

All flashings, valleys, drips and soakers to the Lead Development Associations details

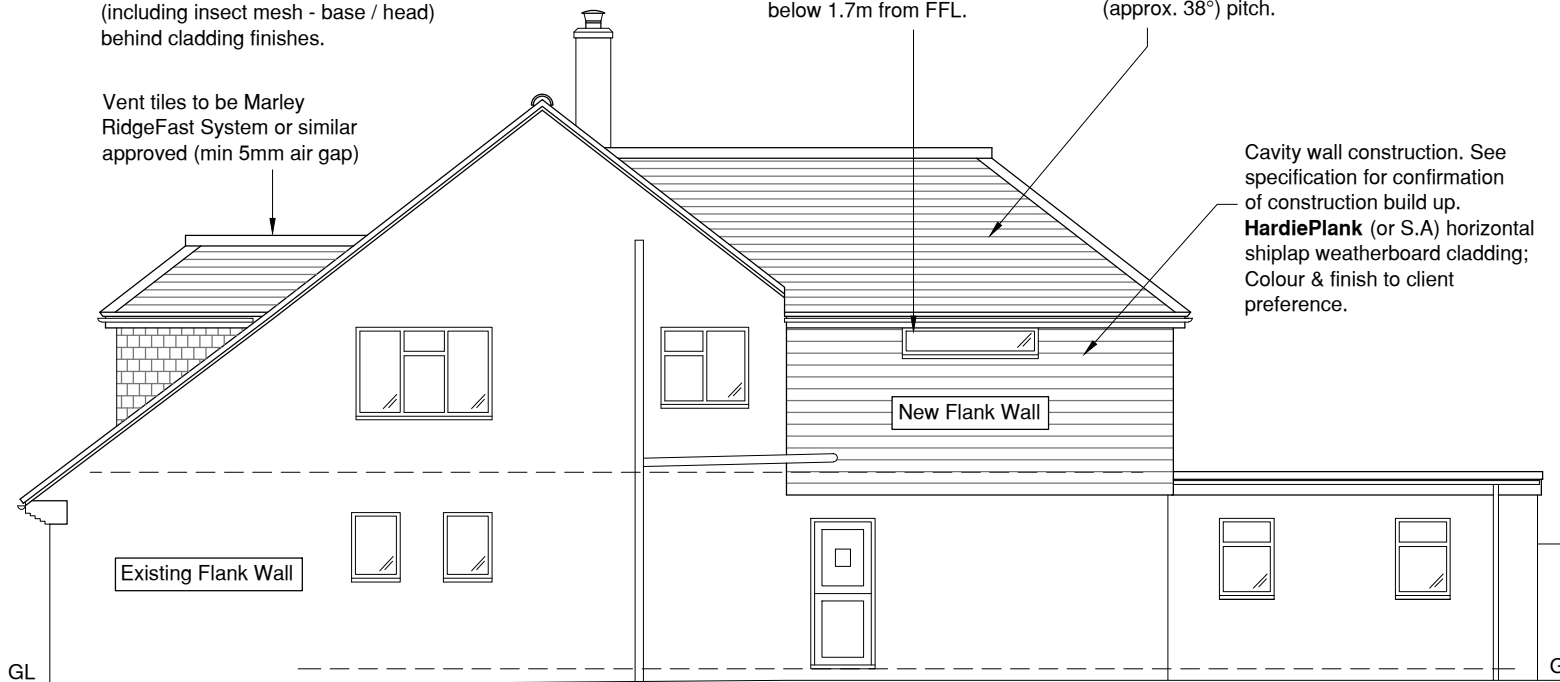
1 No. new pitched roof dormer with tile cad face and cheeks. Window and rainwater goods to match existing as near as possible.



Proposed Front Elevation

**Note:** Contractor to ensure continuous air path within external vertical battens (including insect mesh - base / head) behind cladding finishes.

Vent tiles to be Marley RidgeFast System or similar approved (min 5mm air gap)



Proposed Side Elevation

1 No. new side facing (obscure) double glazed window to be non-openable below 1.7m from FFL.

Interlocking concrete roof tiles to match existing in style, colour & headlap and to be suitable for (approx. 38°) pitch.

Cavity wall construction. See specification for confirmation of construction build up. **HardiePlank** (or S.A) horizontal shiplap weatherboard cladding; Colour & finish to client preference.

Cold (ventilated) Roof - Insulation between and over ceiling joists (see specification for construction build up).

Lead lined valley (laid to falls to rear) at abutment of new roofs and to discharge as indicated.



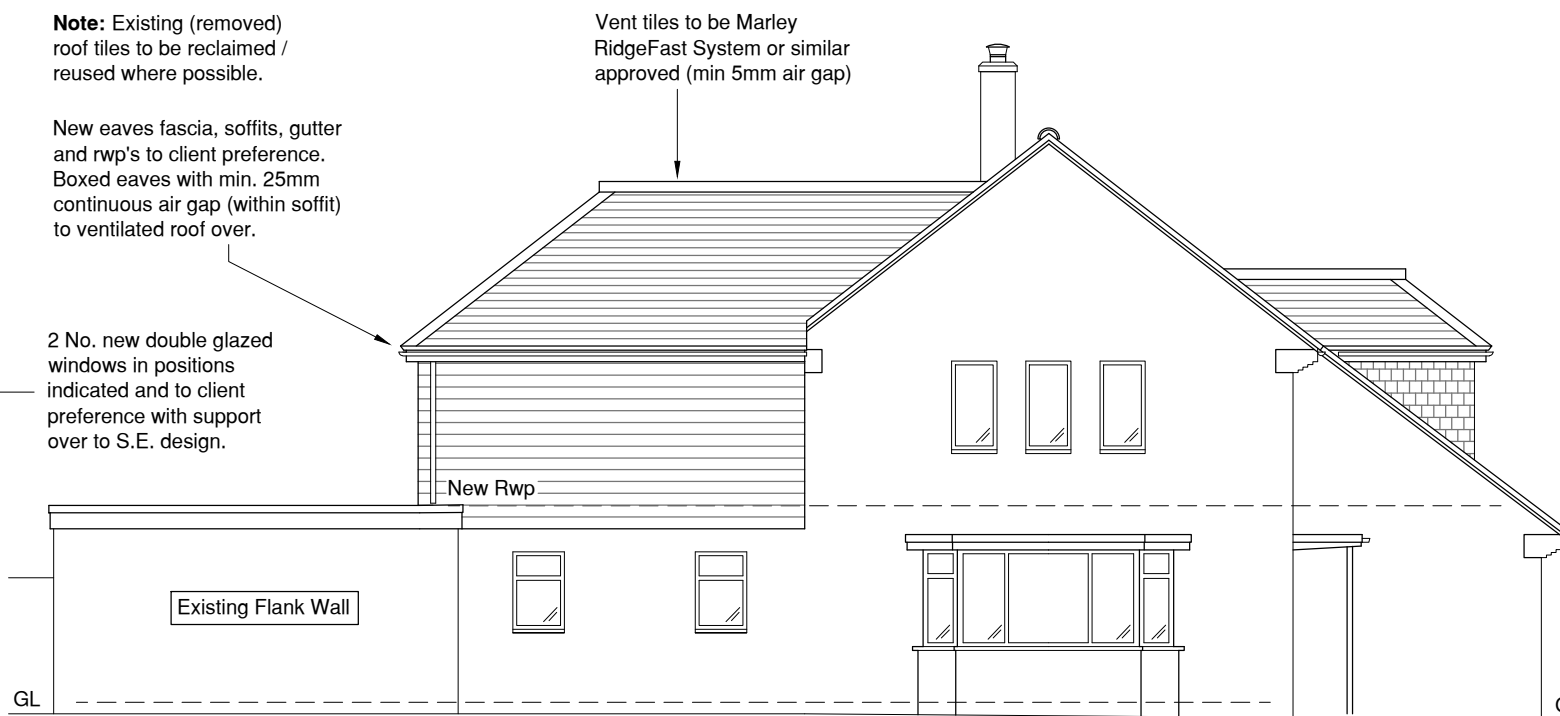
Proposed Rear Elevation

**Note:** Existing (removed) roof tiles to be reclaimed / reused where possible.

New eaves fascia, soffits, gutter and rwp's to client preference. Boxed eaves with min. 25mm continuous air gap (within soffit) to ventilated roof over.

2 No. new double glazed windows in positions indicated and to client preference with support over to S.E. design.

Vent tiles to be Marley RidgeFast System or similar approved (min 5mm air gap)



Proposed Side Elevation

**General notes:**  
This drawing must be read in conjunction with the following:  
1466-01 Plans as Existing  
1466-02 Elevations as Existing  
1466-03 Elevations as Proposed  
1466-04 Ground Floor Plan as Proposed  
1466-05 First Floor Plan as Proposed  
1466-06 Section as Proposed  
1466-07 B.R. Specification  
1466-08 Typical Drainage Details

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015: Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations dwgs. The client, for all future works, will need to be made aware of their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client. See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.

Rev	Date	Description

**PLANNING**

Scale Bar:



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Project Title:  
**Mr Ian Adams**  
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Drawing:  
**Single Storey Rear Extension**  
**Elevations**  
**Proposed**

Date: 16/06/2023	Drawing Number:
Scale: 1:100 @ A3	<b>1466 - 03</b>
Drawn: G.J.O.	Revision:
Checked: S.W.	

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