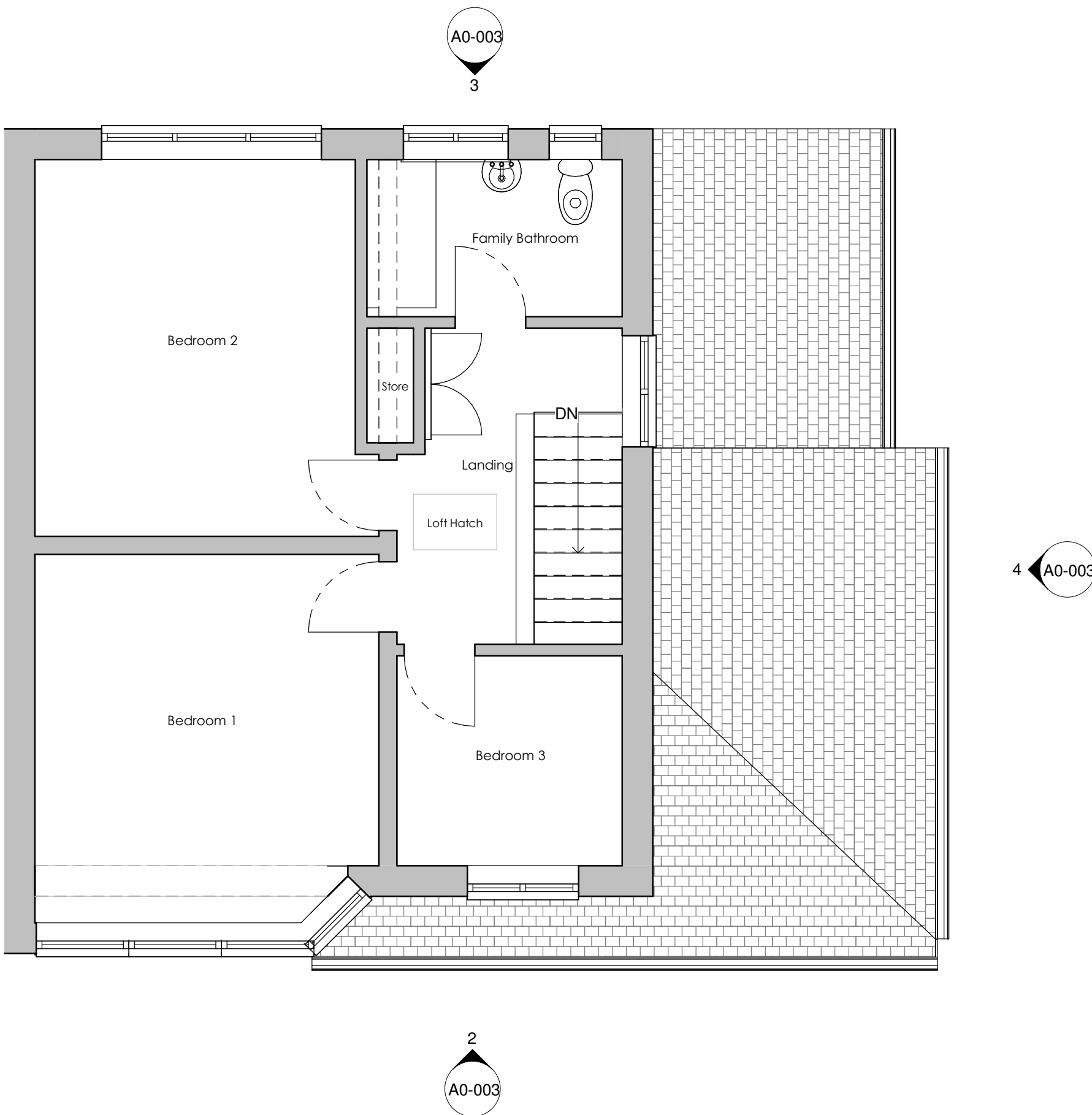




Existing Ground Floor
1 : 50



Existing First Floor
1 : 50



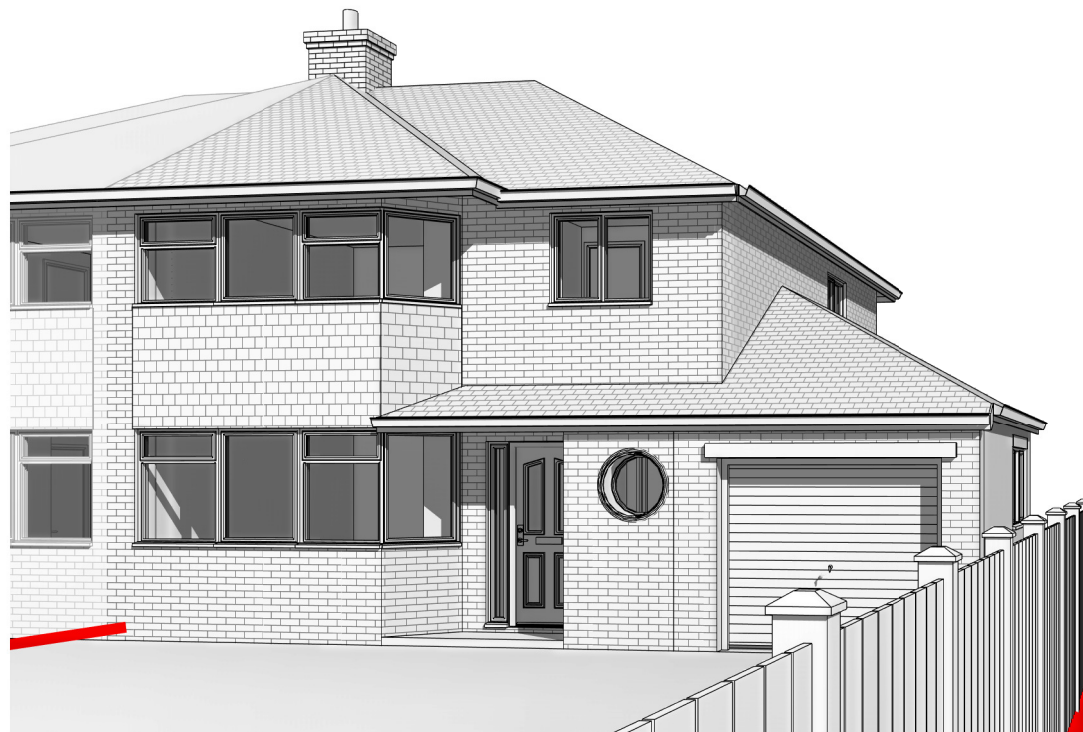
Existing Front Elevation
1 : 50



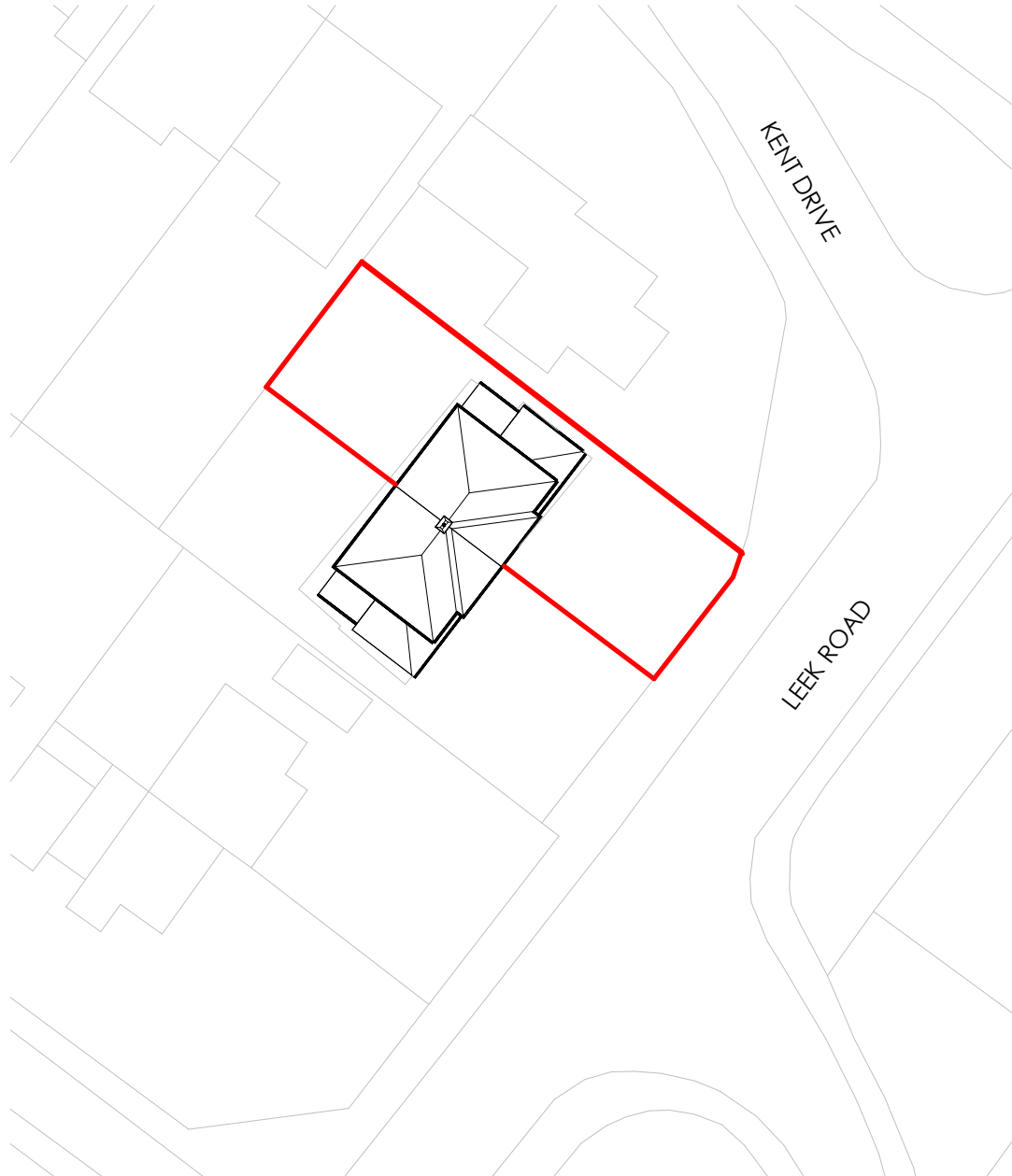
Existing Rear Elevation
1 : 50



Existing Side Elevation
1 : 50



Existing Front Visual



Existing Site Block Plan 1:500

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Rev.	Drawn	Comments	Date
1		Planning Application Submitted 23.08.24	Aug 2024

Proposed Material Notes:
Roof:
Existing: Existing roof tiles to be cleaned of moss and dirt, prior to construction condition of roof to be inspected.
Proposed: New roof to be finished with tiles to match existing in colour and style.
Walls:
Existing: Red brick walls in good condition, some repointing to rear walls of first floor to be cleaned and repointed.
Proposed: External walls to be constructed with internal block with insulated cavity to suit current building regs. External skin to match existing in colour and style. All brick soldier course features and lintels to match existing in colour and style.
Windows:
Existing: White UPVC windows to be removed within demolition of existing building
Proposed: All new windows to be anthracite grey to match existing new windows which have been installed prior to planning application.
Doors:
Existing: White UPVC doors to be removed during demolition
Proposed: All new doors to be anthracite grey to match existing new windows which have been previously installed prior to planning application.
Rainwater Goods:
Existing: Black UPVC
Proposed: Black UPVC Gutters and downpipes
Boundary Treatment:
Existing: No issues with existing boundary line dividing neighbouring property. 1.8m fence line to remain.
Proposed: Access to the side of the property to be paved to allow smooth surface for bins to be moved.

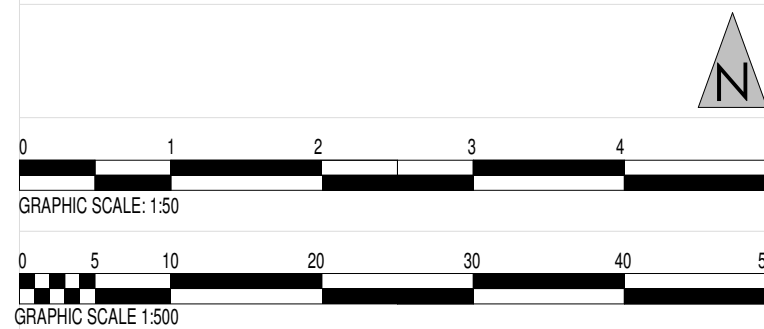
Other: Front Patch
Proposed: Front patch to provide threshold before entering the property. To be constructed with oak or similar timber construction to provide a modern yet characteristic visual to the front of the property relating to the surrounding area.

Existing Survey Notes:
- All red adm to be double checked before any work commences on site.
- Condition of existing structure good.
- Existing boiler and gas connection to be relocated before demolition of proposed extension to ensure house is livable during construction

General Notes:
- All new works to be carried out in accordance with the latest editions of the Building Regulations, British Standards/Codes of Practice, and Statutory Bye-Laws and recommendations.
- All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
- All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
- All structural timbers are to be c16 or c24 stress graded and pressure impregnated with an approved preservative.
- All glazing units to external windows and doors are to be double glazed and glass is to comply to BS6262 and BS EN1155 in all critical locations.
- Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for testing, encasing or stoppage of said services.
- Any electrical works to be carried out are to be under taken by an approved contractor and a member of E.C.A and all works are to comply with N.I.C.E.C and the electrical contractor is to provide a test certificate for all new works, which have been carried out.
- Any gas works to be carried out are to be under taken by a gas safe registered installer.
- All new water service installations shall comply with the water supply (water fitting) regulations 1999 and ACOP 18 legionella control regulations 1999.
- Provide mastic pointing to all external and internal reveals of openings in cavity wall construction.
- Provide and fix insulated DPCs to all cavity closer of opening in external walls.
- Close all cavities at eaves level with fire resistant insulated cavity closer.
- Any works that are carried out within close vicinity of party wall to be carried out after any required notification to adjoining owner under the terms of the party wall act 1996.
- Work Carried out under a building notice or prior to the approval of these drawings are done so at the contractors risk.
- All drainage information is indicative and must be confirmed on site prior to commencement.

CDM: The recipient of this drawing shall make themselves aware of any obligations under CDM 2015 (Construction Design and Management). The Designer has considered all foreseeable design risks involved with the architectural elements; however are not the Principle Designer's role.
For projects which will exceed 500 person days and/or will last more than 30 working days on site, work must not start on site before a Construction Phase Plan and possibly a Health and Safety file is in place. Client is responsible for ensuring that a Principal Designer and/or Principal Contractor has been appointed and the Health and Safety Executive have been notified.

Party Wall Act: The recipient of this drawing shall make themselves aware of any obligations under the Party Wall Act 1996. The information on this drawing is for indicative purposes and does not override any requirement within the act.



Client **James & Sophie**
Project **157 Leek Road
Endon
ST9 9EJ**
Title **Existing Survey**
Status **RIBA Stage 3: Planning**
Date **Jul 2024**
Scale @A1 **As indicated**
Project No Drawing No. Status Rev

2415-24-A0-003- P-1

PLANNING