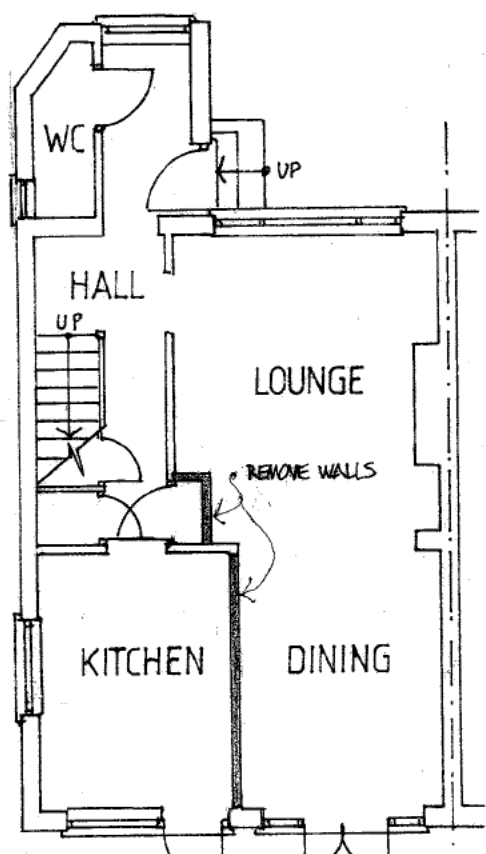
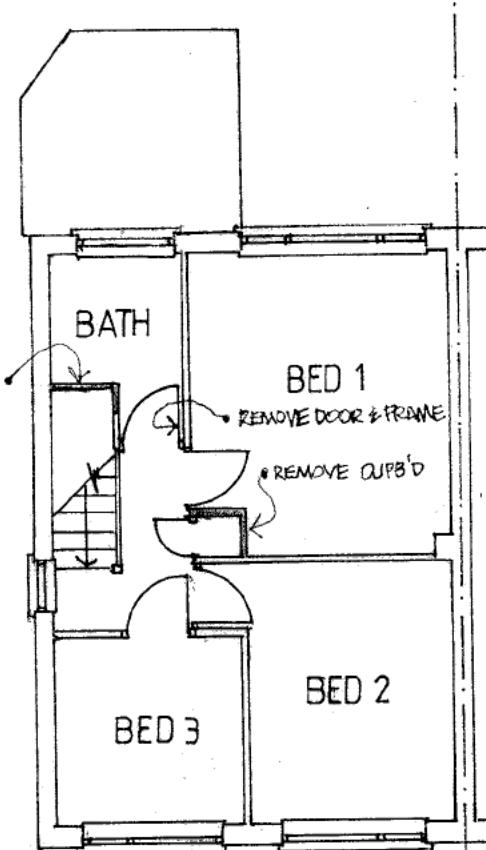


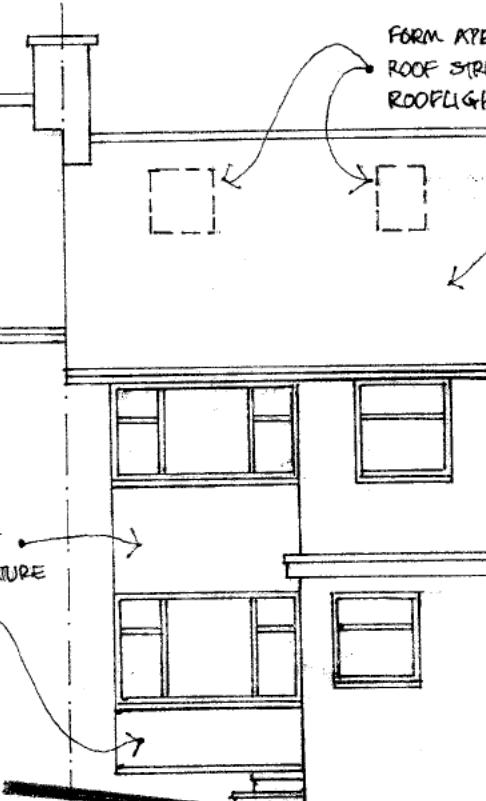
EXISTING



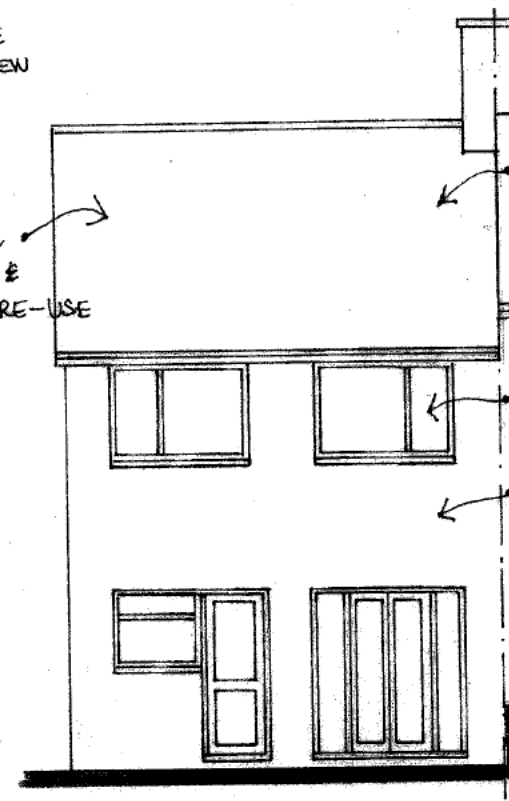
GROUND FLOOR PLAN 1:100



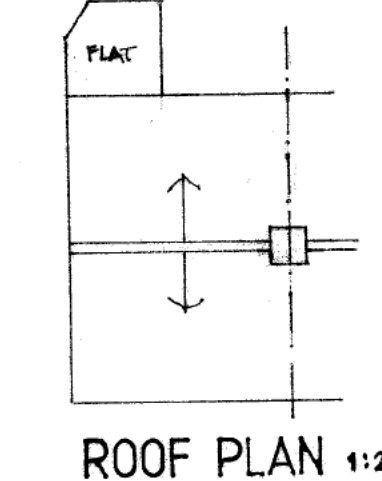
FIRST FLOOR PLAN 1:100



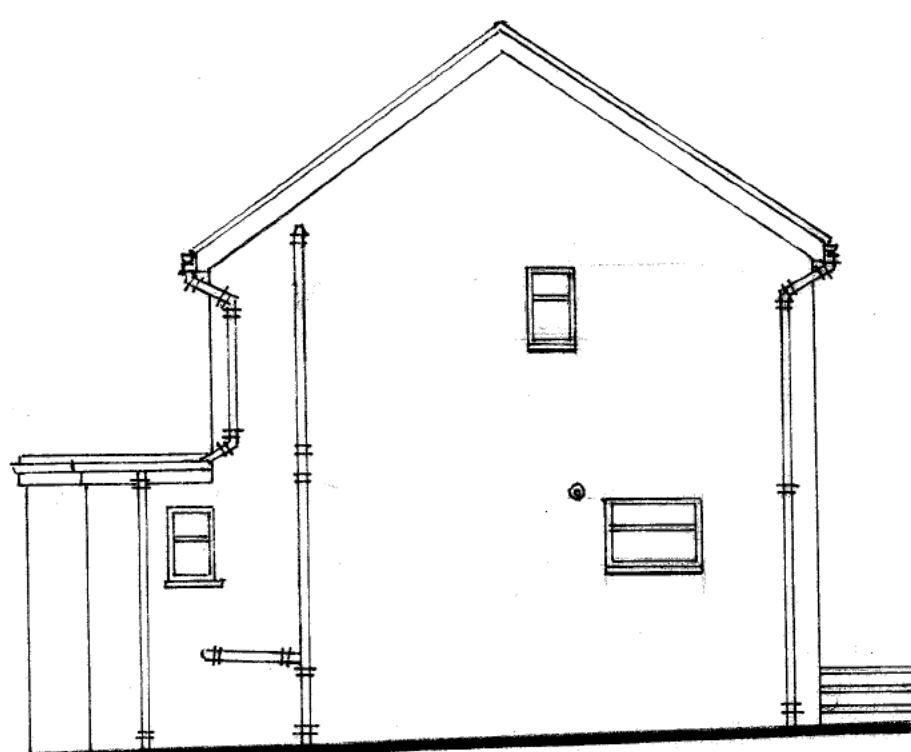
FRONT ELEVATION 1:100



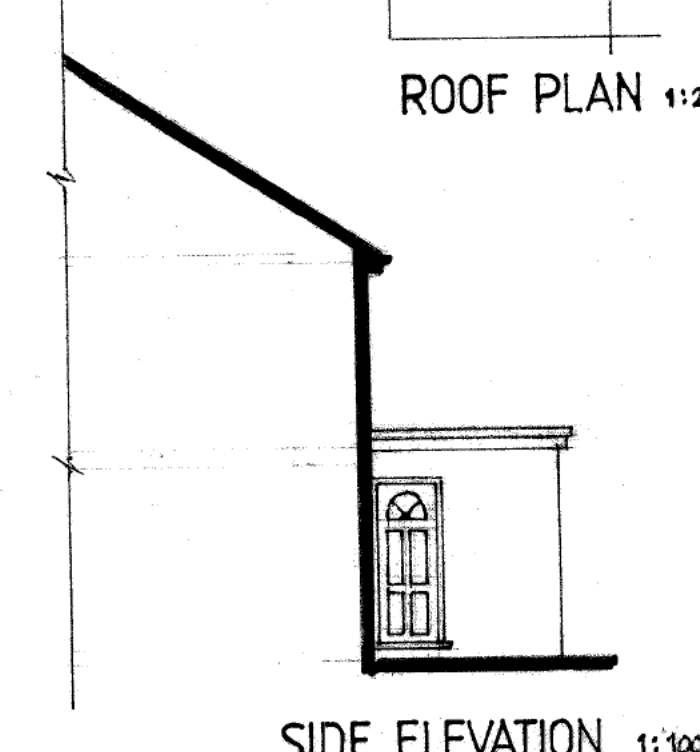
REAR ELEVATION 1:100



ROOF PLAN 1:200

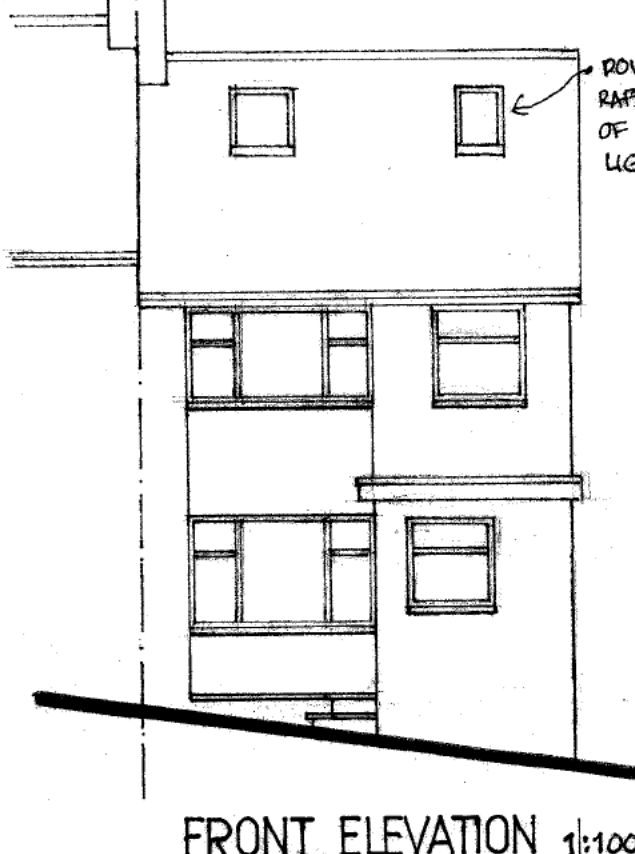


SIDE ELEVATION 1:100

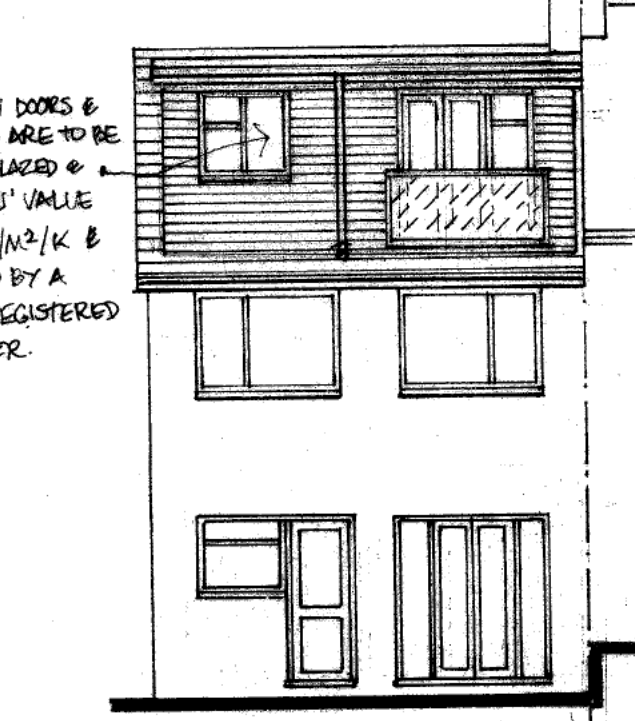


SIDE ELEVATION 1:100

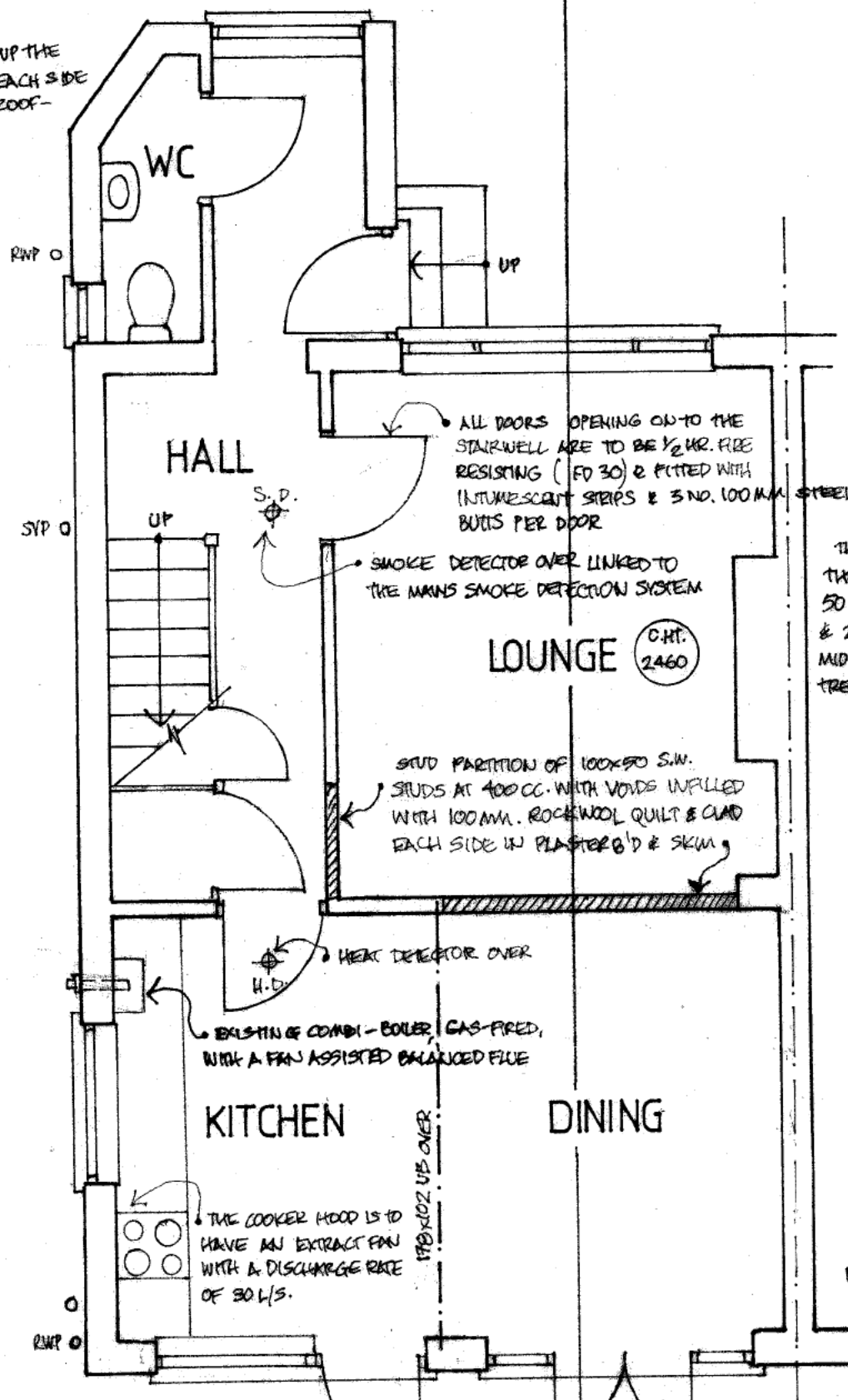
PROPOSED



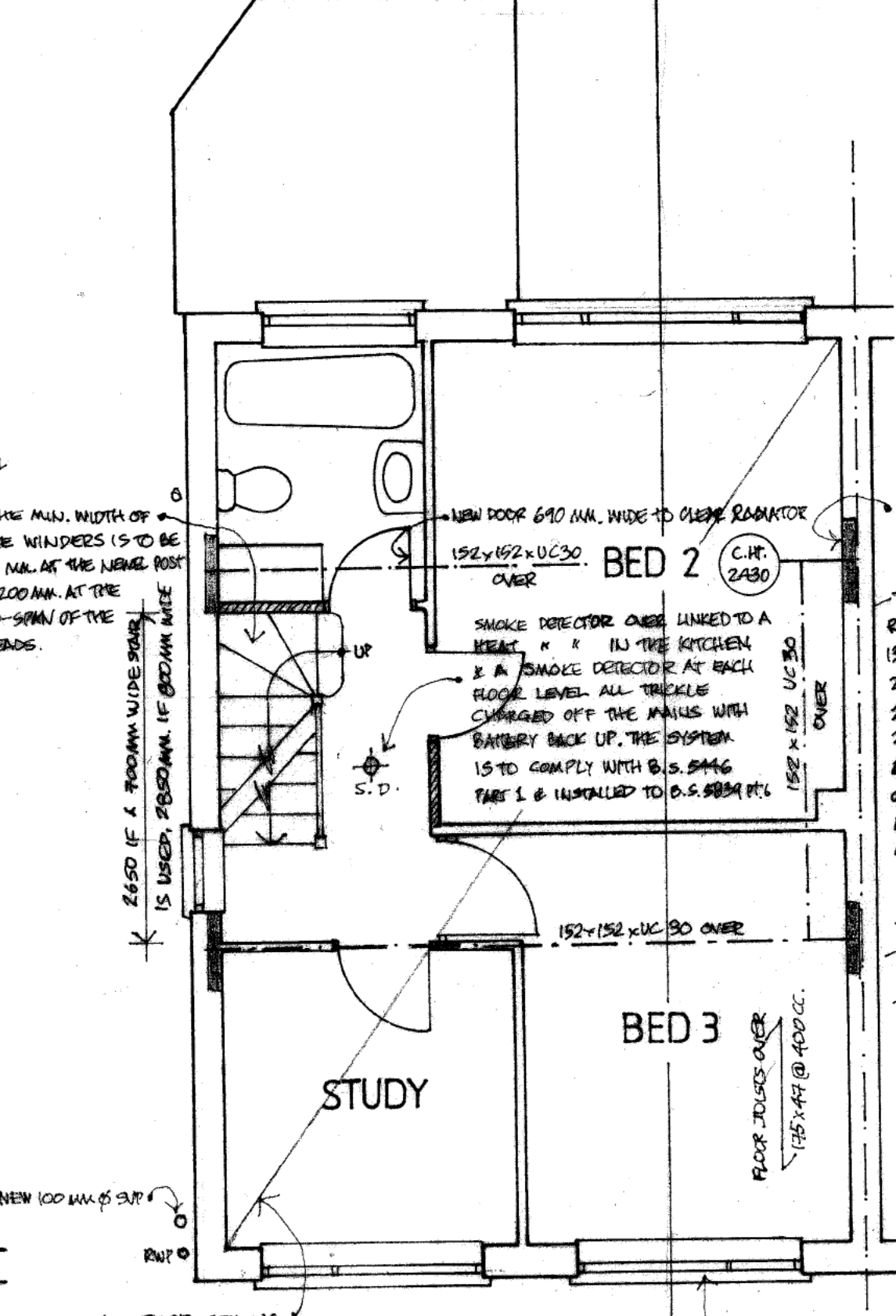
FRONT ELEVATION 1:100



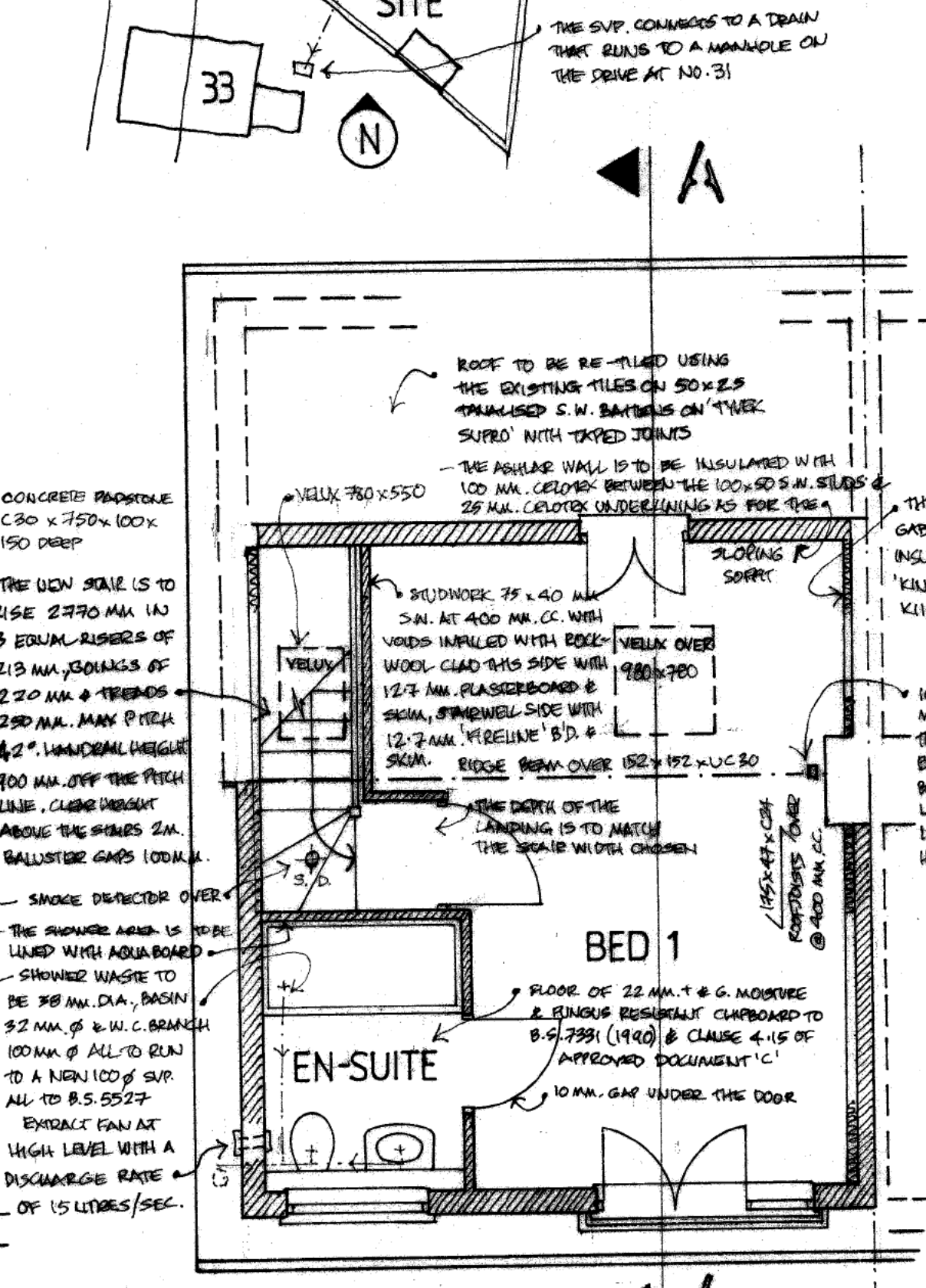
REAR ELEVATION 1:100



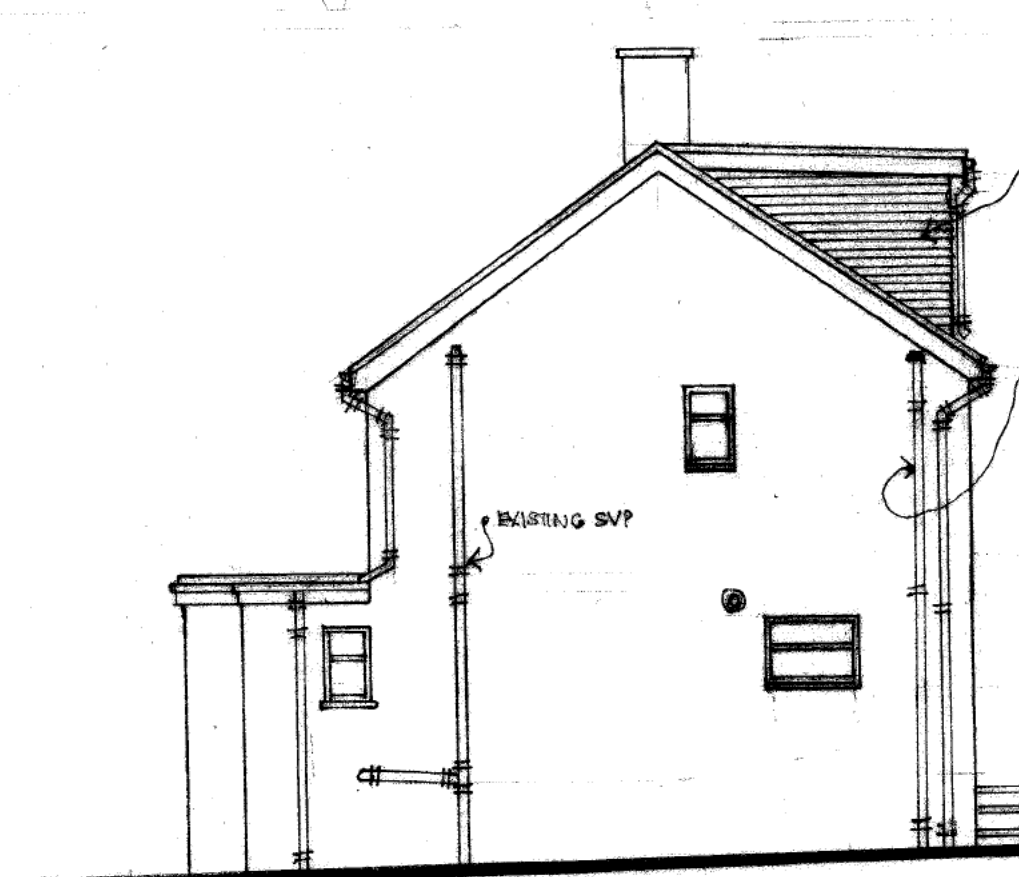
GROUND FLOOR PLAN 1:50



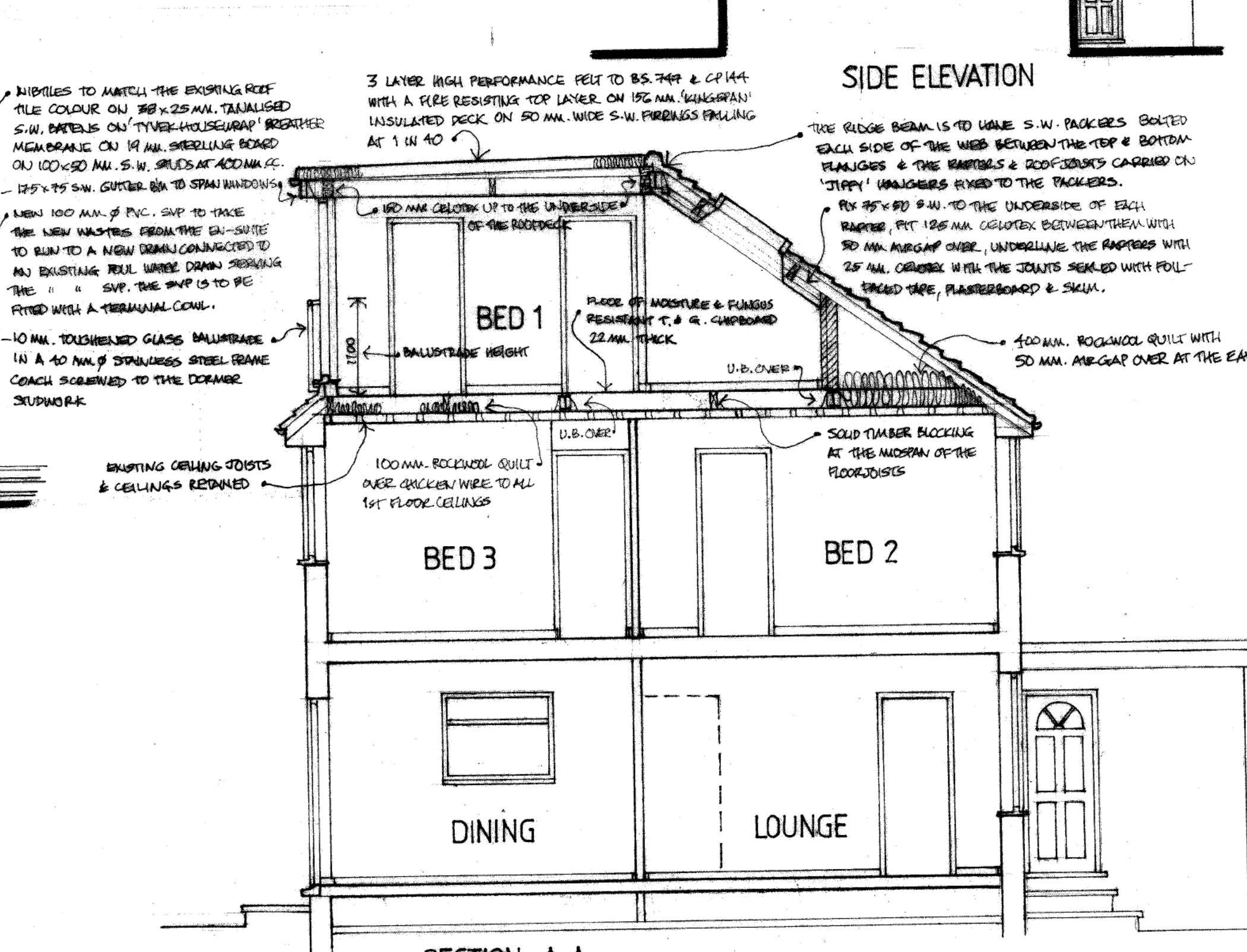
FIRST FLOOR PLAN 1:50



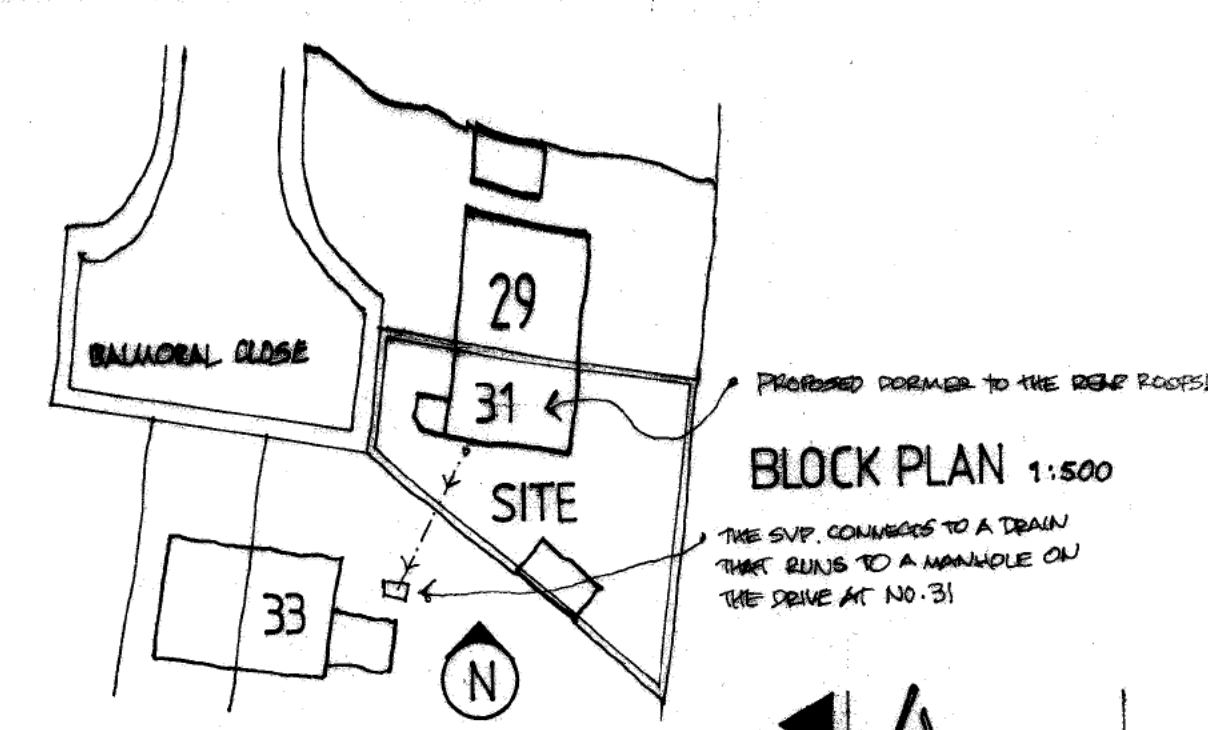
SECOND FLOOR PLAN 1:50



SIDE ELEVATION 1:100



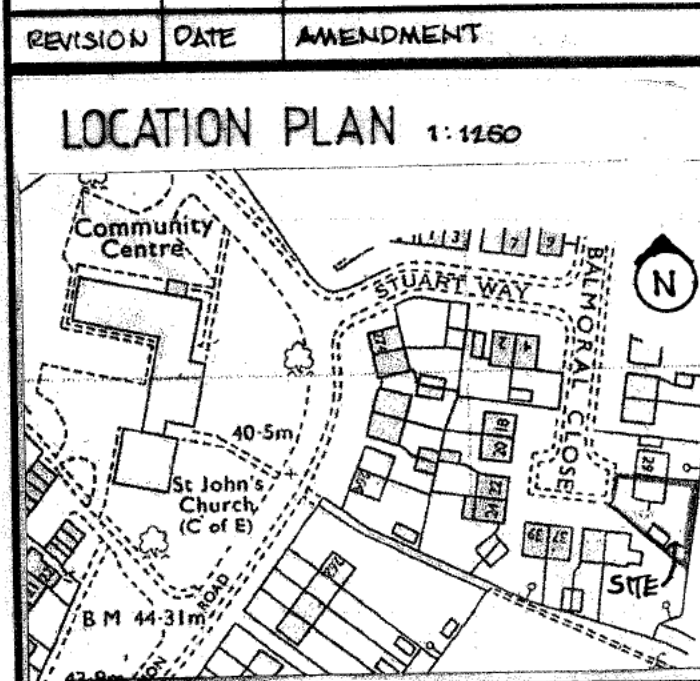
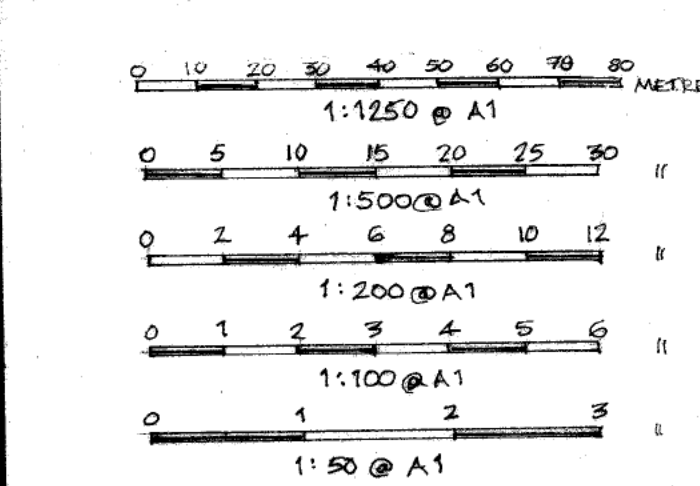
SECTION A-A



BLOCK PLAN 1:500

NOTES:

- GLAZING TO DOORS & SIDELIGHTS UP TO 1500 MM ABOVE FLOOR LEVEL & TO WINDOWS WITH GLASS LOWER THAN 800 MM ABOVE FLOOR LEVEL IS TO BE SAFETY GLASS TO B.S. 6862.
- ALL STRUCTURAL TIMBER IS TO BE STRESS GRADED C24 & STAMPED ACCORDINGLY.
- NEW RADATORS ARE TO BE FITTED WITH THERMOSTATIC VALVES & PIPES RUNNING THROUGH UNHEATED SPACES ARE TO BE SUITABLY LAGGED.
- ELECTRICAL WORKS ARE TO ACCORD WITH BS 7671, THE 17TH EDITION OF THE I.E.E. REGS. & PART 'F' OF THE BUILDING REGS. THE INSTALLER IS TO BE A MEMBER OF THE 'COMPETENT PERSON' SCHEME & ISSUE A SELF CERTIFICATION CERTIFICATE TO THE L.A. & THE CLIENT WITHIN 30 DAYS OF COMPLETION, TOGETHER WITH A B.S. 7671 ELECTRICAL INSULATION TEST CERTIFICATE.
- HABITABLE ROOMS & KITCHENS ARE TO HAVE TRICKLE VENTILATION WITH AN EQUIVALENT AREA OF 8000 MM², FAMILY ROOMS 24000 MM² & OTHER ROOMS 4000 MM², EITHER VIA SPOTTED DOOR OR WINDOW FRAMES OR AIRBRICKS IN WALLS.
- EXISTING STRUCTURE TAKING ADDITIONAL LOADING IS TO BE CHECKED FOR SUITABILITY PRIOR TO WORK STARTING ON SITE.
- ALL THE NEW LIGHT FITTINGS ARE TO BE LOW ENERGY TYPES AFFORDING AN EFFICIENCY OF NO LESS THAN 9% LUMENS PER CIRCUIT WATT & A MINIMUM OF 400 LUMENS PER LAMP.
- ALTERATIONS & EXTENSIONS TO THE HEATING SYSTEM ARE TO BE IN ACCORDANCE WITH THE 'DOMESTIC HEATING COMPLIANCE GUIDE' & GAS SAFETY (INSTALLATION & USE) REGULATIONS. AN INSULATION CERTIFICATE IS TO BE ISSUED ON COMPLETION TO THE CLIENT & BUILDING CONTROL.



LOCATION PLAN 1:1250

JOB TITLE:
PROPOSED LOFT CONVERSION WITH A REAR BOX DORMER AT 31 BALMORAL CLOSE, [REDACTED], ESSEX, CM11 2LL.

DRAWING TITLE:
PLANS, ELEVATIONS & SECTION SHOWING EXISTING & PROPOSED.

SCALES: 1:50, 100, 200, 500 & 1250

DATE: 27.12.23 **DRAWN:** BASA

DRAWING NO: 1035.02 **REVISION:**