

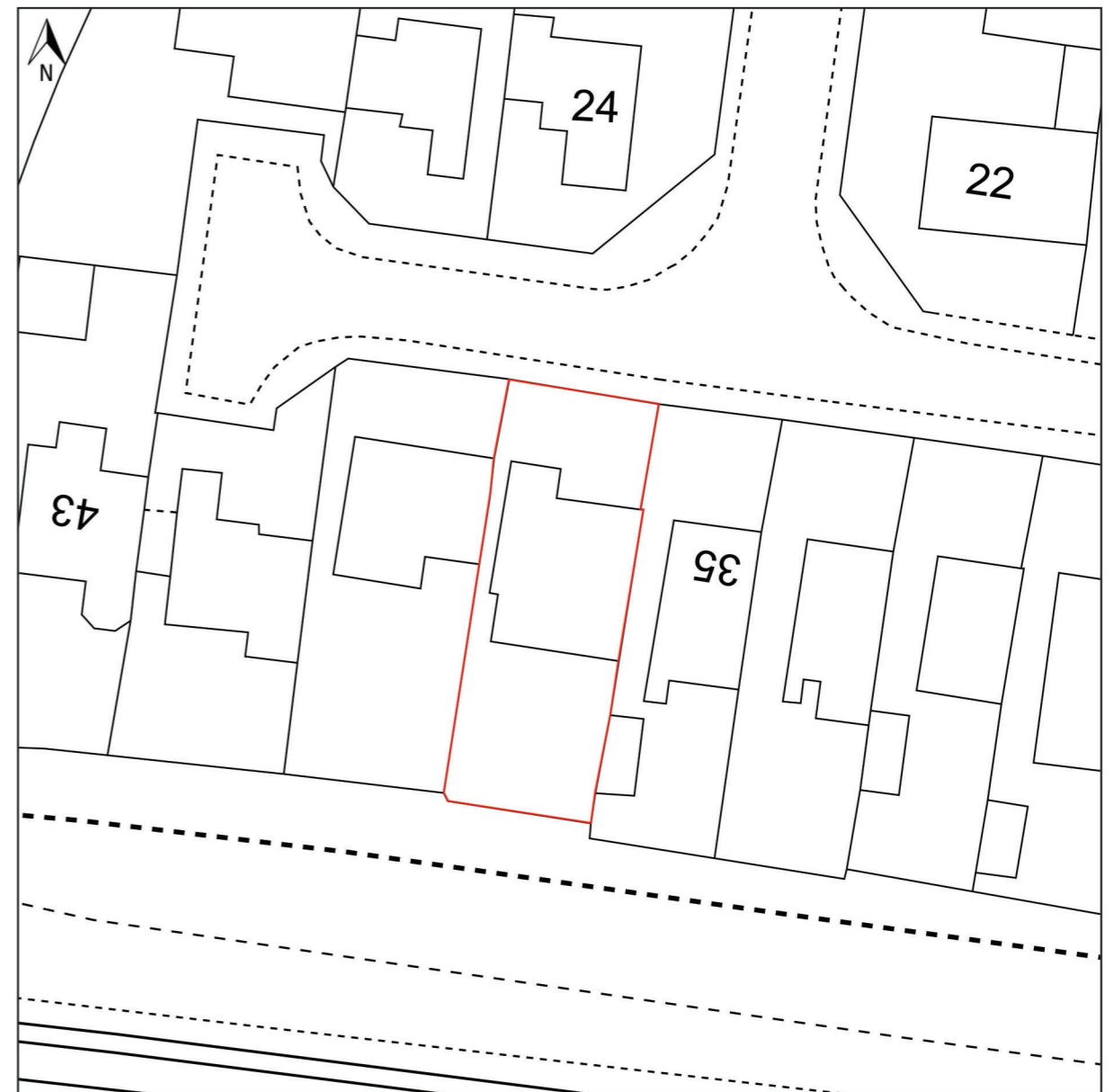
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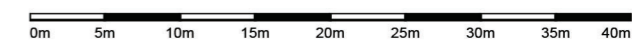
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Notes:

**Design Drawings**

**Description of Works:**

Garage and Loft conversion

**Client:**

King

**Site Address:**

37 Fernwood Drive  
Radcliffe on Trent  
Nottingham  
NG12 1AA

**Planning Permission:**

Not Approved

**Drawing Number:**

D301- 22/09/2023

**Drawing Revision:**

22/09/2023 - A

**Materiality:**

All materials to be as close as possible to existing.

**Building Control:**

Not Approved

**DRAWING NOTES**

This project involves converting the garage, which includes replacing the garage door with a front facing uPVC window to match the existing windows.

There is also a hip to gable loft conversion with new rear dormer that is within the allowable 50 cubic metres of additional roof volume. All new materials are to match the existing including the roof tiles, external brick and uPVC windows and doors. The dormer will be clad in a dark grey cladding that will be a similar colour and texture to the existing roof tiles.

**LEGAL NOTICE**

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and /or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control is at the customer's own risk. It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build.

It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management) Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

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