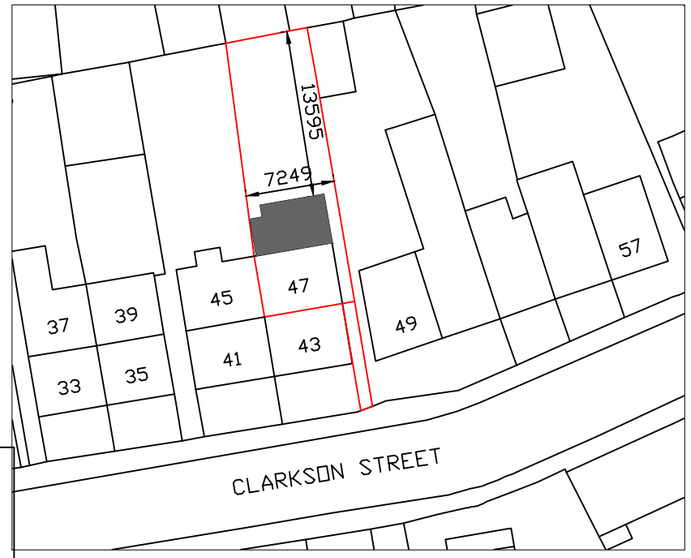
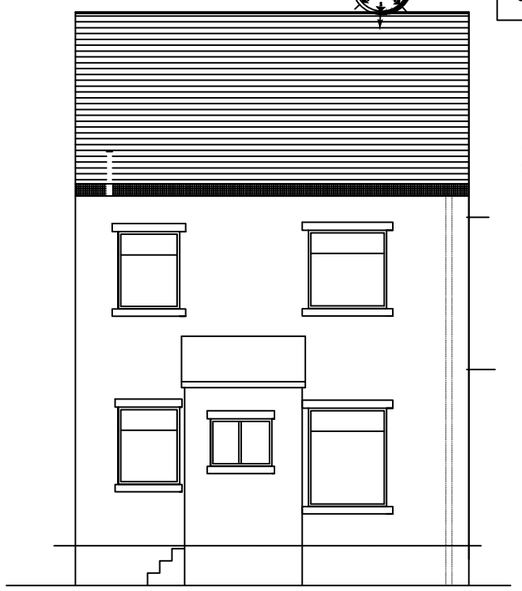
EXISTING SITE LOCATION PLAN: 1:250



PROPOSED SITE LOCATION PLAN: 1:500

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



EXISTING ELEVATION

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 ELEVATION

1.8m high privacy screen to avoid overlooking

Raised terrace area at same level as internal ground floor finish

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 dought, 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 boundries 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.

PROJECT:

PROPOSED DORMER WINDOW AND SINGLE STOREY EXTENSION @ 47 CLARKSON ST WF17 3DR

Rev.	Description

Vangaard D&A Ltd
Park Lane Centre - Park Lane
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Scale: 1:100

Date: DEC 2024

Drawing No. BC(0)2