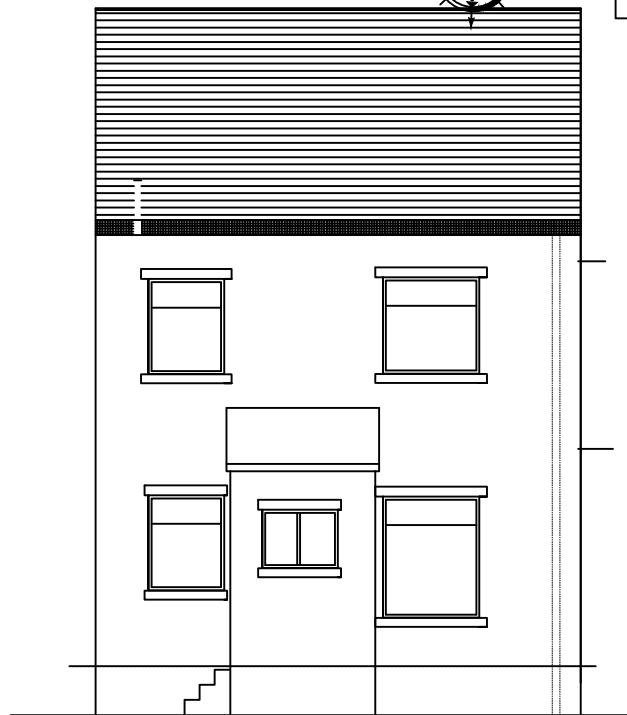


EXISTING SITE LOCATION PLAN: 1:250



EXISTING ELEVATION

Dormer to be clad with TILES to match existing roof, PVCu double glazed windows to BS5713
Dormer cheeks to provide min 60mins fire resistance to either sides

All guttering / down pipes to match existing

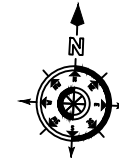
Rooflight sizes 800 x 900mm minimum 'Velux or similar approved ref. GGU centre pivot UPVC frame

Roof tiles to match existing

External brick to match existing



PROPOSED SITE LOCATION PLAN: 1:500



PROPOSED ELEVATION

Raised terrace area at same level as internal ground floor finish

1.8m high privacy screen to avoid overlooking

This drawing is not a working drawing and is only for the following:-

A. Planning Permission
NOTES:

FOUNDATION

Concrete foundation at a depth to suit site.

WALL

External brickwork finish to all elevations, insulated cavity, and block inner leaf with plaster.350mm thk wall

EXTERNAL DOOR

Entrance door to be full lite single hinged UPVC double glazed to match existing.

WINDOWS

All external windows to be UPVC Double glazed to match existing.

DRAINAGE

All drains to be connected to existing. Use 100mm pipe for S&VP connected to existing.

ROOF

Slates to match existing roof,

ELECTRICS

All electrics to Approved Document (P)

LIGHTING

All new light fittings to have luminous efficiency greater than 40 lumens / circuit - watt.

SMOKE DETECTORS (SD)

All smoke detectors to be mains wired & interlinked with battery back up.

HEATING

All new radiators to have thermostatic valves.

DAMP PROOFING

DPC to be minimum 150mm above finished ground level to both leaves of cavity & internal walls & be well lapped with DPM where applicable.

LOADBEARING BEAMS

All structural beams to be indicative only to SE design and recommendation upon approval of scheme.

GENERAL

Existing foundations, Lintels and walls to be checked on site for additional loadings.

All work to be in strict accordance with the current Building Regulations & to comply with all relevant British Standards & Building Codes of Practice. This is not a working drawing, All dimensions & levels must be confirmed on site by the contractor prior to commencement of work, and notify the agent of any discrepancies. if in doubt, ask. Vangaard D&A Ltd will accept no responsibility for any design errors. The position of all boundry lines are assumed based on information provided by the client. the client is under strict duty to confirm the actual location of all boundaries with his/her solicitors. this work is probably covered by the Party Wall Act and will require the client to write to their neighbor informing them of the work and obtaining their written consent. for further information the client is advised to consult a solicitor.

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|---|------|-------------|---|--------------------|
| PROJECT: PROPOSED DORMER WINDOW AND SINGLE STOREY EXTENSION @ 47 CLARKSON ST WF17 3DR | Rev. | Description | Vangaard D&A Ltd Park Lane Centre - Park Lane BD5 0LN - T 0800 644 0533 <small>COPYRIGHT This design is the copyright of Vangaard D&A Ltd and may not be reproduced in any form whatsoever without prior express written consent.</small> | Scale: 1:100 |
| | | | | Date: DEC 2024 |
| | | | | Drawing No. BC(0)2 |
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