

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.

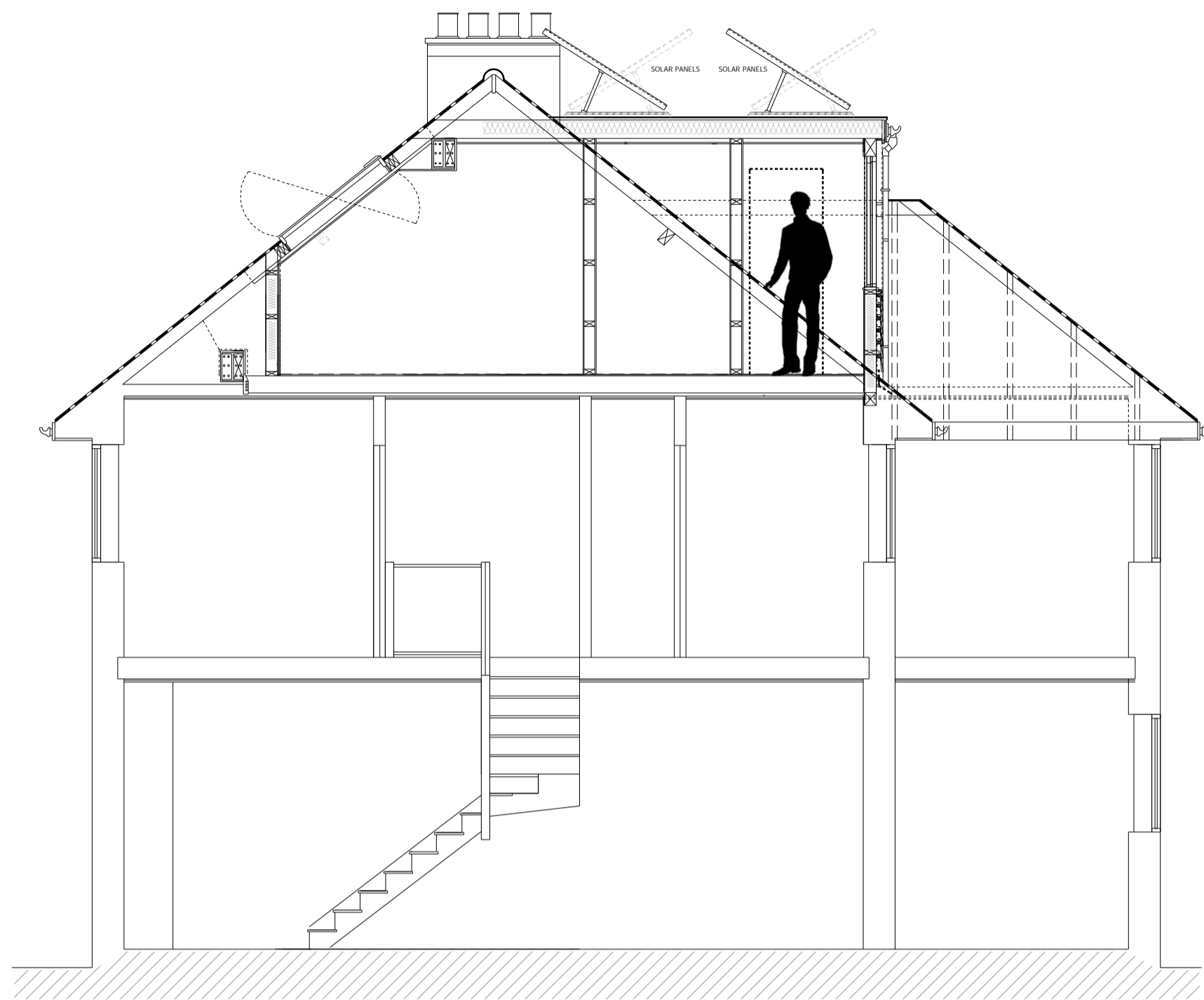
All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.

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

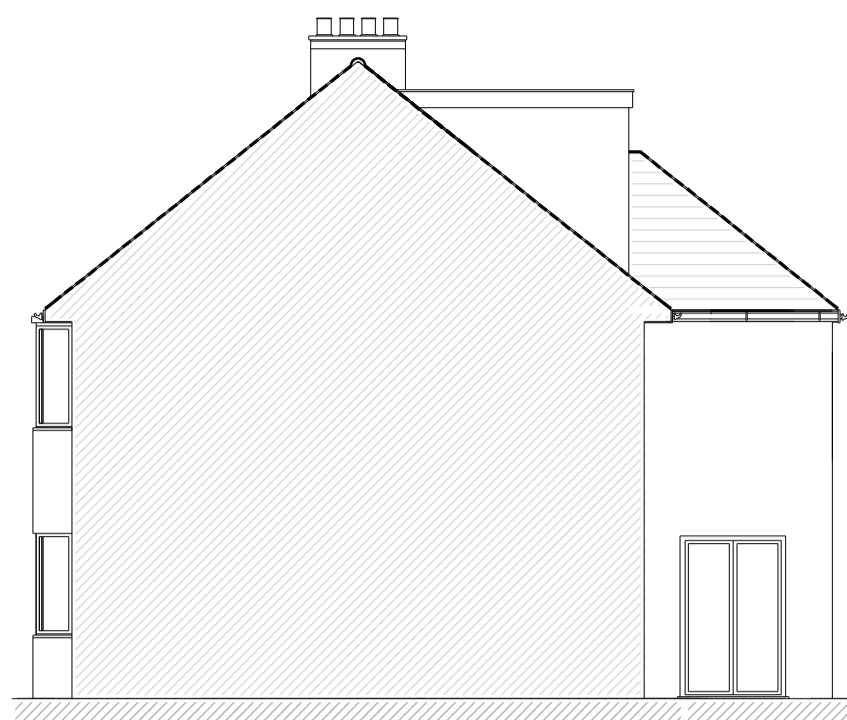
S&VP to terminate 900mm above any openings within 3m or to have external AAV fitted no less than 200mm above highest floodable point

**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

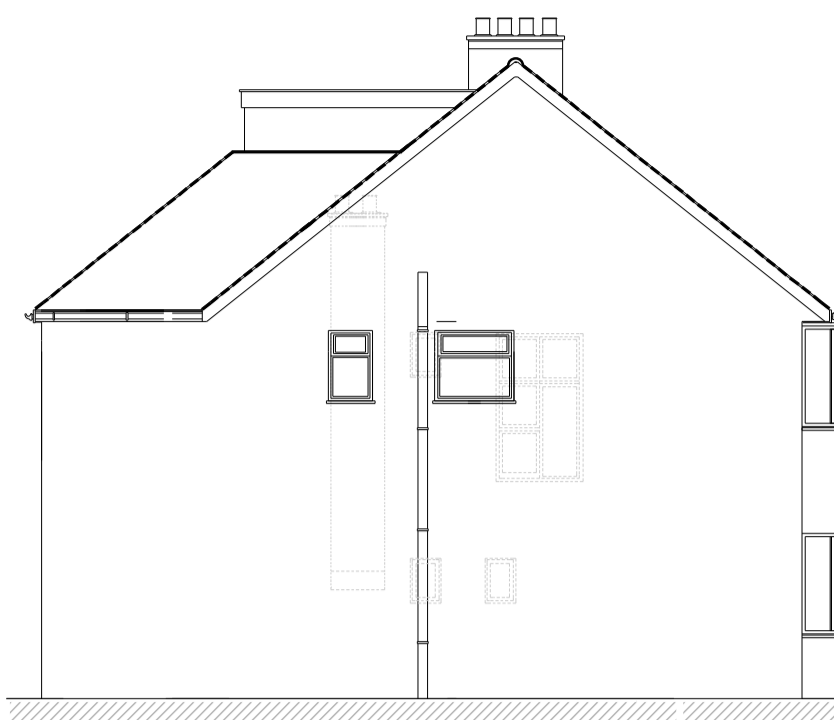


**CROSS SECTION PROPOSED**

HALF HOUR PROTECTED ROUTE LEADING TO OUTSIDE SPACE  
ALL DOORS FROM LANDING AREA TO HAVE A FIRE DOOR PROVIDING HALF HOUR FIRE ESCAPE



**SIDE ELEVATION PROPOSED**



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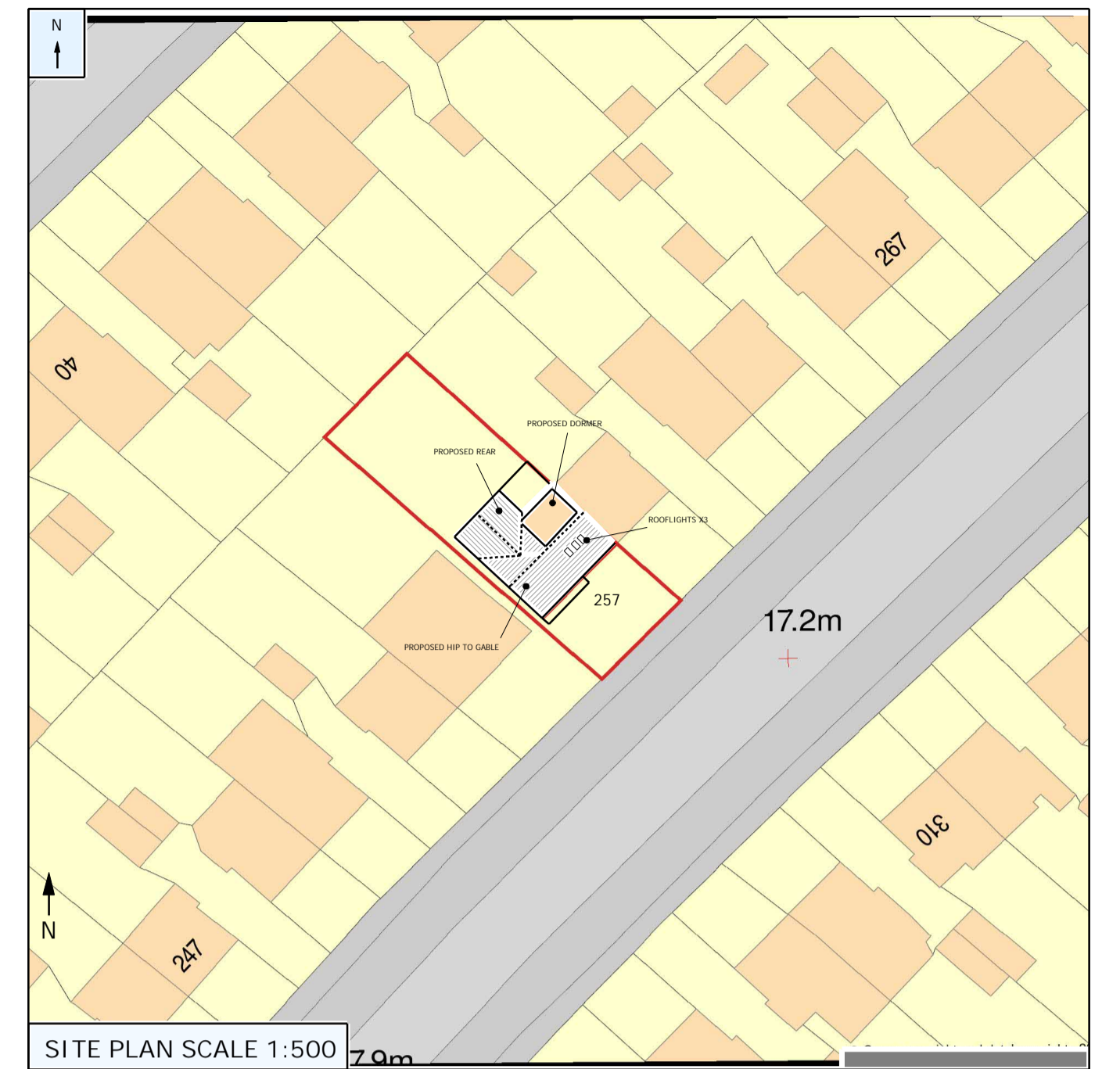
Change roof from Hip to a Gable  
Planning has already been granted for the rear extension and loft conversion.



**FRONT ELEVATION PROPOSED**



**REAR ELEVATION PROPOSED**



SITE PLAN SCALE 1:500

PROPOSED BLOCK PLAN SCALE 1:500

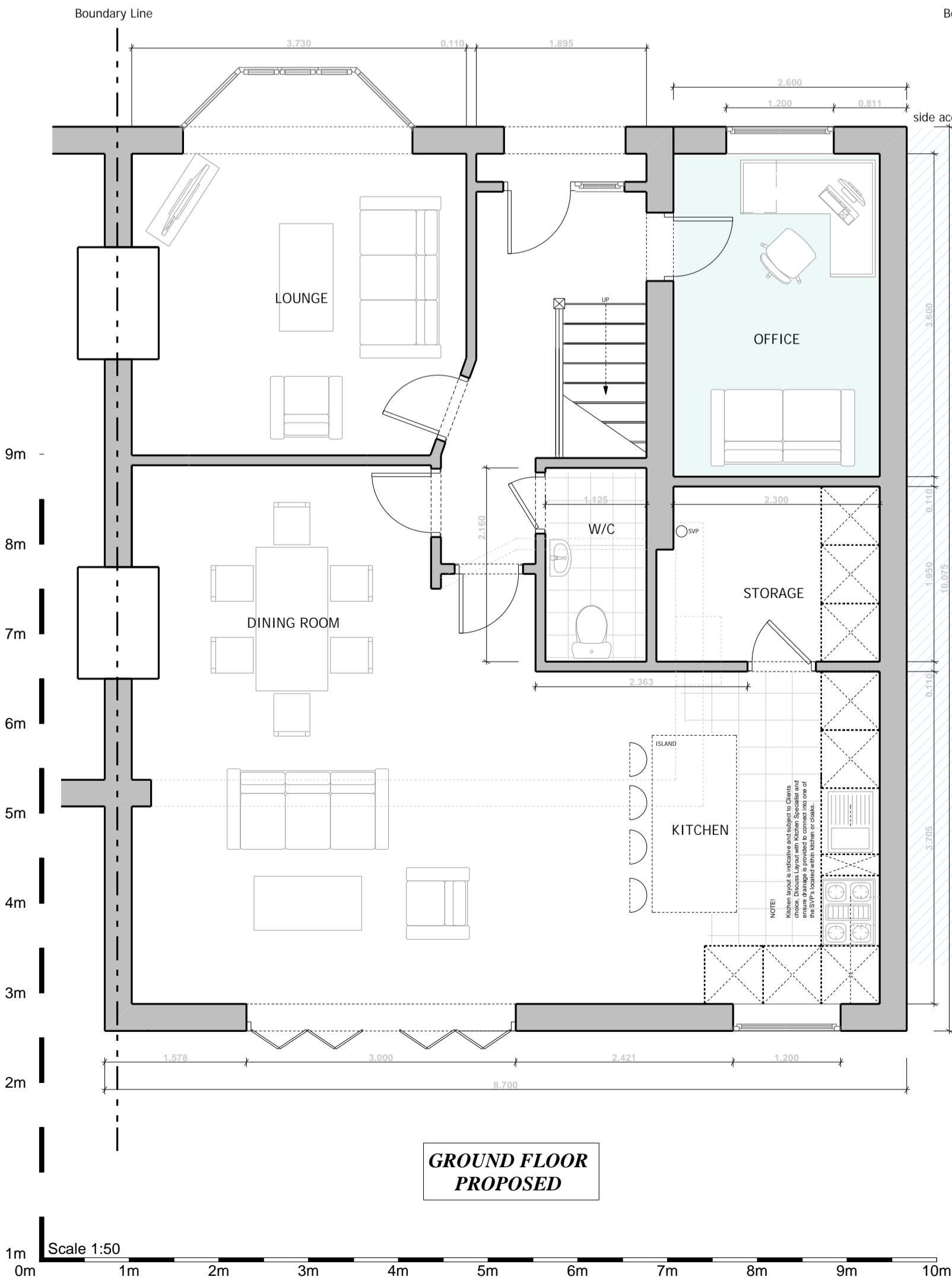
103.

RAEBURN AVE

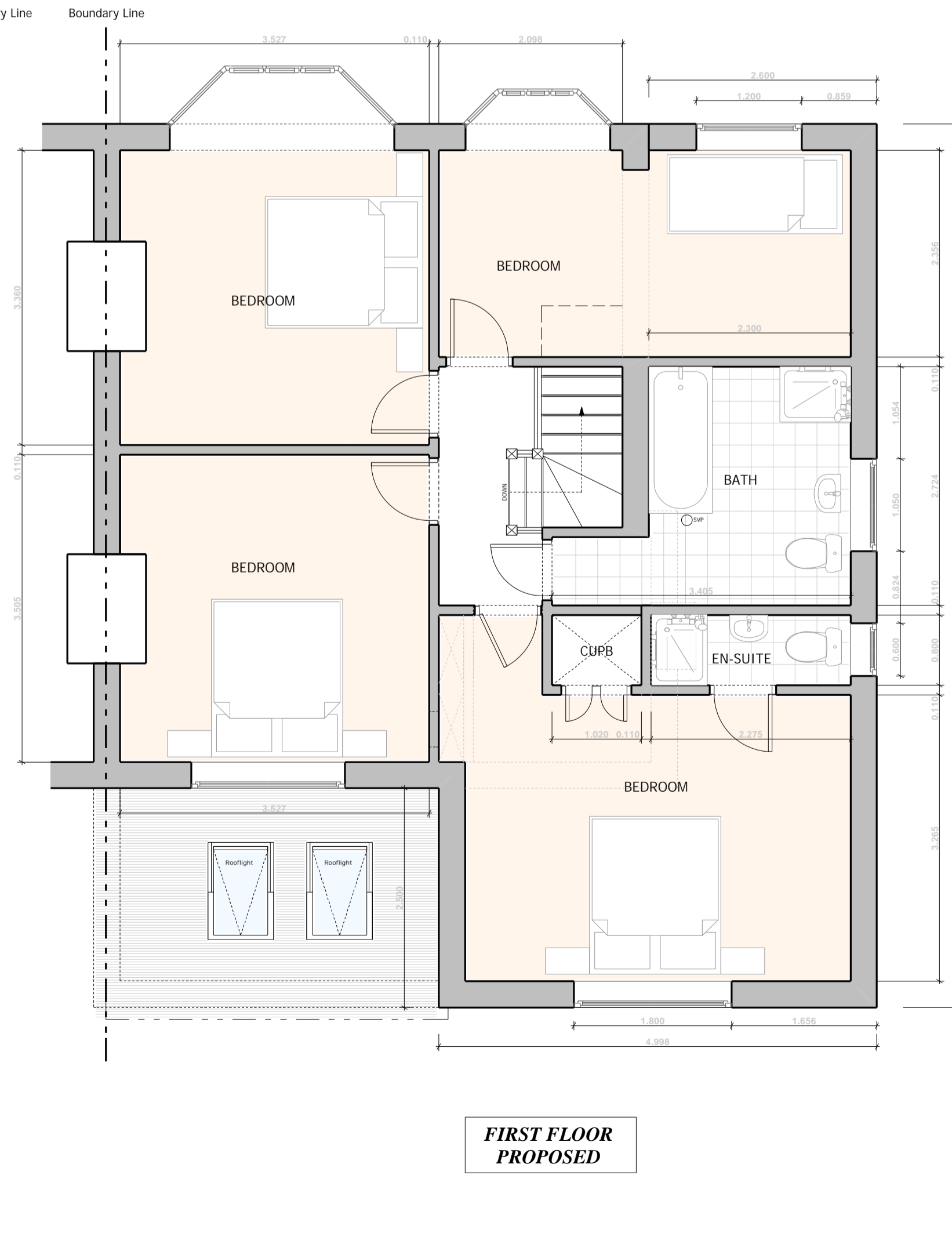
1:500

No Works to start until Full Planning & Building Regulations has been sought and approved, Check with the LA for confirmation  
All Structural Calculations are to be read in conjunction with engineers details and specifications

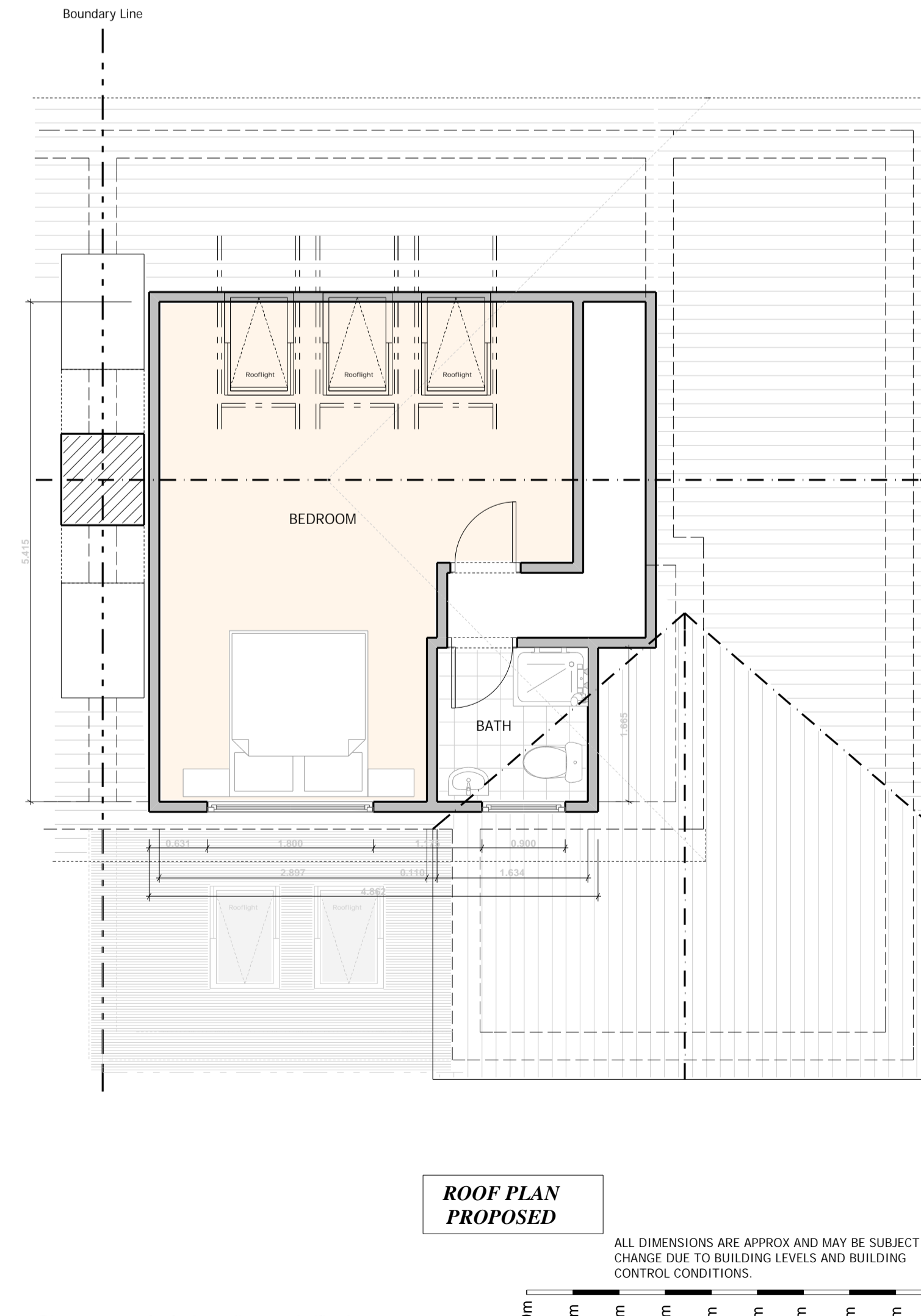
All Steels Joists etc to be measured from site, do not measure from drawing or calculations, site dimensions to be taken. Designer will not be held responsible for incorrect materials any mistake should be reported to Designer straight away.



**GROUND FLOOR PROPOSED**



**FIRST FLOOR PROPOSED**



**ROOF PLAN PROPOSED**

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

**FLOOR LAYOUTS AND ELEVATIONS**

<b>CLIENT</b>			
<b>PROJECT</b>			
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.	Oct 2023	LP177D	1:50 1:100
2.			

**Loft Plans**

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.