

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
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No Works to start until Full Planning & Building Regulations has been sought and approved, Check with the LA for confirmation

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

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Notes:
The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

Do not scale from this drawing. Use figure dimension only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

Drawings are subject to building control approval



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Produced on 05 October 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 520615 167957,520757 167957,520757 168099,520615 168099,520615 167957
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OS MAP
Scale 1:1250

STAGE
PLANNING

SITE ADDRESS_ 39 Albermarle Gardens-KT3

PROJECT NAME_ Householder Application

DRWG ORDER_ OS MAP

DRW NO_ A1006-100

REVISION_ -

SCALE_ 1:1250 @ A2 Format

DATE_ 06.11.2023

NKM ARCHITECTURE
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