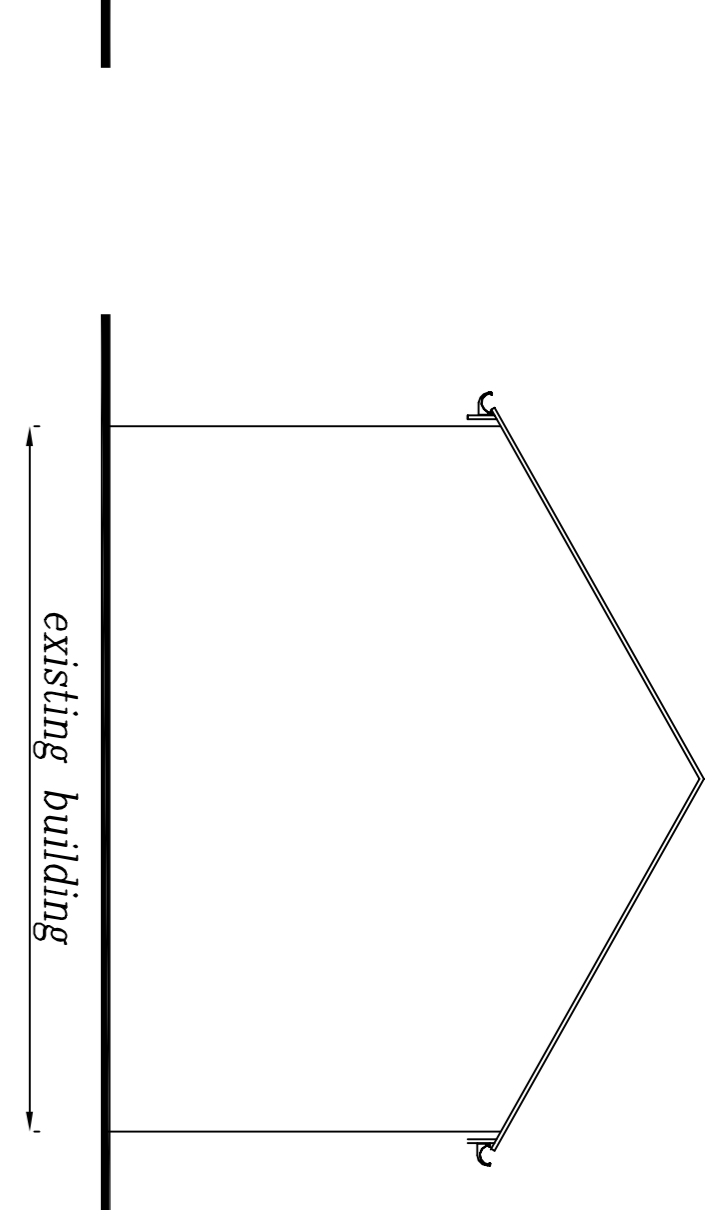
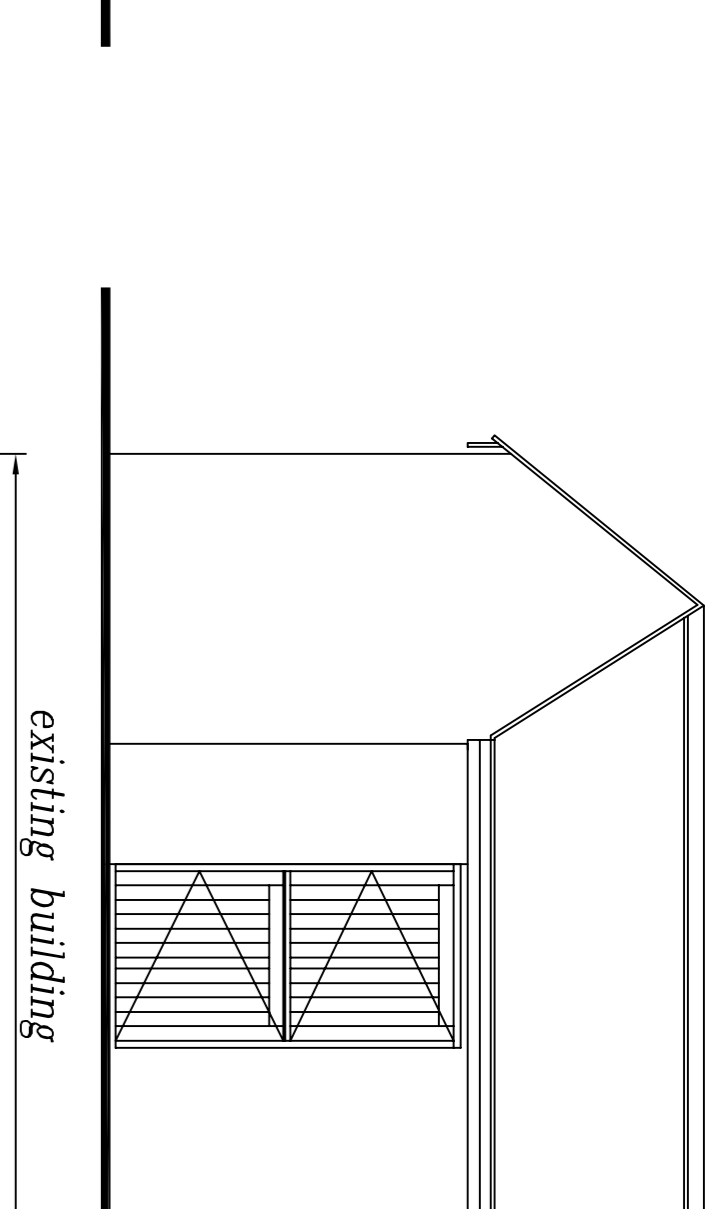


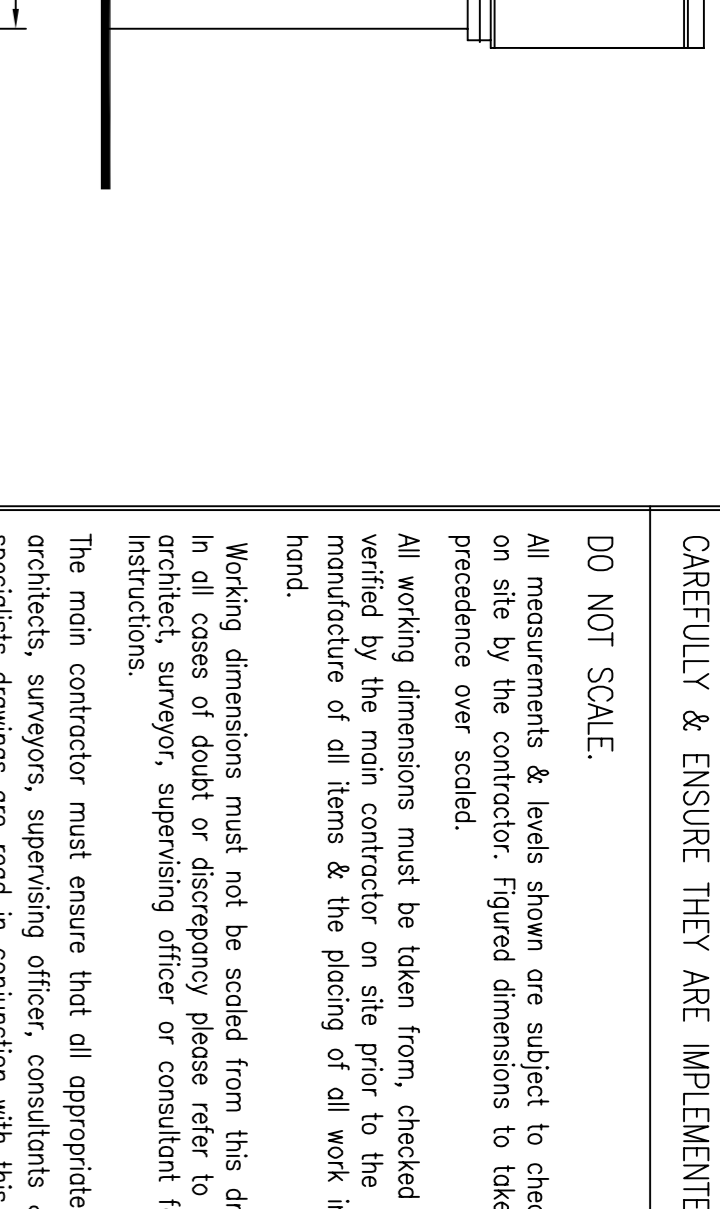
South West Elevation



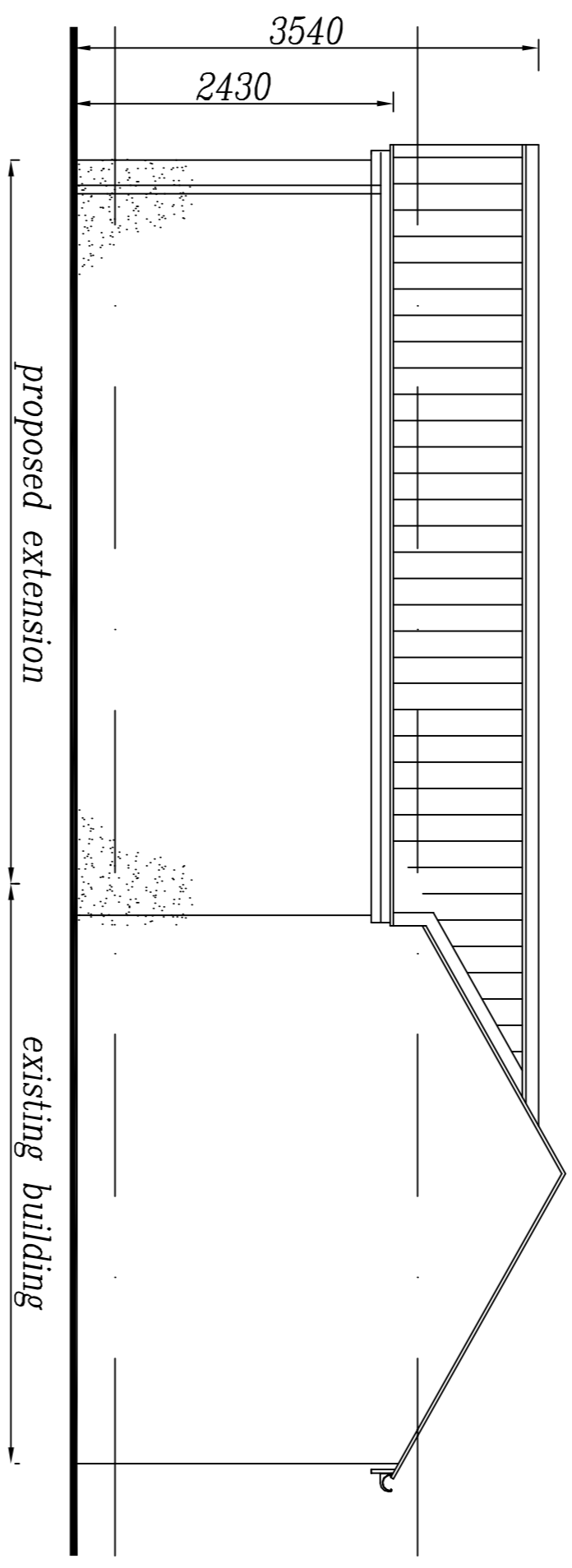
South East Elevation



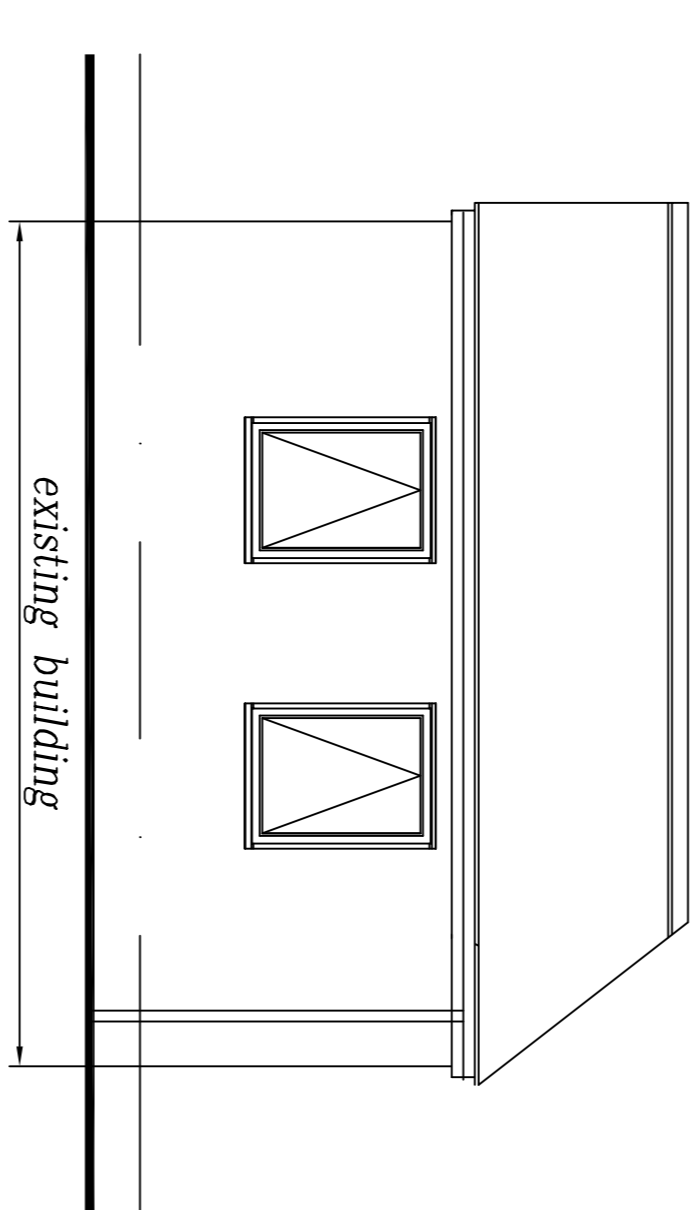
South East Elevation



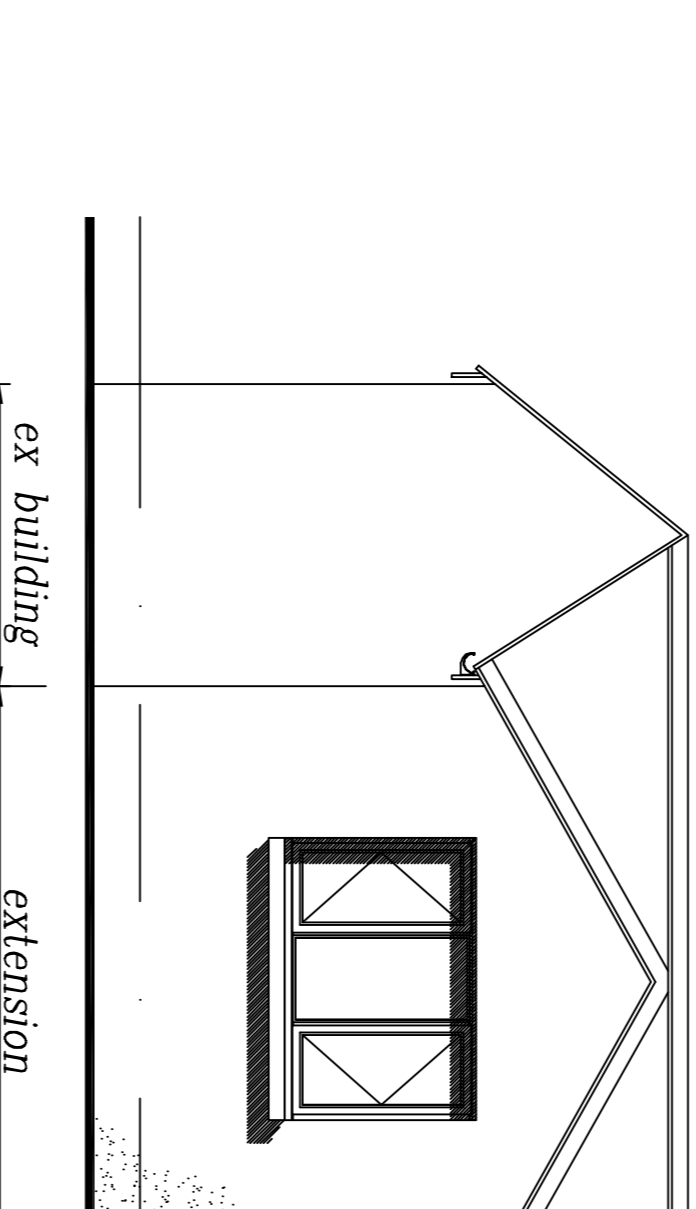
North East Elevation



South West Elevation



South East Elevation



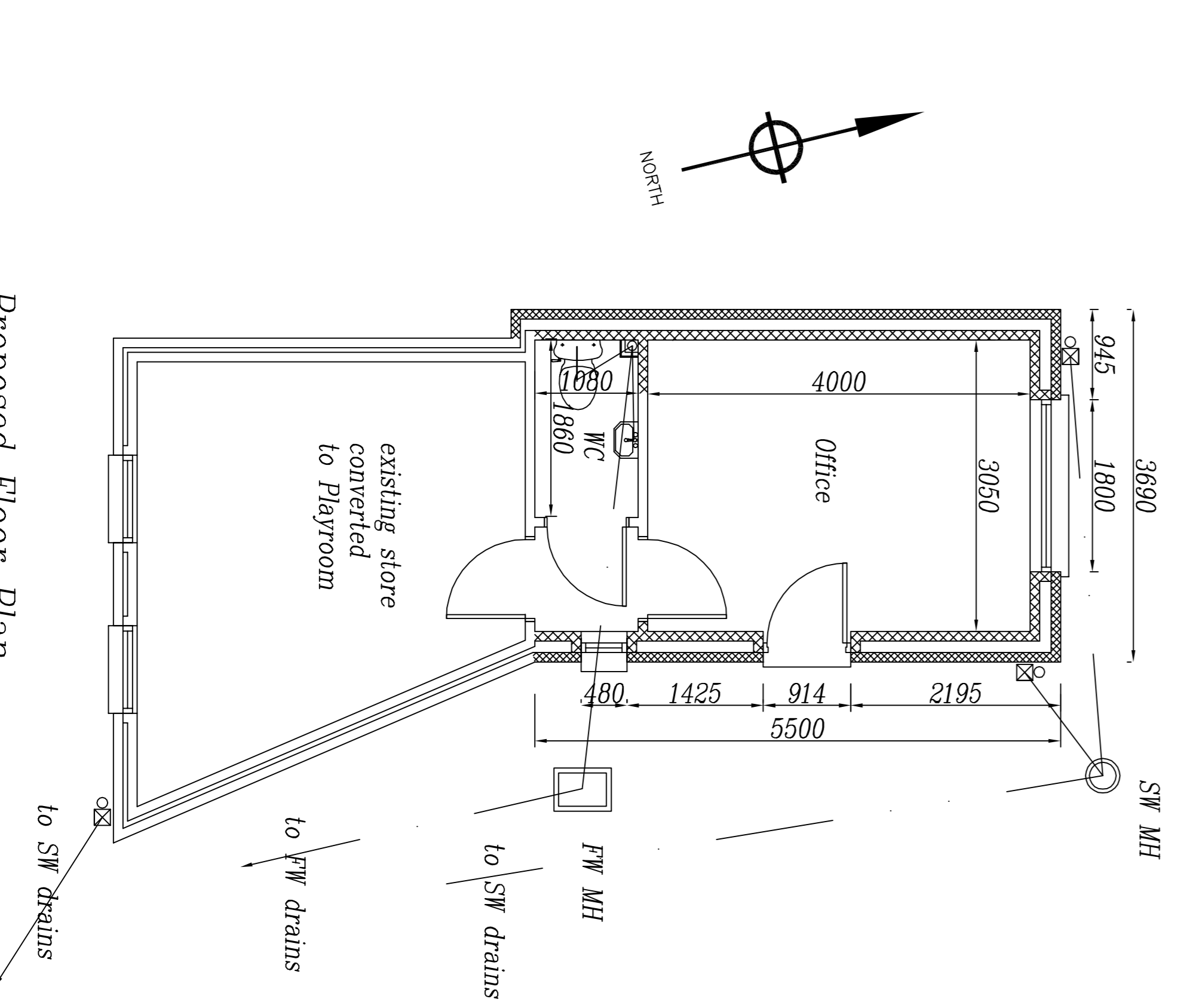
North East Elevation

- External Finishes**
- Ridges To match existing
 - Roof Interlocking tiles to match existing
 - Roof Pitches 30 deg
 - Walls Render to match existing
 - Fascias & Bargeboards White PVCu
 - Windows White PVCu double glazed casements
 - Rainwater Goods White PVCu
 - Front Door & Frames White PVCu

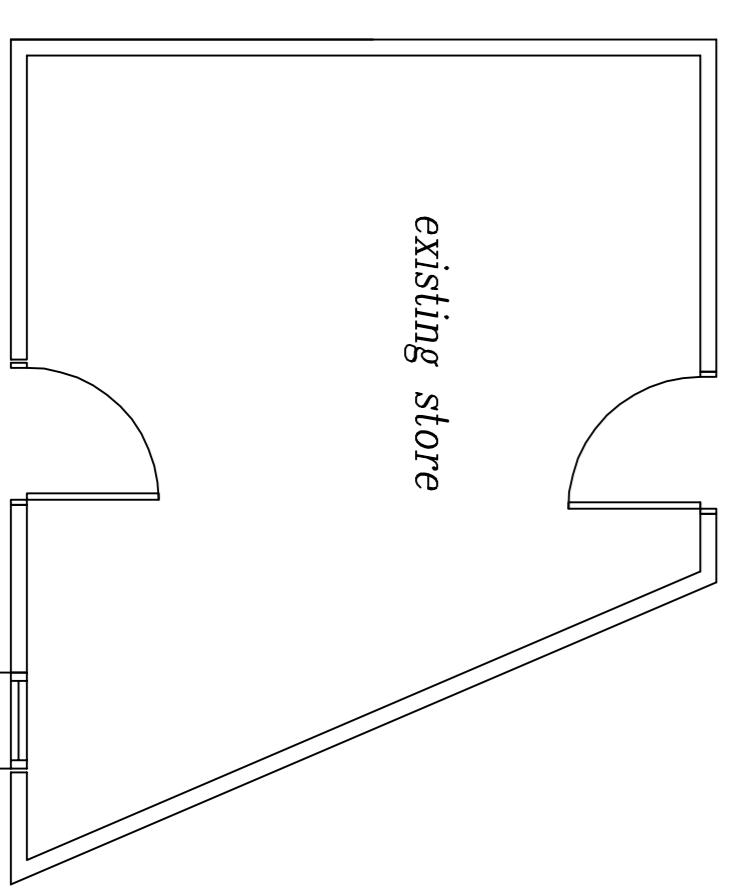
- Notes**
- Ⓐ all external and internal doors to be 2000mm wide or fitted door 2000mm wide
 - Ⓑ Main operated with battery back interlinked smoke detectors
 - Ⓒ Main operated with battery back interlinked heat detectors
 - Ⓓ Mechanical extractor fan ducted direct to external air
 - Ⓔ Obtain fire resistant self-closing door with intumescent strips and cold smoke stop seals

- NB 10MM EXPANSION GAPS TO DETAIL MUST BE PROVIDED AT 10,000 CSS
- MAX IN FACE BRICKWORK AND 4,000CSS IN BLOCKWORK MAX
- All first and second floor habitable rooms to have escape windows 600wide, 1050 high min and 1000 max from floor level to overall sill
- All first and second floor windows to fitted with restrictor stops to prevent falling and projecting hinges to permit easy cleaning

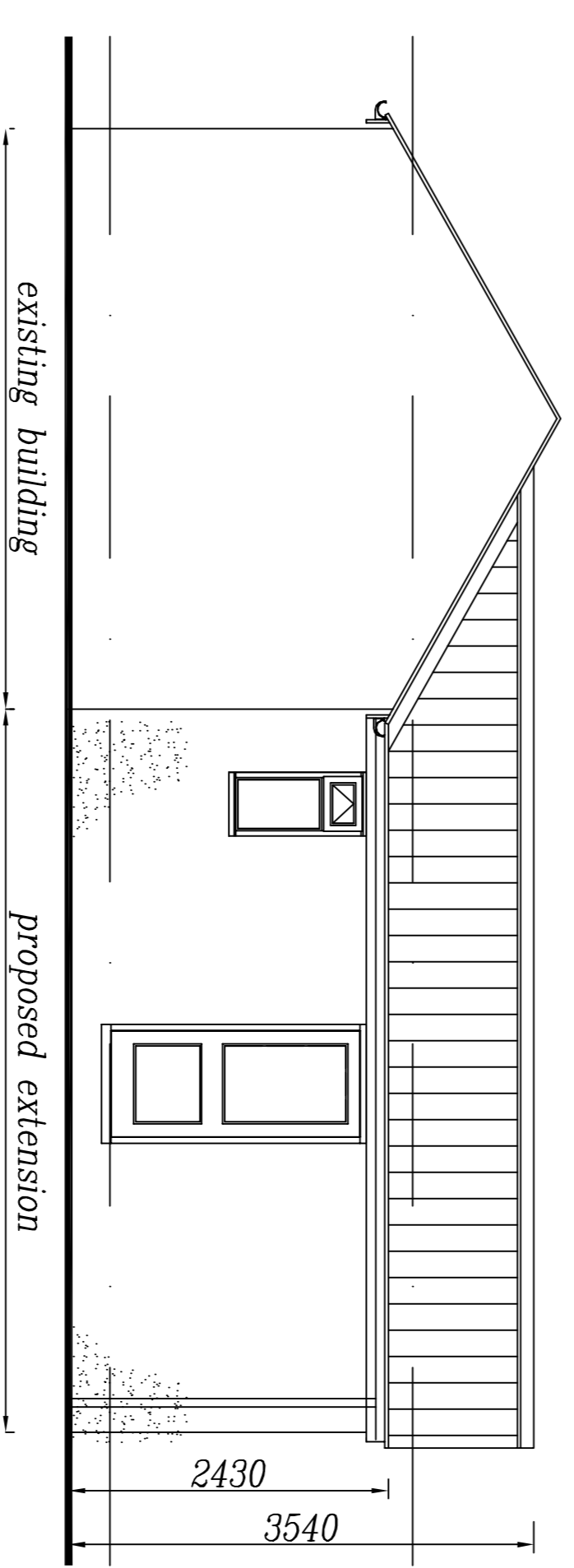
Note: In the event the any of the works are to be carried out in close proximity to a boundary/neighbouring property or to a party wall it will be necessary to notify all relevant parties of the impending works. Formal agreement to the works as required under the party wall act 1996 is to be obtained prior to commencing on site. If necessary a conditional survey of the neighbouring land or structures should also be undertaken prior to the works commencing.



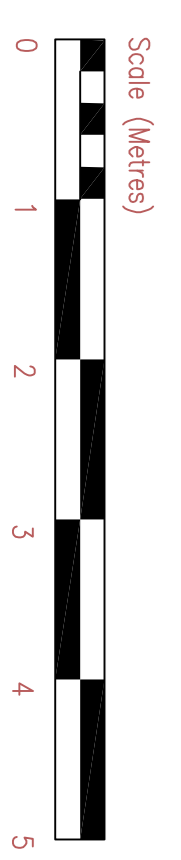
Proposed Floor Plan



Existing Floor Plan



Proposed Section AA



PLEASE READ THE FOLLOWING INSTRUCTIONS VERY CAREFULLY & ENSURE THEY ARE IMPLEMENTED.

DO NOT SCALE.
All measurements & levels shown are subject to checking on site by the contractor. Figured dimensions to take precedence over scaled.
All working dimensions must be taken from, checked &/or verified by the main contractor on site prior to the manufacture of all items & the placing of all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy please refer to the architect, surveyor, supervising officer or consultant for instructions.
The main contractor must ensure that all appropriate architects, surveyors, supervising officer, consultants &/or specialists drawings are read in conjunction with this drawing.

All work is to comply with the current building regulations, local authorities bye-laws stipulations & requirements of statutory bodies.
Serve all notices to the authorities concerned.
All work is to comply with the current editions of the British Standards Institution codes of practice.
All materials & components to comply with the current editions of the Building Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & to locate the positions and lines of all services (e.g. water, gas, electricity, telephone, refuelling, sewage etc.), on, over, under & around the site which could in any way affect the positioning of the buildings. Copies of the correspondence & a full report of the findings must be forwarded to the architect, surveyor, supervising officer or consultant before building works commence.
This drawing is copyright.

AMENDMENTS	
rev.	description.

M. John Crowther & Associates.
Architect, Surveyors
Planning Consultants

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Site: **Proposed Office and Playroom at 1 Sunnycroft, Portskewett, Monmouthshire. NP26 5RY**

Element/Revision: **Floor Plans and Elevations As Existing and Proposed**

PLANNING		Scales	
Drawn	Date	CAD Ref.	
MJC	12/11/21	C:\CAD\1466\1466-11A	
Checked	Date	Drawing No.	
		1466-11A	