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Contractors must verify all dimensions on site before commencing works. Contractors shall co-ordinate works with all other trades.

Planning Notes

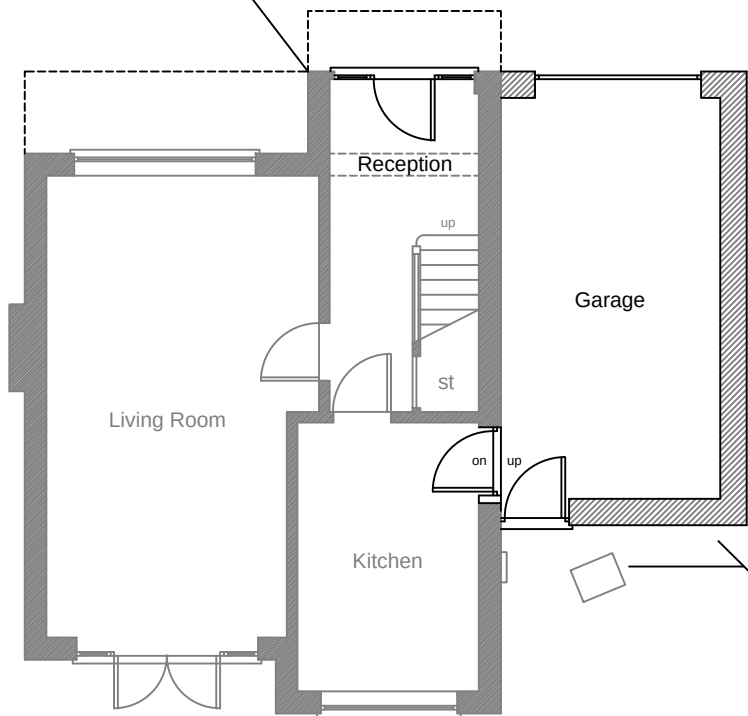
1. Unless otherwise specifically stated, all facing building materials to be used shall be selected to closely match the existing materials.
2. Any upper floor window located in a wall or roof slope forming a side elevation shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
3. This drawing is for planning purposes only. It should not be used for any other purpose such as Building Regulations submission.
4. Indicative steelwork and drainage layout TBC by Engineer at Building Regulations stage.
5. It is the Client's responsibility to check all boundaries are correct. Contact us regarding discrepancies prior to planning submission. Client to arrange Party Wall Consent if required.

Materials Legend

- Steelwork position above (indicative)
- Rooflight position above (indicative)
- Brickwork to closely match the existing bricks
- Rendered block finished to closely match existing
- Pitched roof with tiles to match existing
- Hung tile cladding with tiles to match existing
- Single Ply Flat Roof
- Obscured window to closely match existing frame style

Windows and Doors to closely match existing frame style

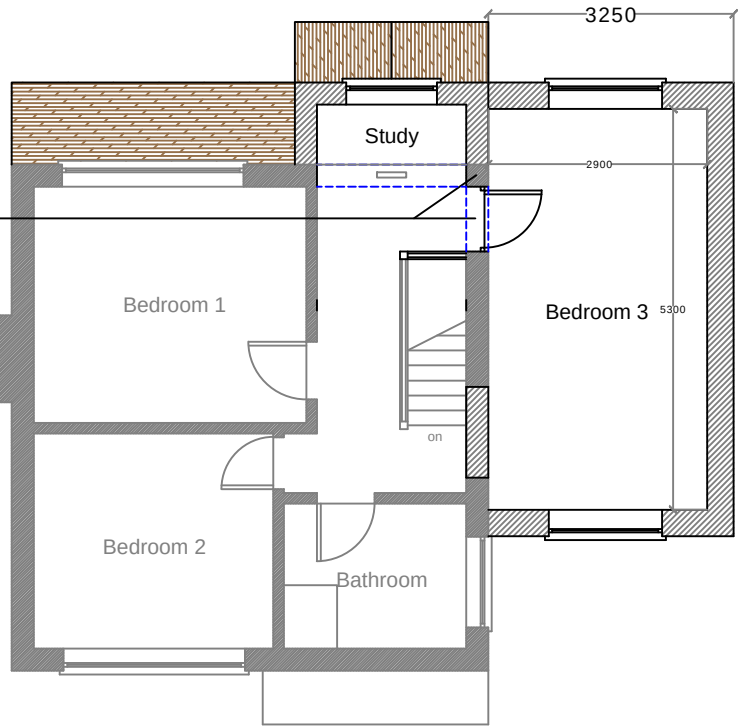
Assumed foundations are adequate to build first floor extension. TBC at Building Regulations Stage



Ground Floor Layout

Engineer to check if opening is feasible in loadbearing corner at Building Regulations Stage. Corner may need to be retained for structural stability

Drainage may conflict with proposed foundations, drainage assumed private within plot. TBC at Building Regulations Stage



First Floor Layout

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Client

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Project

Two Storey Extension

Drawing

Proposed Floor Plans

Scale

1:100 @ A3

For Use As Planning
Drawings Only

Drawn

RS

Date

April 2024

Drawing No.

ED24-038-03

Revision

A

