

Dormer not to be constructed above existing ridge height, and set minimum 200mm back from the eaves

All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.

All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.

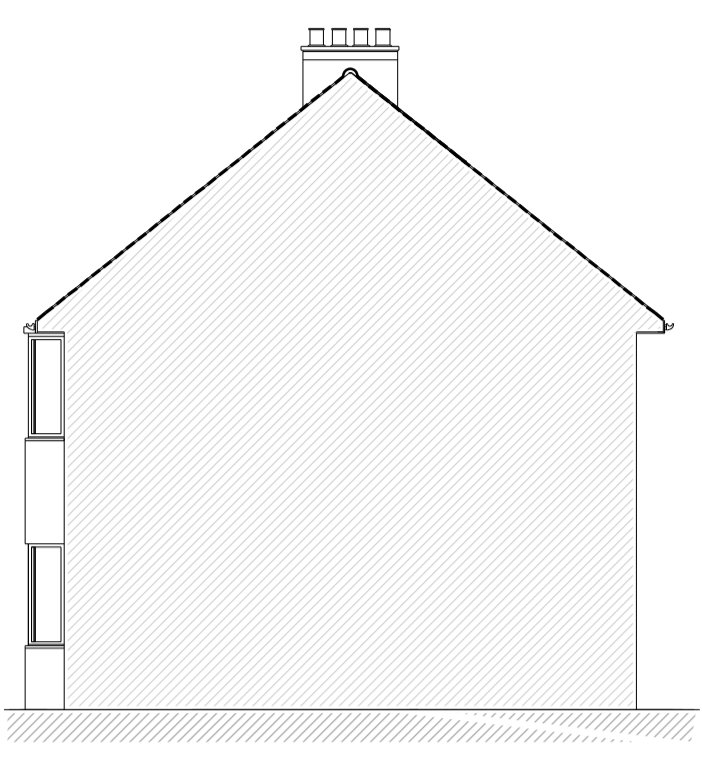
All external materials to be of a similar appearance to the existing dwelling.

Extractor fan in bathroom to be ducted to outside air
All drainage works to be agreed on site as works progress

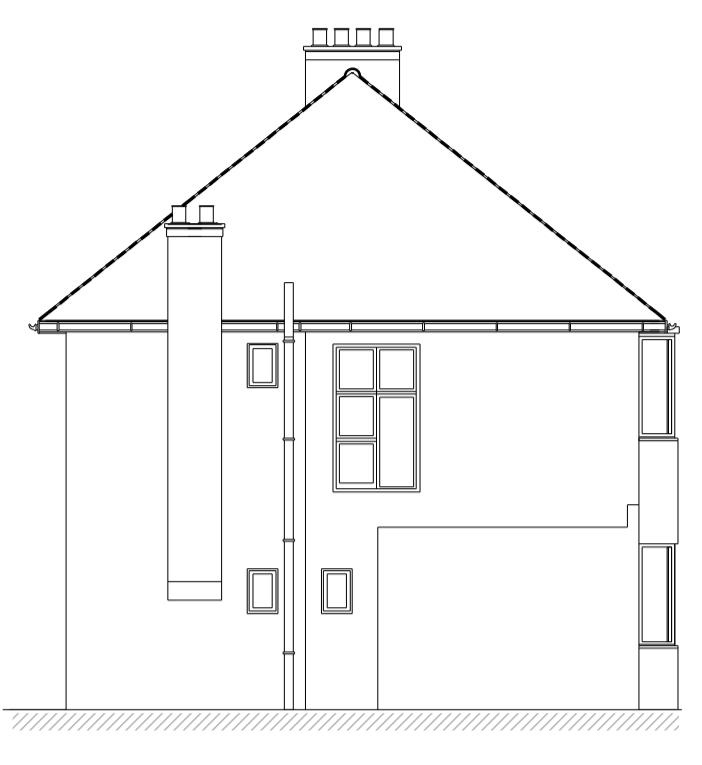
S&VP to terminate 900mm above any openings within 3m or to have external AAV fitted no less than 200mm above highest floodable point

FLOOR LAYOUTS AND ELEVATIONS

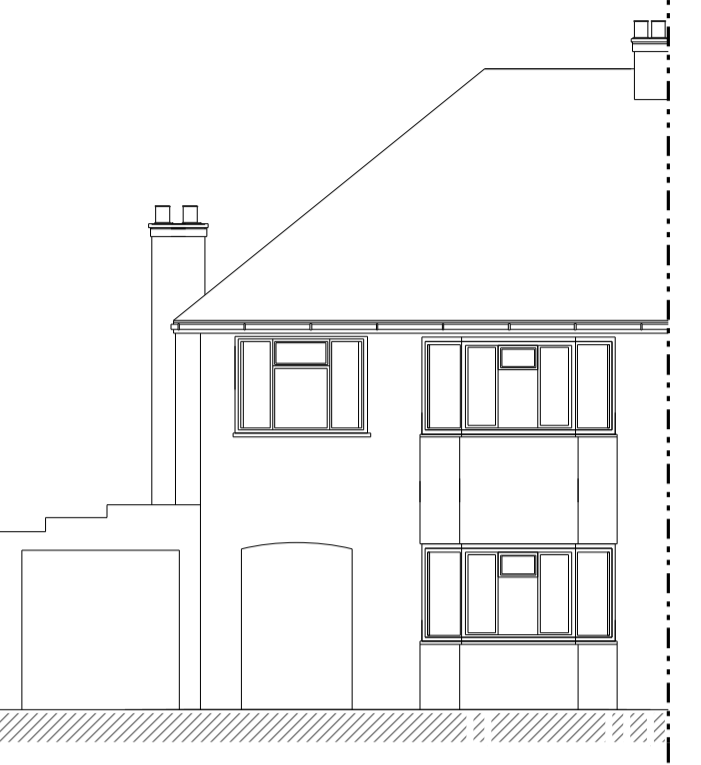
ELECTRICAL:
All new electrical wiring or electrical components in connection with dwellings must be designed, installed and tested in accordance with part P of the building regulations by a person competent to do so. Prior to completion an appropriate certificate to BS 7671 is to be issued for the works by an electrician or competent person registered with a government authorised approved body to the local authority



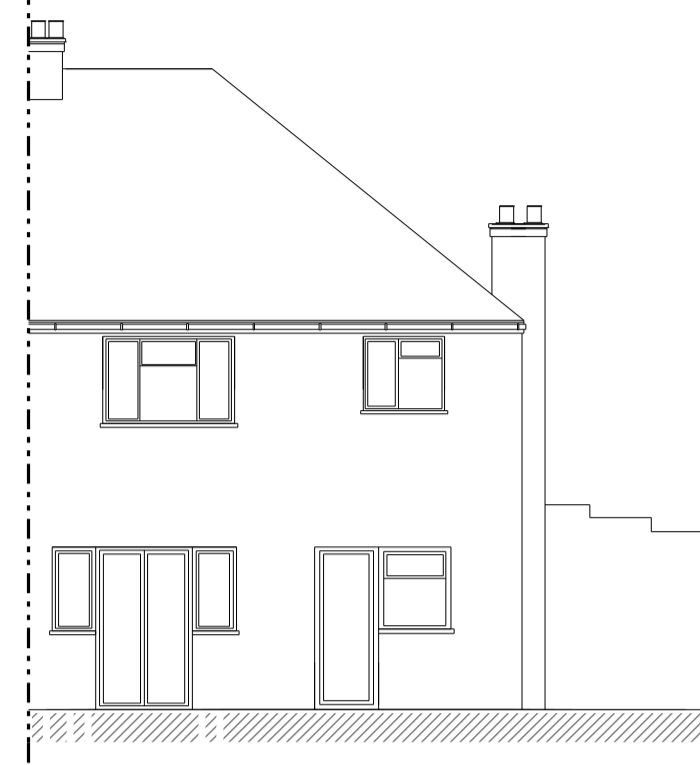
SIDE ELEVATION EXISTING



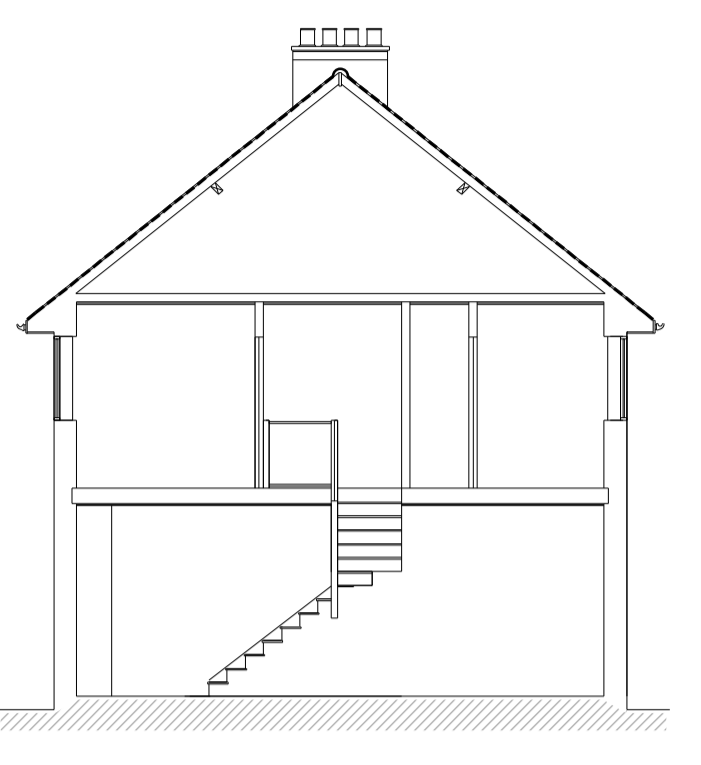
SIDE ELEVATION EXISTING



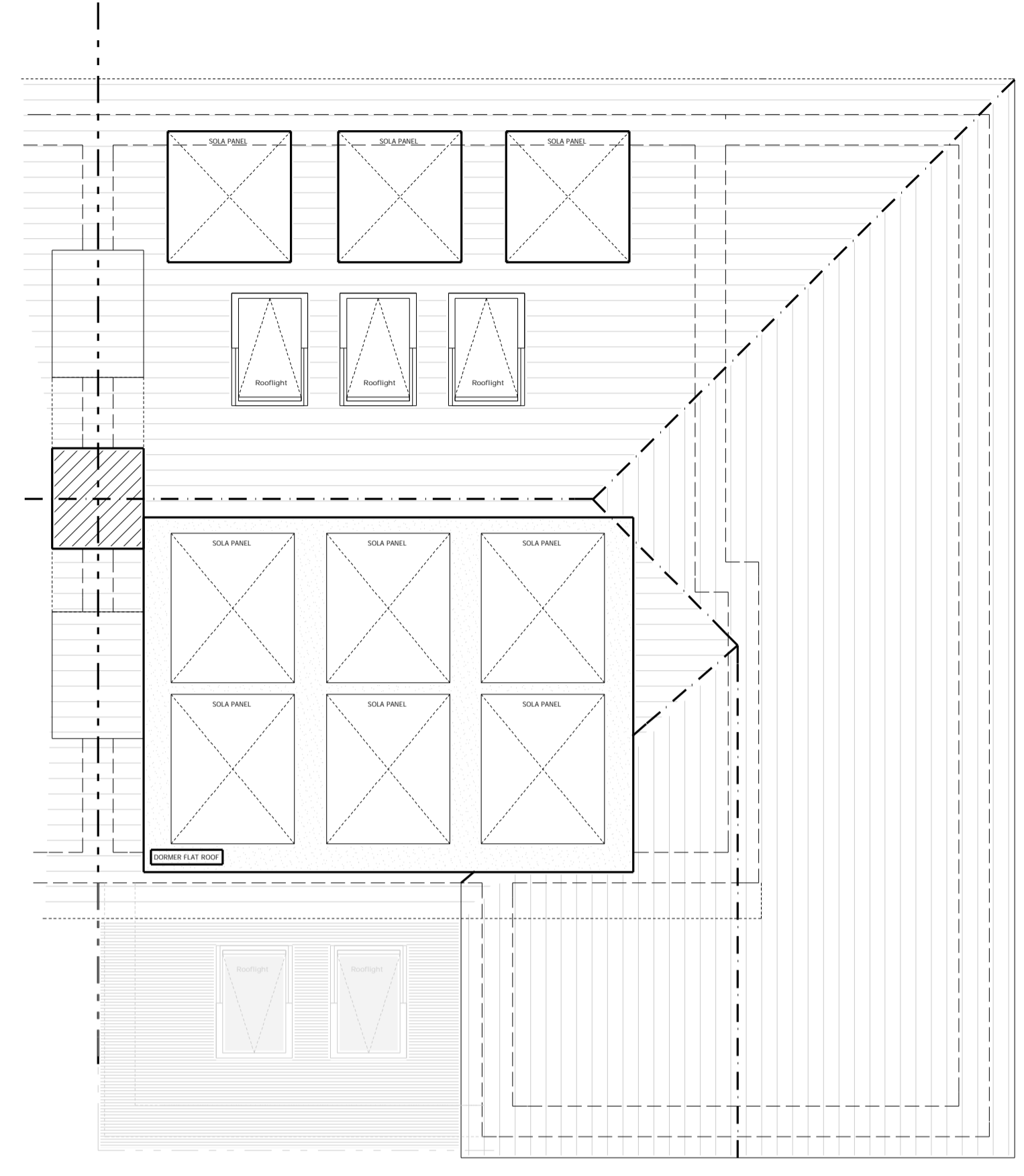
FRONT ELEVATION EXISTING



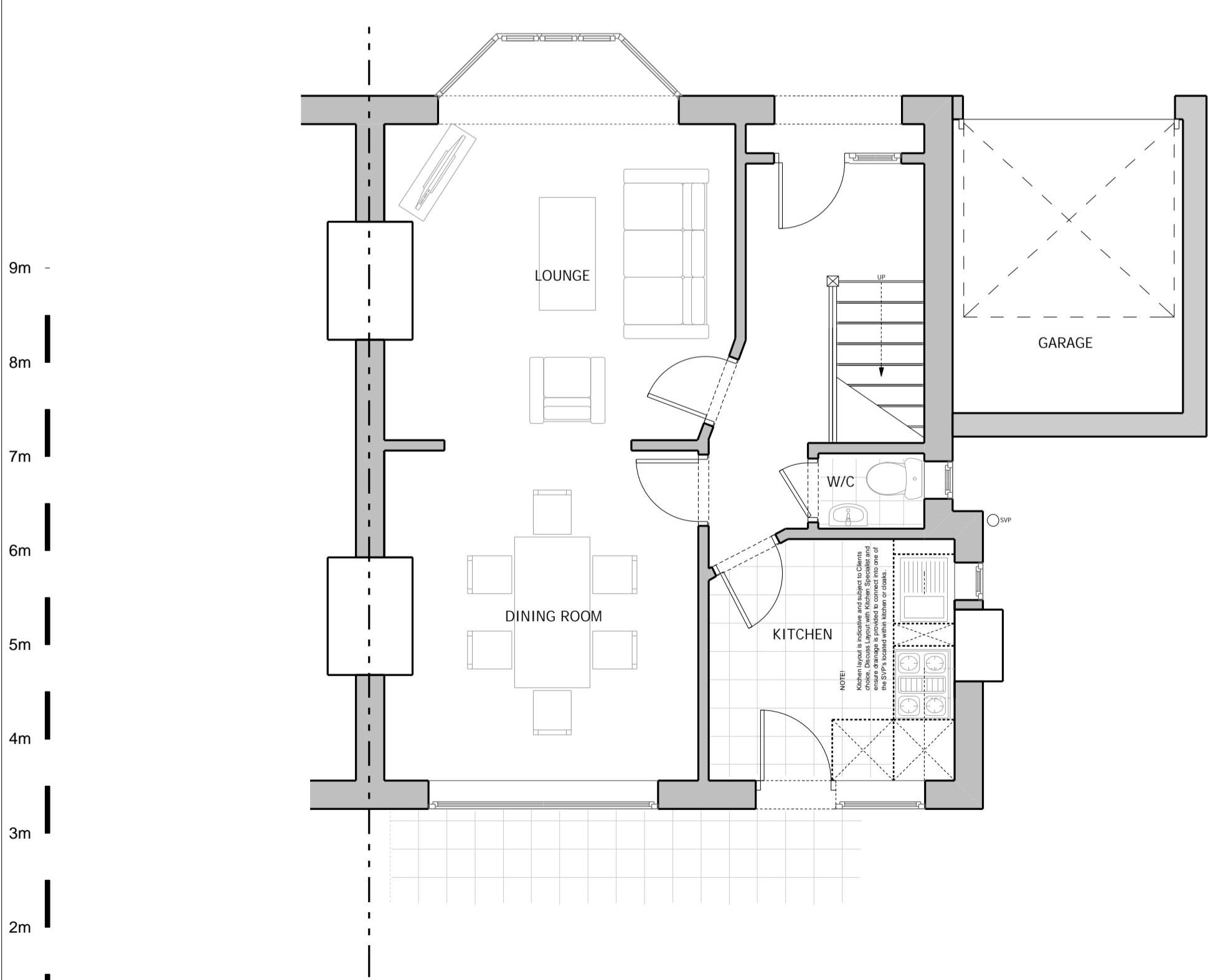
REAR ELEVATION EXISTING



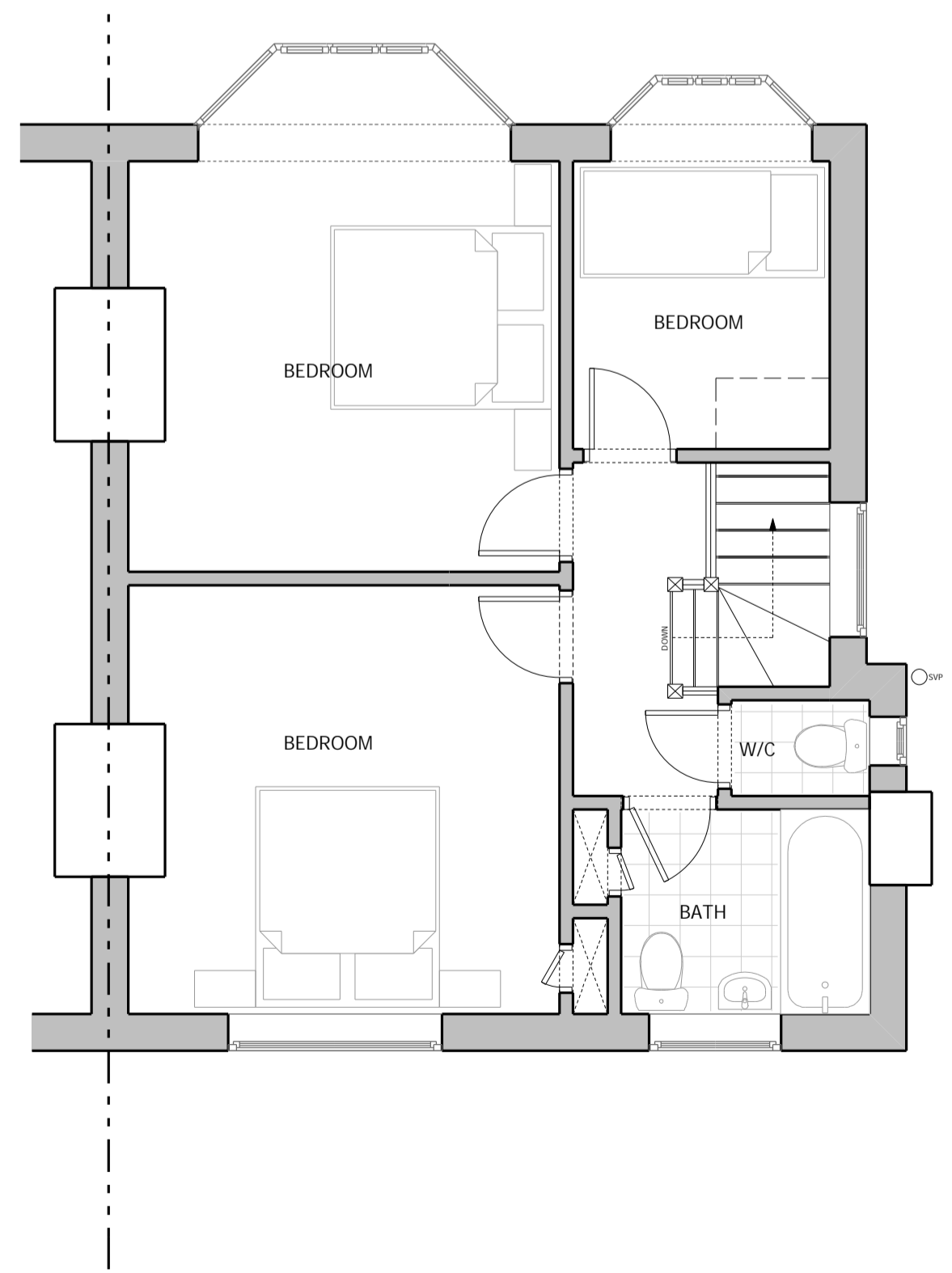
CROSS SECTION EXISTING



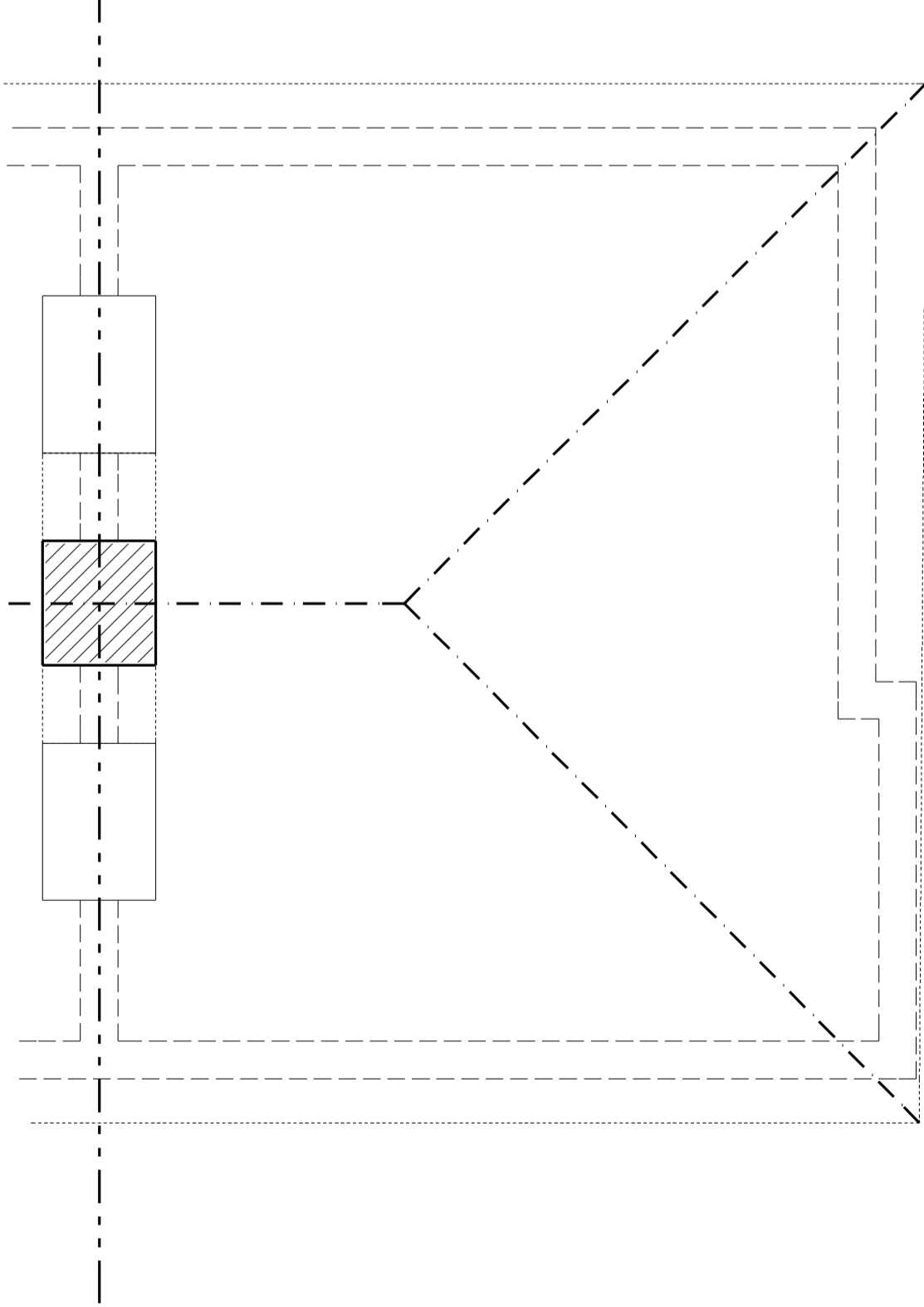
ROOF PLAN PROPOSED



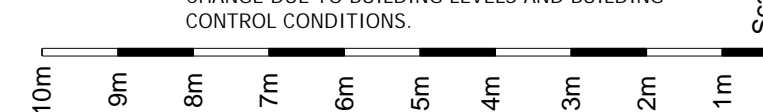
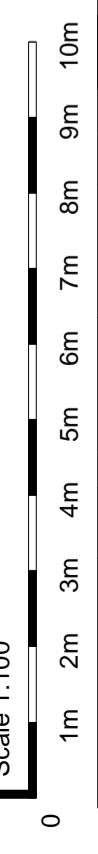
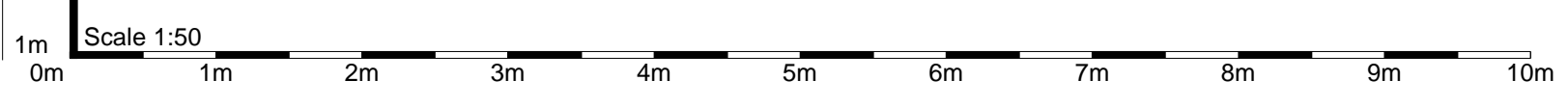
GROUND FLOOR EXISTING



FIRST FLOOR EXISTING



ROOF PLAN EXISTING



ALL DIMENSIONS ARE APPROX AND MAY BE SUBJECT TO CHANGE DUE TO BUILDING LEVELS AND BUILDING CONTROL CONDITIONS.

NB: Clients are hereby advised that a Party Wall Agreement is required under the Party Wall Act 1997. Prior to commencement of works on site. Please contact for further advice or clarification as necessary.

CLIENT			
PROJECT			
257 RAEBURN AVE KT5 9DF			
<input type="checkbox"/> FEASIBILITY	<input checked="" type="checkbox"/> SCHEME DESIGN	<input type="checkbox"/> CONTRACT	
<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS BUILT	
Rev.	Date.	Dwg No.	Drawing Scale
1.	JUNE 2023	LP177B	1:50 1:100
2.			

Loft Plans