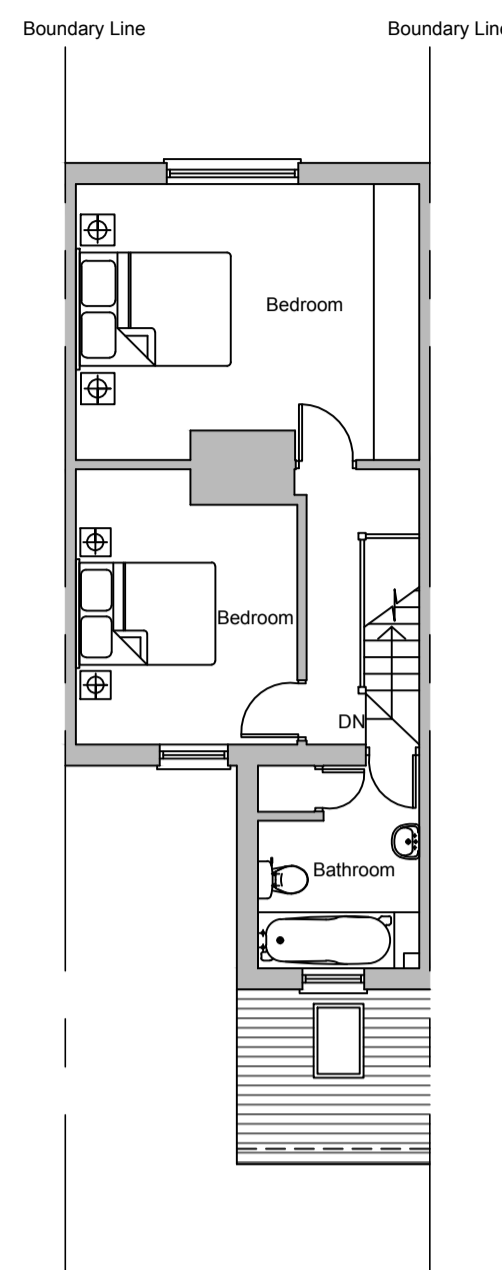
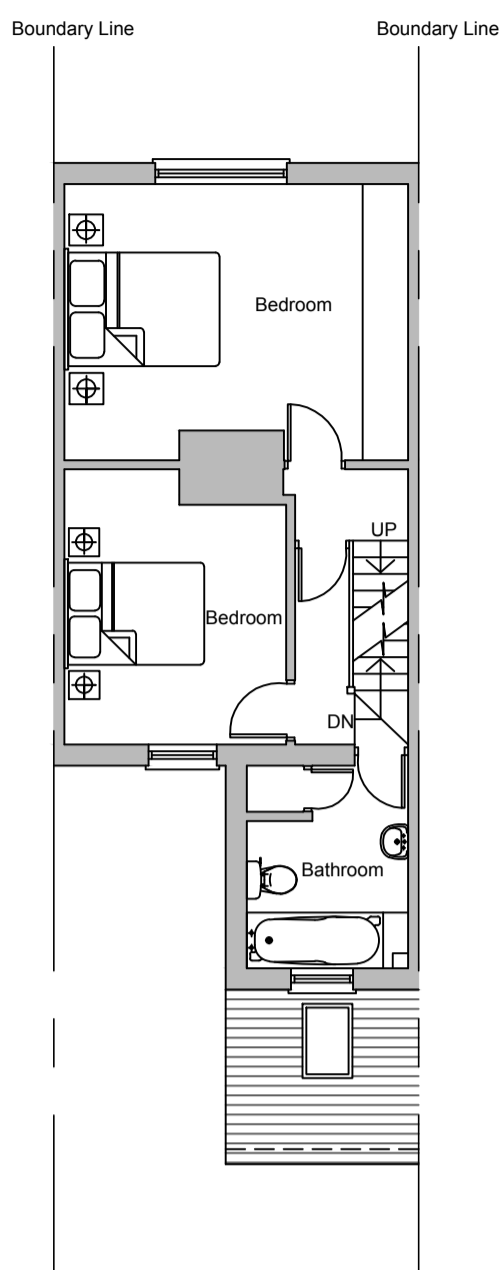


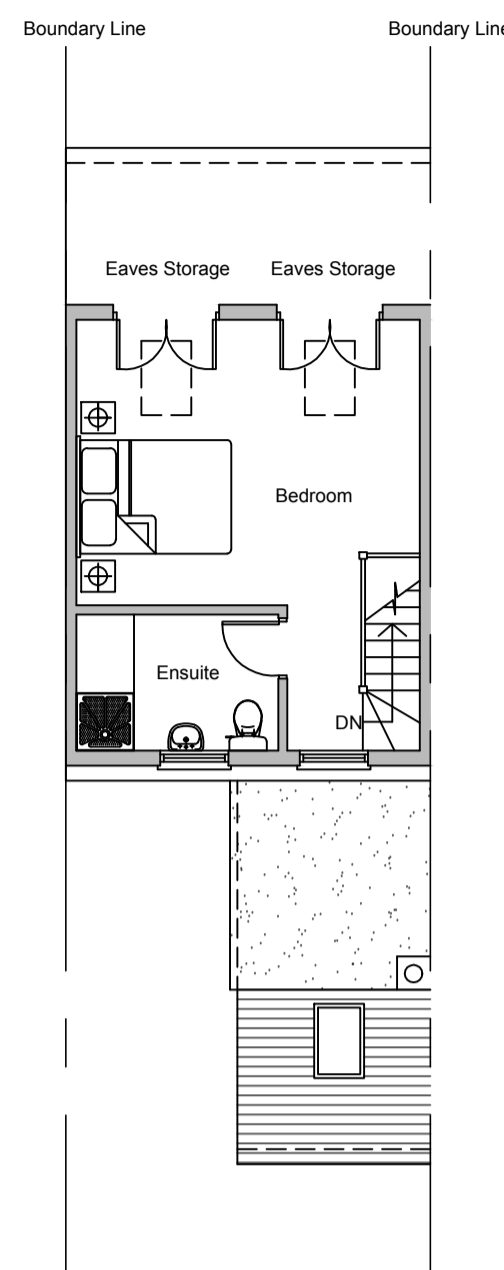
**Existing Ground Floor Plan
(No Changes)
Scale 1:100**



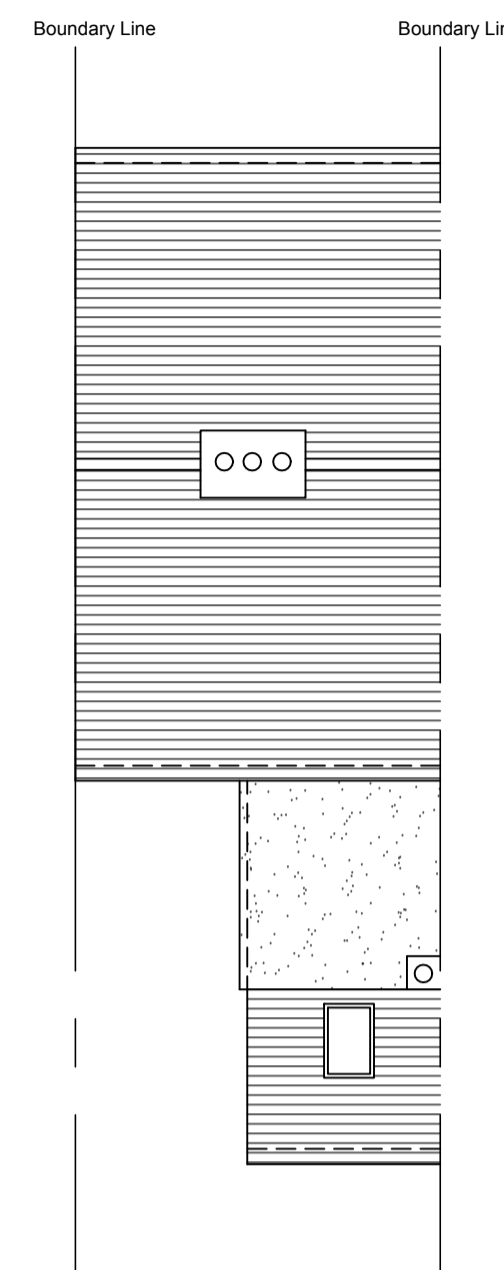
**Pre-Existing First Floor Plan
Scale 1:100**



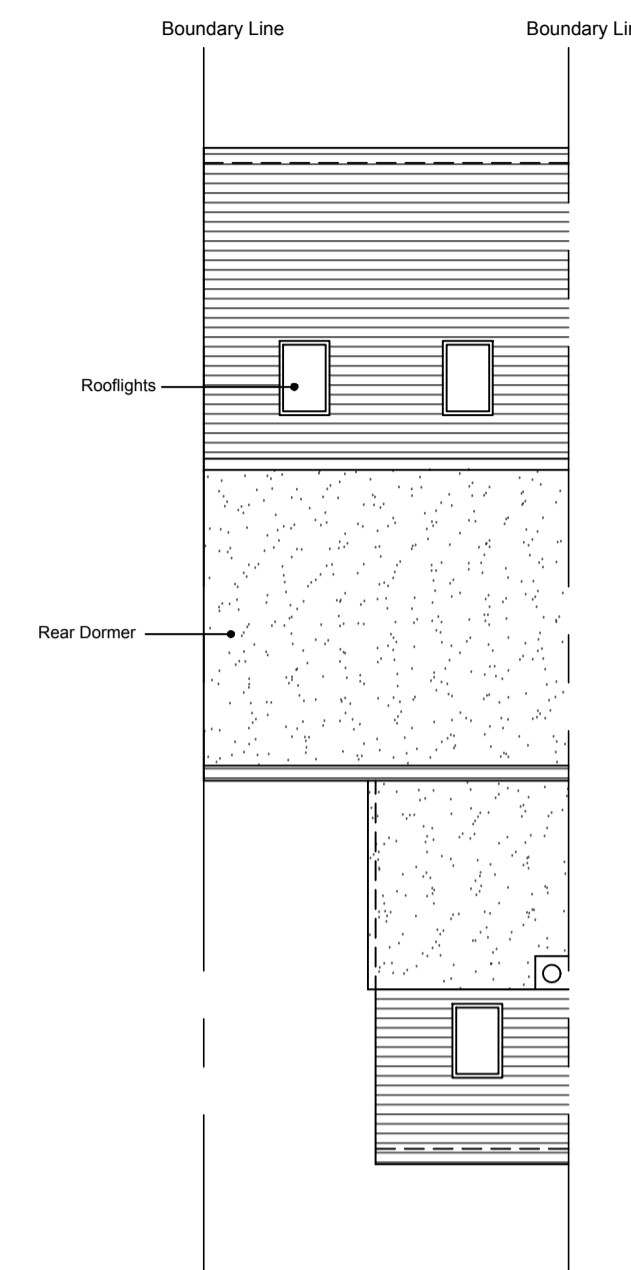
**Existing First Floor Plan
Scale 1:100**



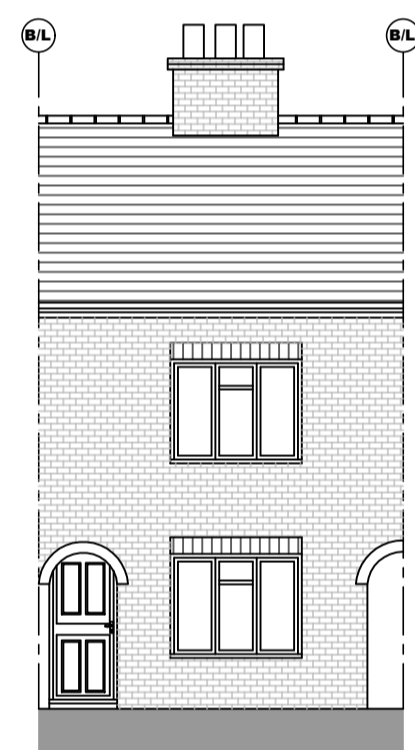
**Existing Loft Plan
Scale 1:100**



**Pre-Existing Roof Plan
Scale 1:100**



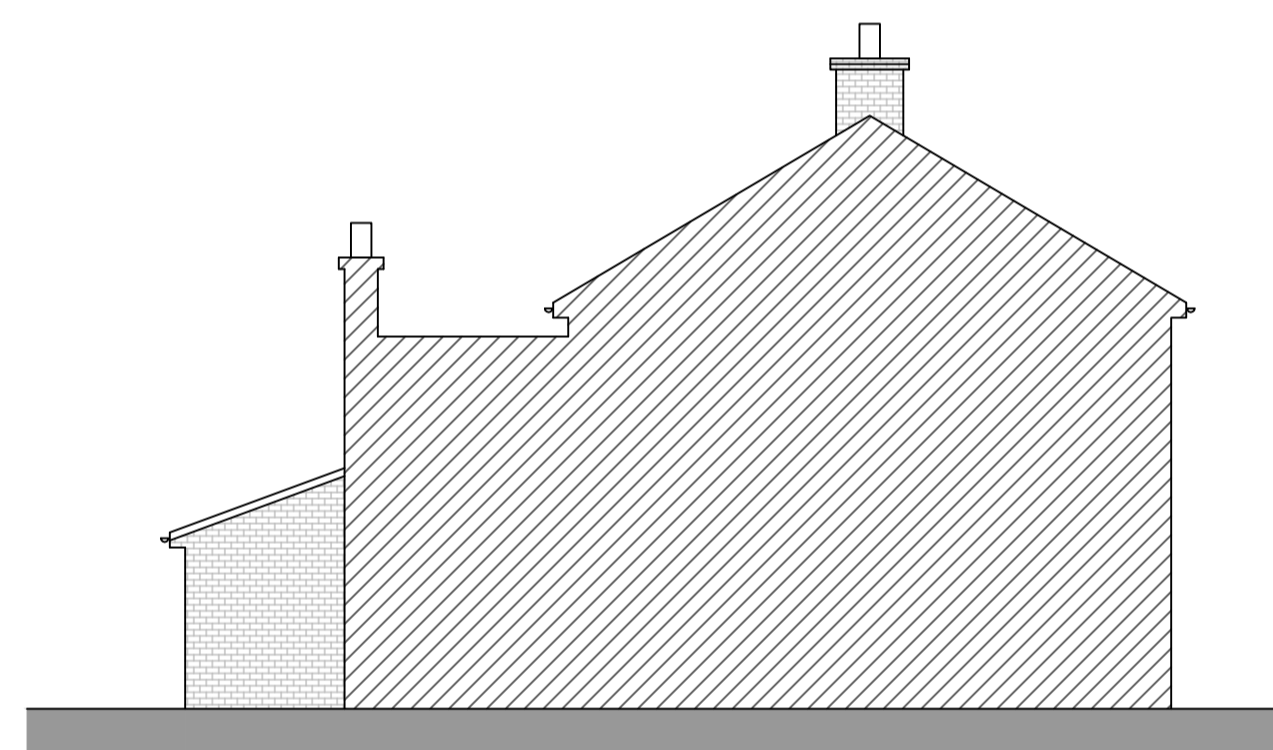
**Existing Roof Plan
Scale 1:100**



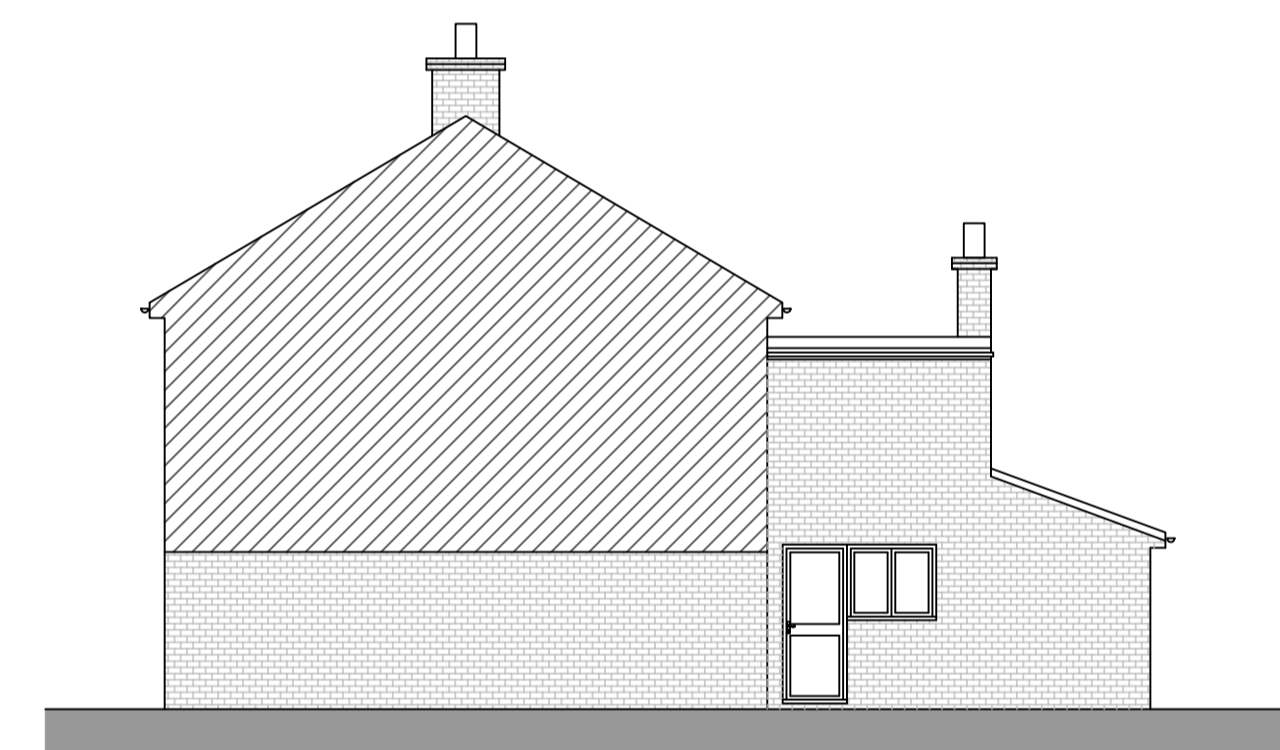
**Pre-Existing Front Elevation
Scale 1:100**



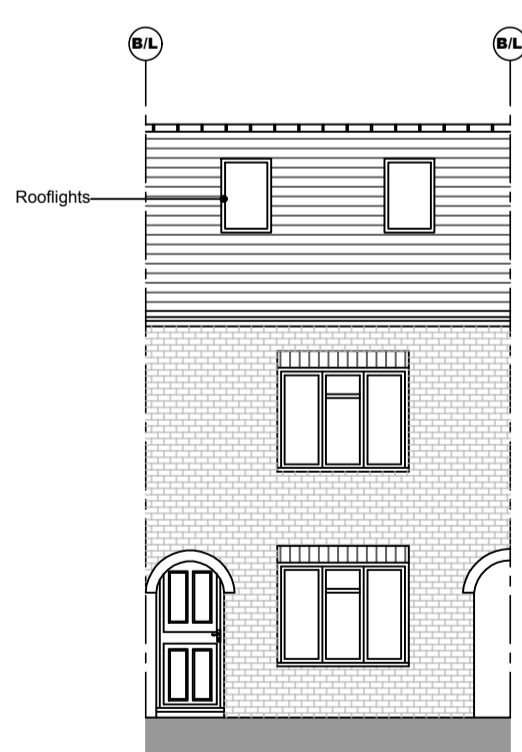
**Pre-Existing Rear Elevation
Scale 1:100**



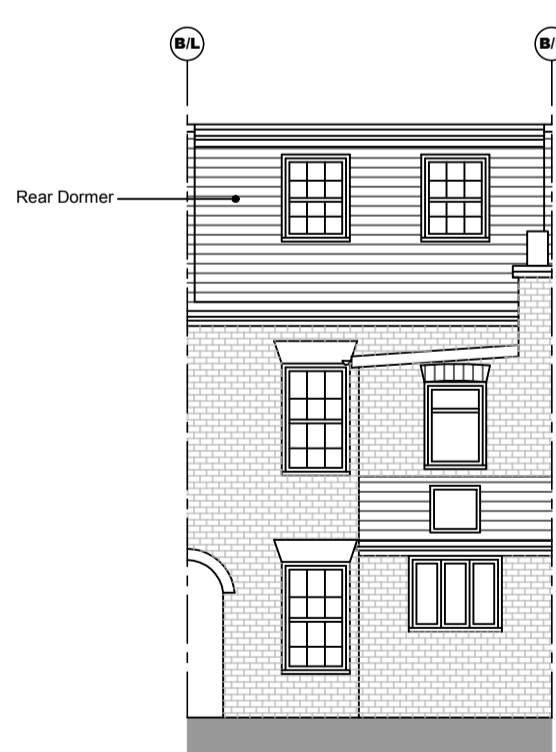
**Pre-Existing Side Elevation
Scale 1:100**



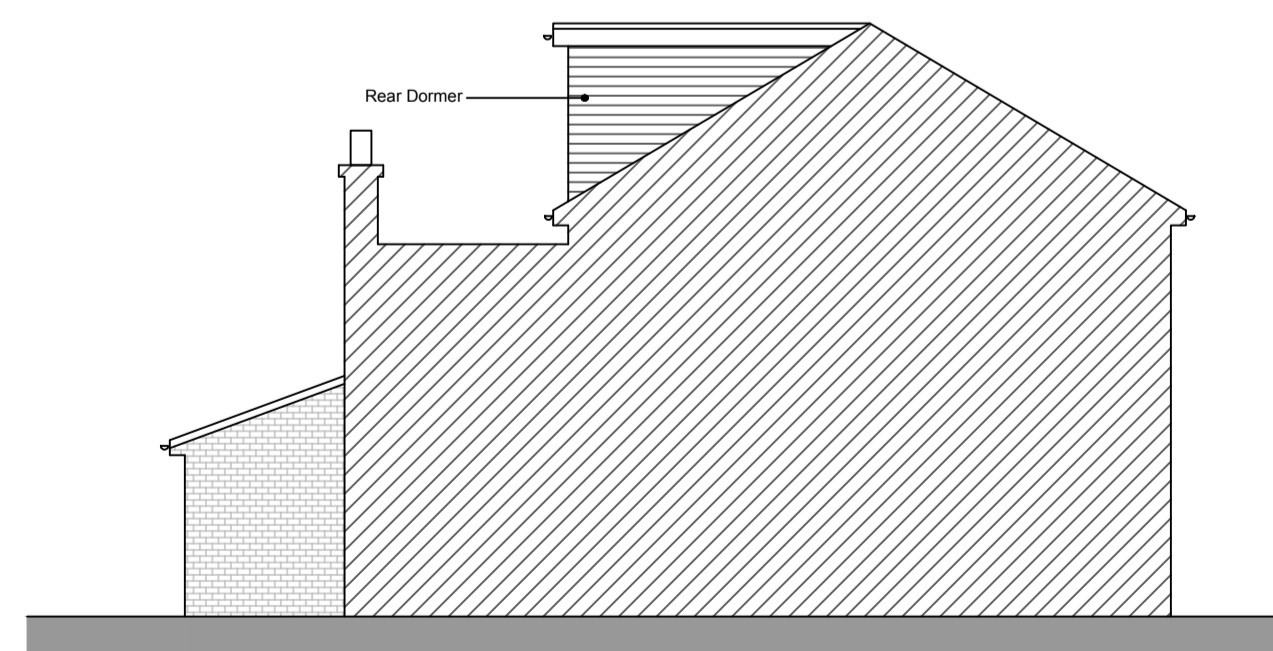
**Pre-Existing Side Elevation
Scale 1:100**



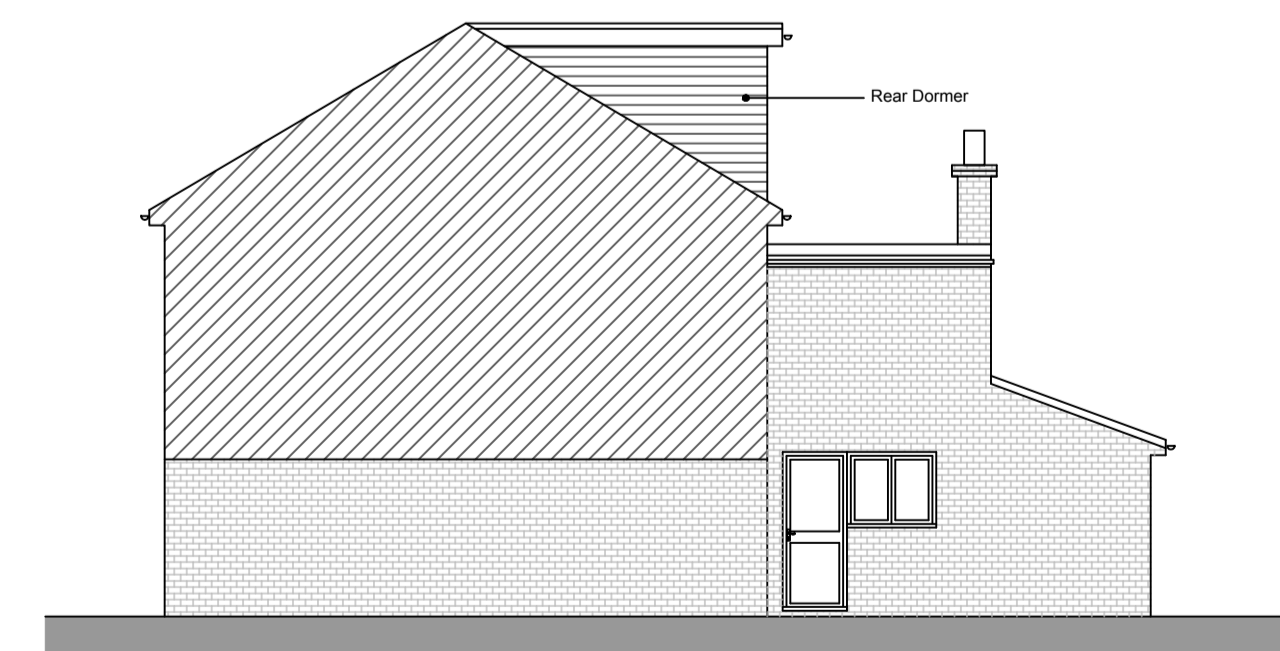
**Existing Front Elevation
Scale 1:100**



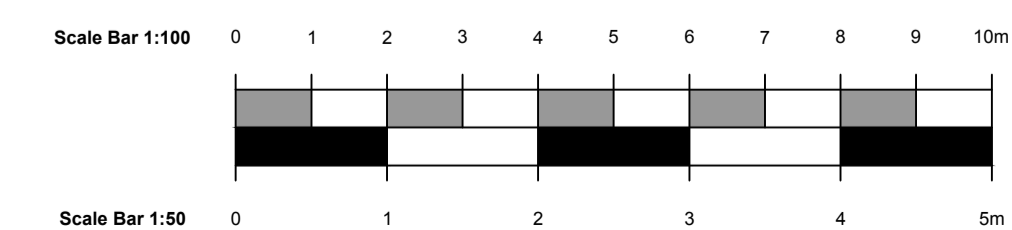
**Existing Rear Elevation
Scale 1:100**



**Existing Side Elevation
Scale 1:100**



**Existing Side Elevation
Scale 1:100**



General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential. Drawings are indicative for planning purposes only.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. (Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly. All dimensions in millimetres unless stated otherwise

KEY

(fd30) denotes 30min fire doors, fitted with 3 no 100mm steel hinges and intumescent strips, all in accordance with manufacturers instructions.

(ef) Mechanical extractor ducted to outside air. Shower/WC minimum 15 ltr/sec with separate switch 15 minutes overrun if windowless or fixed unopenable windows.

(sa) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted to ceiling on each floor within circulation areas at positions shown on plans. Minimum system to be grade D, category LD2 system complying to BS5839-6: 2004. Positions to be minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2: 2000. Testing and commissioning certificate should be provided on completion



**Richardson Architectural
Designs**

Project:

39 Cobden Road,
Sevenoaks,
Kent, TN13 3UB.

Title:

Loft Conversion With Rear Dormer.

Pre-Existing And Existing Plans And Elevations.

Scale 1:100 @ A1

Date April 2021

Drawn Heidi Mangold

Information	Planning	Building Regulations	Construction
	■		

Drawing No. RA1461/REV C/01