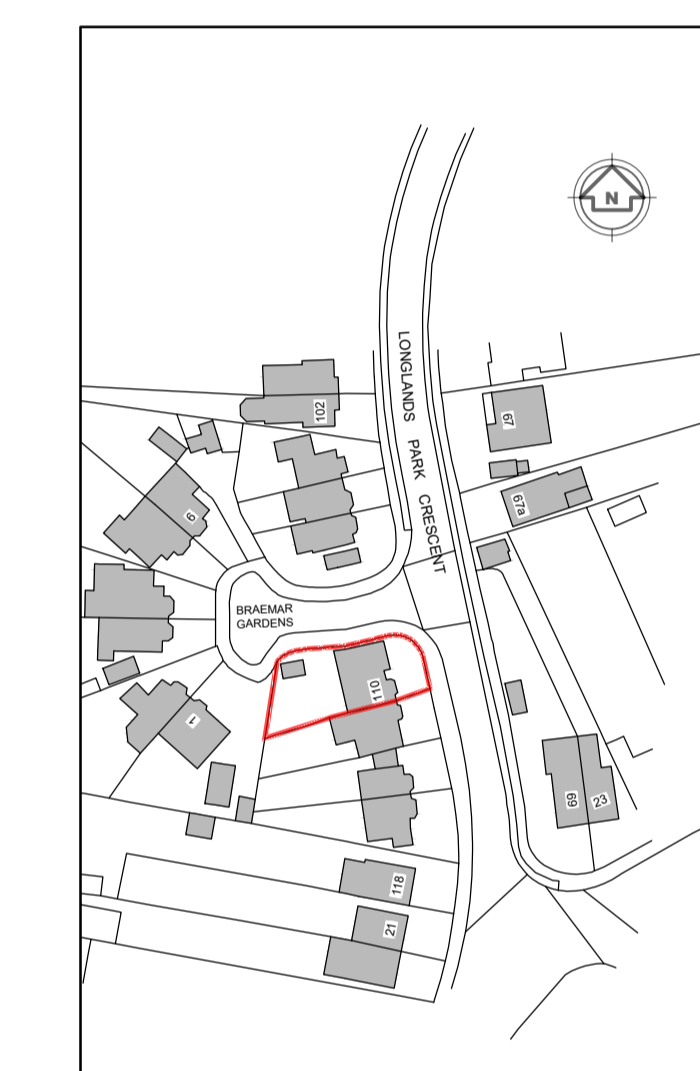
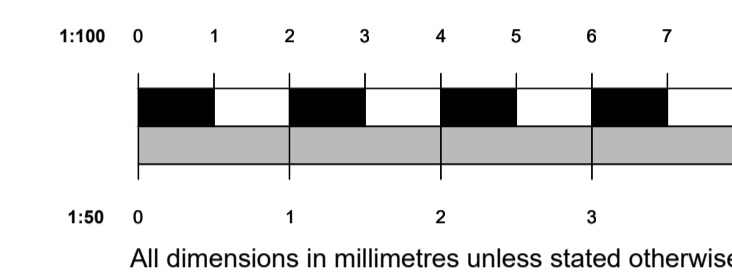


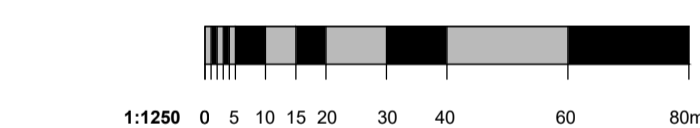
General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
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.

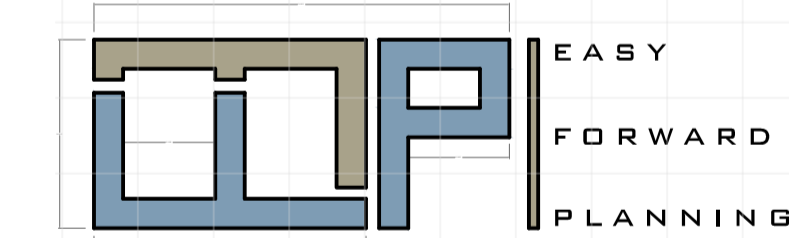
When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.



Existing Site Plan 1:1250



rev.	description	date	chkd.



t: 07787744404 e: efplanning@outlook.com

client: Mr Mehmet

address:
110 Longlands Park Crescent
Kent
DA15 7NQ

drawing title:
Existing - Proposed First Floor Plans and Side Elevations.

project:
Creation of a 3 bed dwelling to the side of No.110 with associated erection of a first floor side extension to side and part single part double storey to rear extensions.

drawn: Eralp Semi chkd: sch:

status: Planning date: July 2021

project no: EFP/21016 - 2

scale: 1:50, 1:100 at A1 rev no:

KEY

- (ew) Emergency egress windows at first floor bedrooms and any inner rooms, fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m²). Cill height should not be greater than 1100mm from finished floor level.
- (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 at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6: 2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2:
- (hs)

London Plan Minimum Requirements:

3 Bed 4 People (2 Storey) = 84m²
3 Bed 5 People (2 Storey) = 93m²

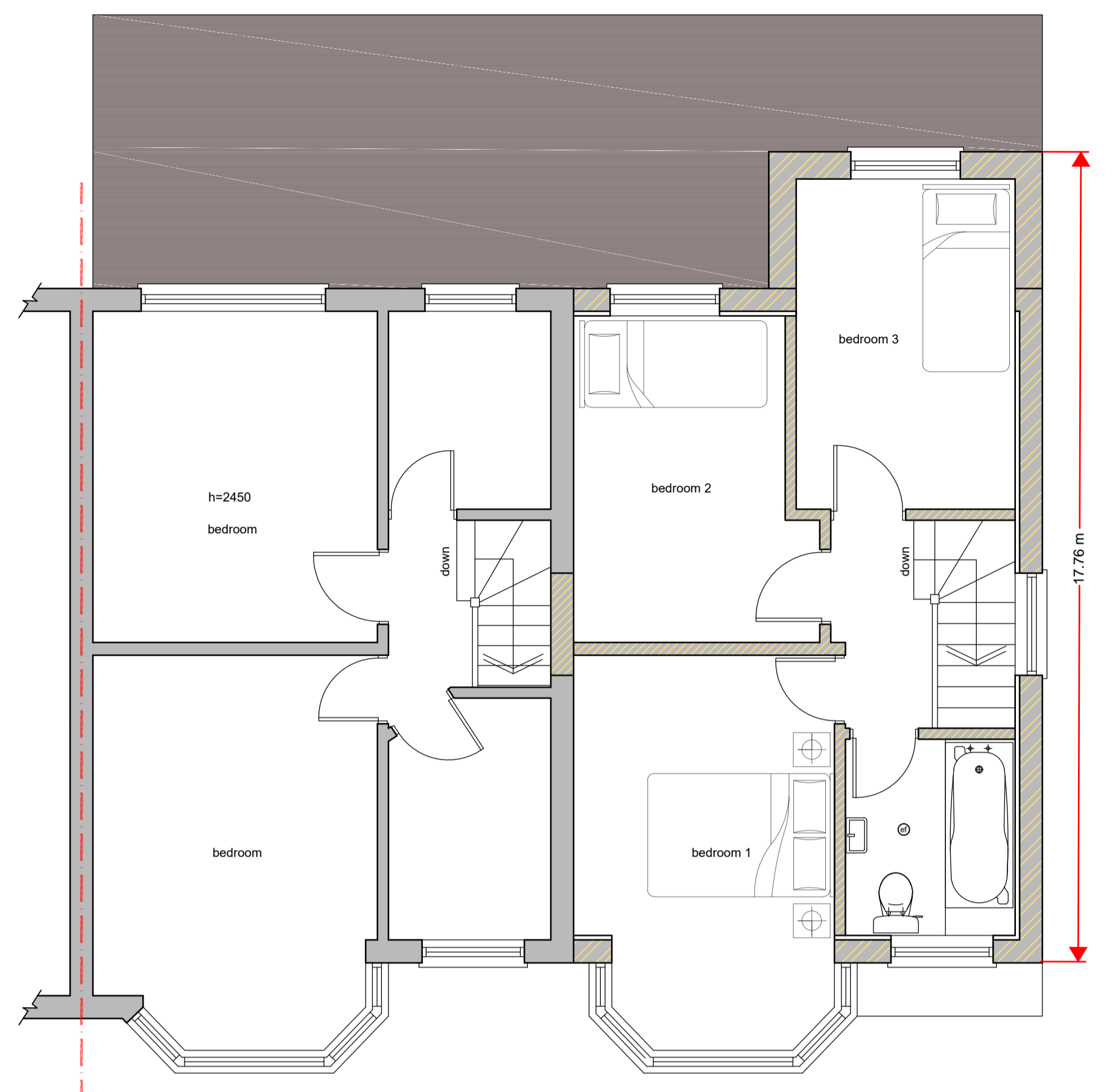
The minimum area of a single bedroom should be 8sqm. The minimum area of a double or twin bedroom should be 12sqm.

Lifetime Homes Reuirement's Applied:

- Internal walls (stud partition walls) to take adaptations
- Width of doors and hall allow wheelchair access
- Wheelchair Turning Circle (TC)
- Sockets, controls, etc to be at a convenient height
- Space for temporary bed
- Accessible entrance level WC
- Accessible threshold covered and lit

Bathrooms and WC walls:

- Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

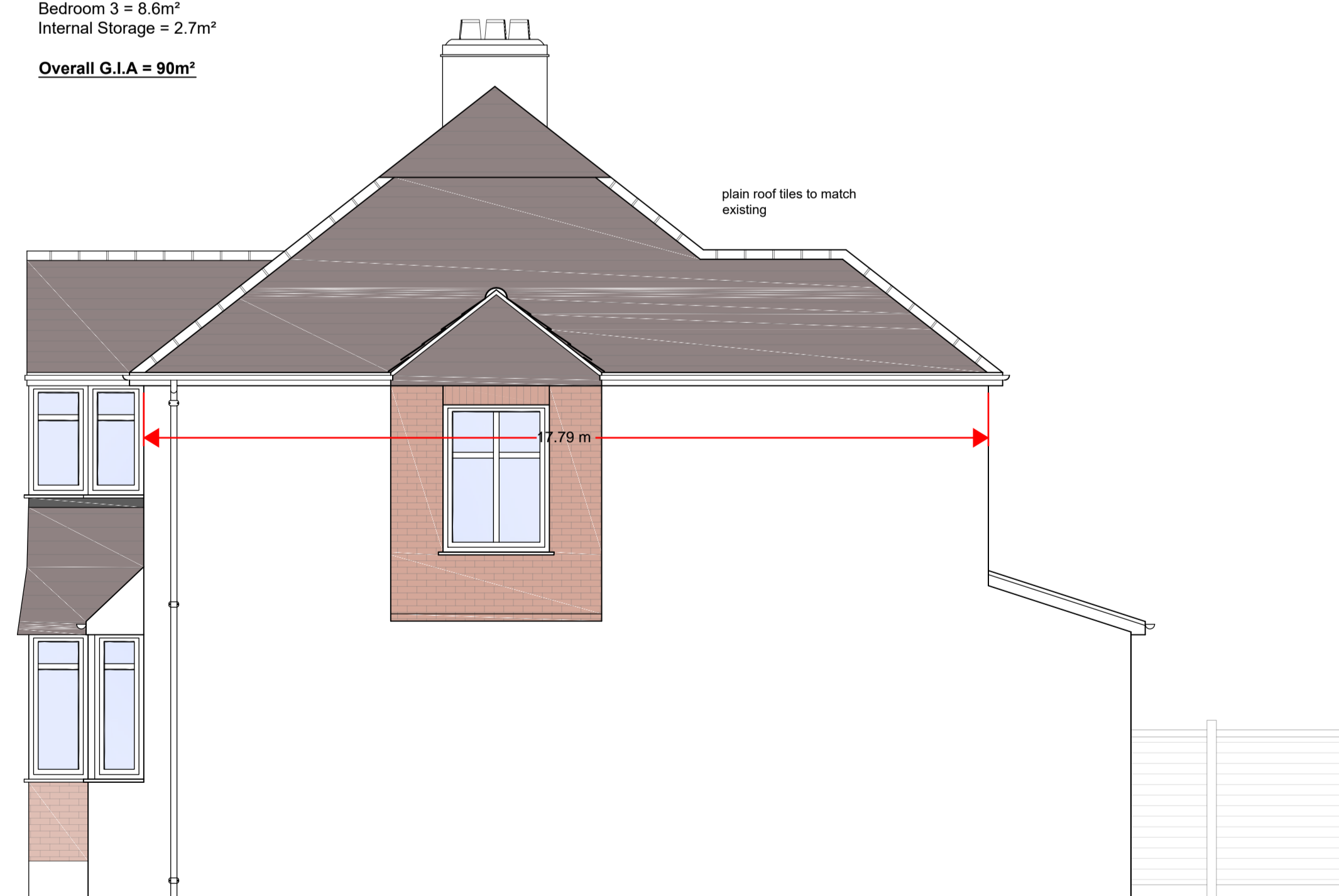


Proposed First Floor Plan 1:50

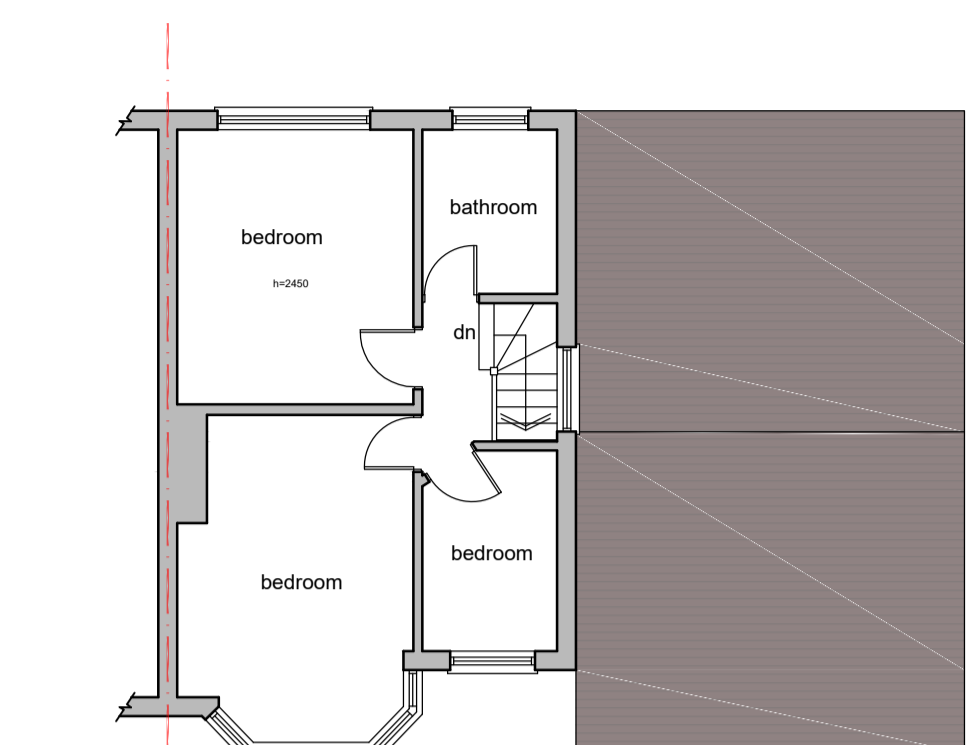
Floor Area of Proposed New Dwelling:

Living Room = 12m²
Kitchen/Dining Room = 25.7m²
Bedroom 1 = 12m²
Bedroom 2 = 8.8m²
Bedroom 3 = 8.6m²
Internal Storage = 2.7m²

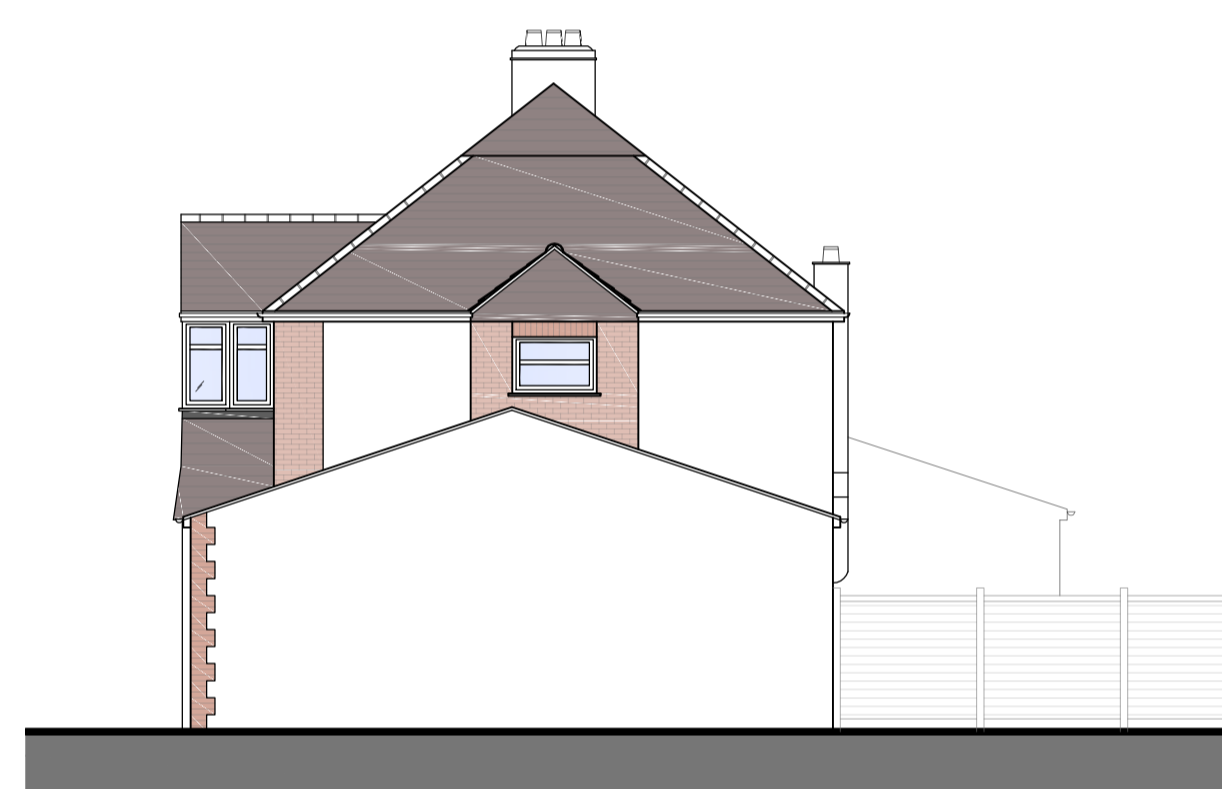
Overall G.I.A = 90m²



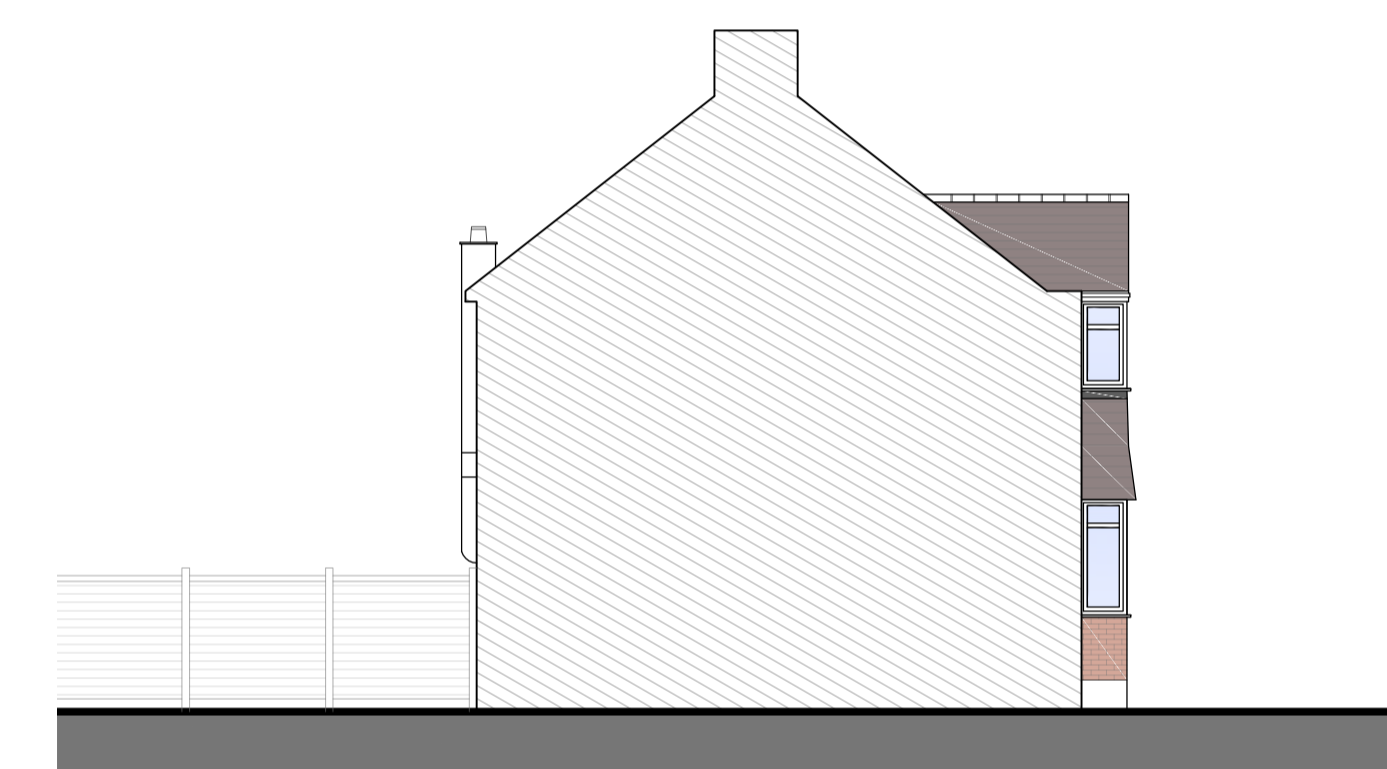
Proposed Side (Northern) Elevation 1:50



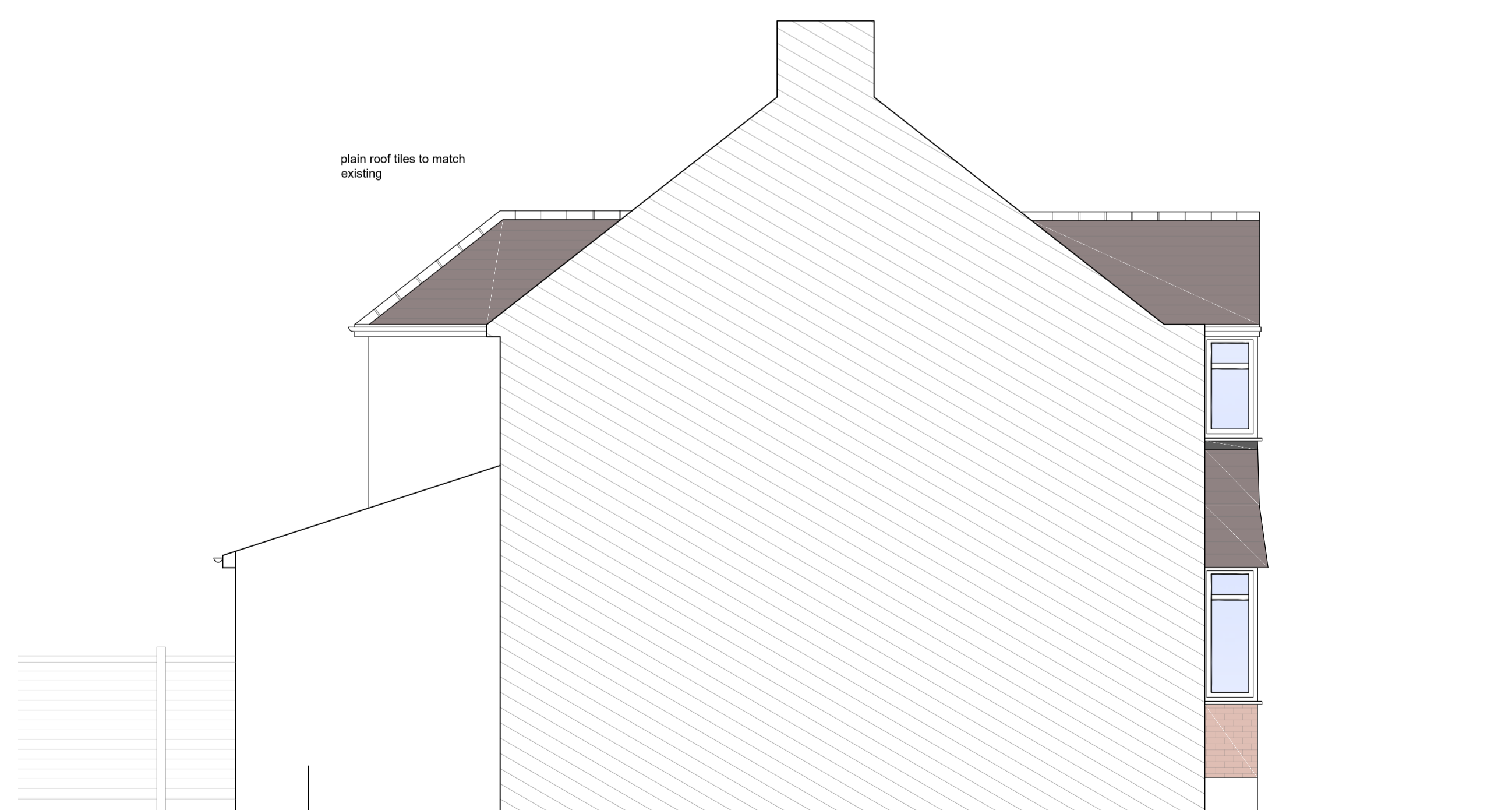
Existing First Floor Plan 1:100



Existing Side (Northern) Elevation 1:100



Existing Side (Southern) Elevation 1:100



Proposed Side (Southern) Elevation 1:50

facing bricks to match existing, as there won't be access to render and paint this flank