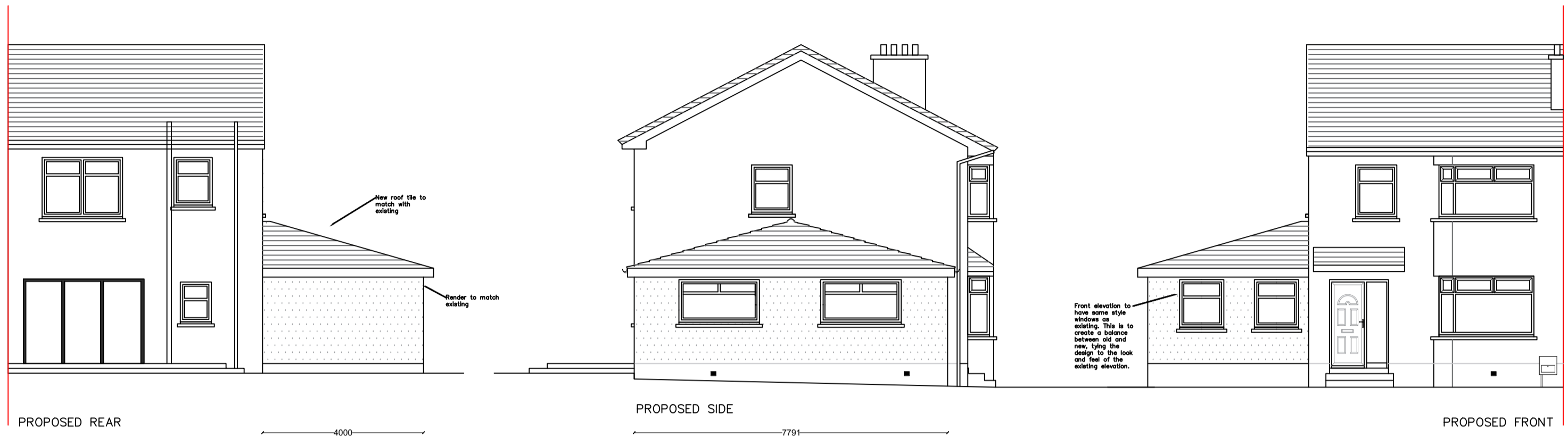


- General Notes
1. Do not scale from this drawing.
  2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc.
  3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions.
  4. All dimensions to be checked on site prior to fabrication or erection.
  5. Contractors to ensure that any underground services within the proposed area prior to commencement of work or opening of materials.
  6. No work to begin until the appropriate approvals (i.e. Building Warrant and planning) have been received. Initial drawings submitted to the council may require referring to local authorities comment. Council stamped drawings should be used during construction.
  7. Client/Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
  8. Client/Contractor responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains prior to construction.
  9. Client/Contractor responsibility to confirm if in a 'listed building' or 'conservation area' prior to submitting for approval.
  10. Client's responsibility to confirm if in a 'listed building' or 'conservation area' prior to submitting for approval.
  11. All demolitions and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974.



**DESIGN SPECIFICATION:**

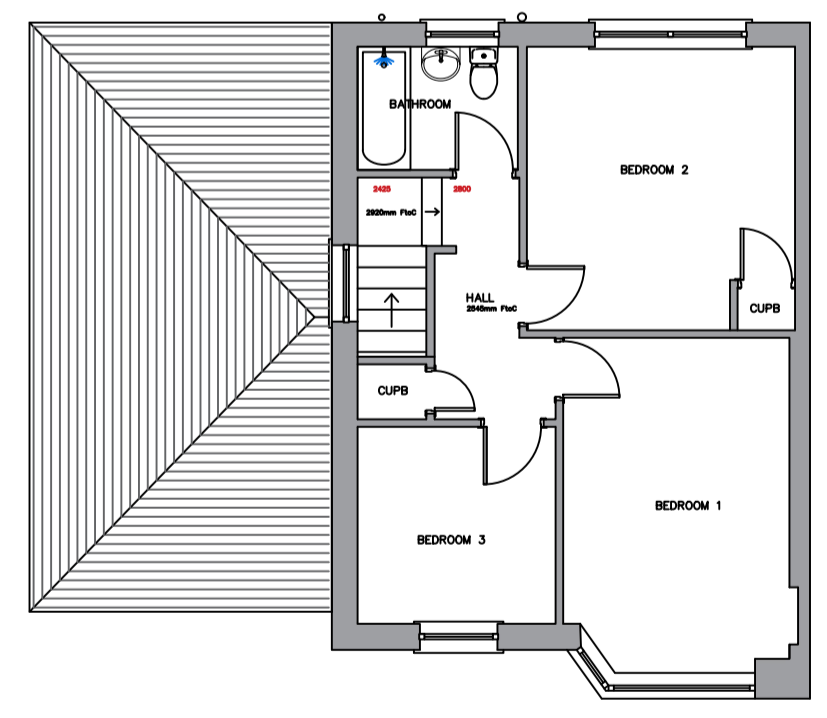
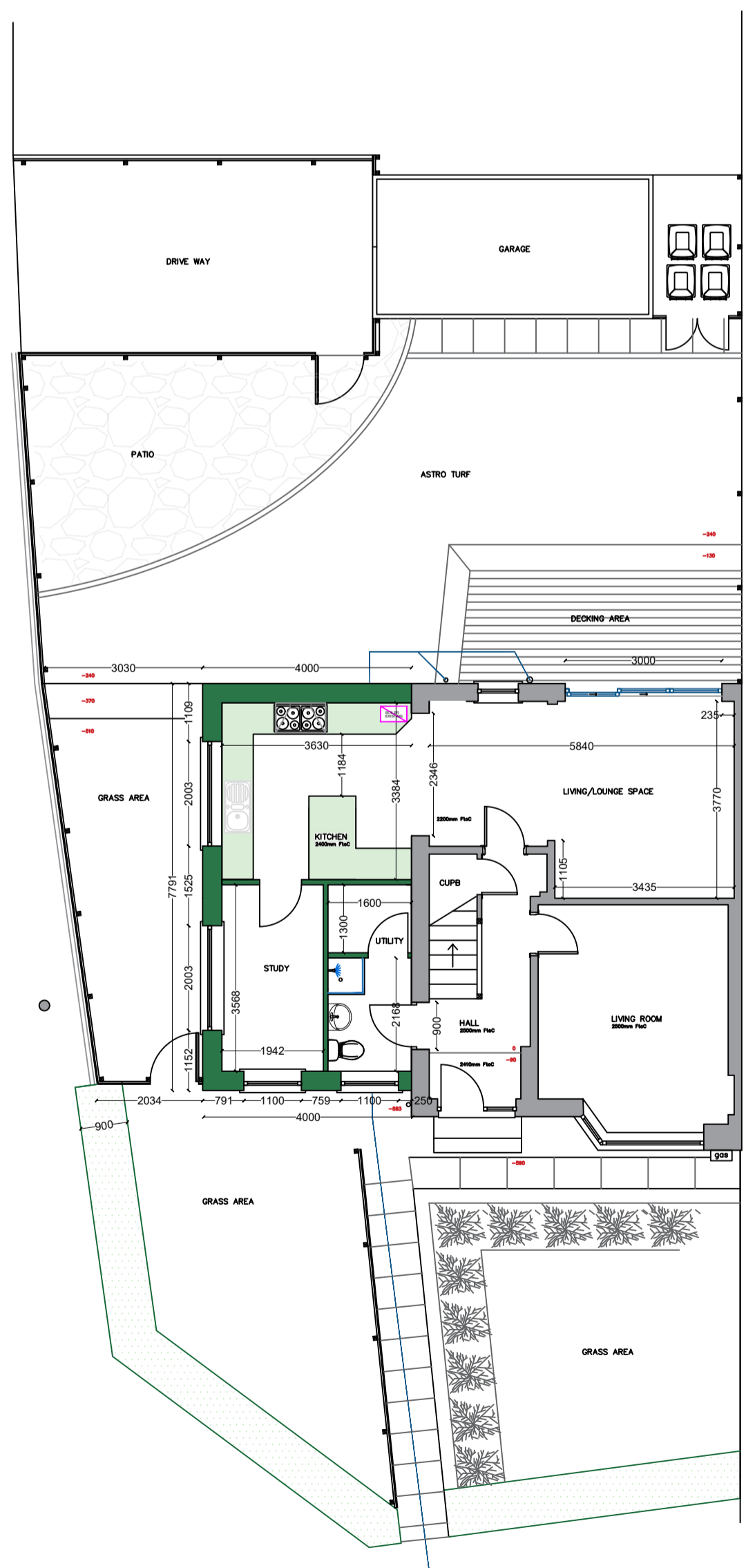
The proposal is the erection of a single storey side extension. With WC, shower, utility space, study/home office and new open plan kitchen layout.

We wish the build itself to feel part of the existing home, while keeping its impact at a minimum. We have achieved this with the use of two front elevation windows which creates a balance between the old and new, tying the design to the look and feel of the existing. We have designed large windows at the side of the property, this is to both limit the impact of the build from the street, blending the new with the existing. It also allows natural light and ventilation to flow naturally through the new proposed living space. We feel a hipped roof will again simplify the design, creating a neat design.

Additionally, installing sliding doors in the new living area. Creating an open space and integrating it with the outside garden and bringing in natural light.

There will also still be a considerable space available at the side garden for furnishings and flora.

The applicant's family use their rear garden a great deal, so this proposal will merge their internal and external socializing space. Creating an open environment within the dwelling and garden.



EXISTING FIRST FLOOR PLAN

DRAWING STATUS		
<b>PLANNING + WARRANT</b>		
JOB		
<b>PROPOSED EXTENSION @ 3 LOCHINVER DRIVE</b>		
TITLE		
<b>PROPOSED PLAN &amp; ELEVATIONS</b>		
SCALE @ A2	DATE	DRAWN
<b>1:100</b>	<b>JAN 2024</b>	<b>DPM</b>
JOB NO.	APPROVED	
	..	
DRG NO.	REVISION	
<b>03</b>	-	