



PROPOSED FRONT ELEVATION STREET VIEW



EXISTING FRONT ELEVATION STREET VIEW

Client will be responsible for party wall Act. 1996. Contractor will be responsible for all aspects of site work including temporary work to satisfy the relevant building regulations.

All window and door frames to have DPC around entire frame. All drainage work to be executed and tested to the satisfaction of Local Authority. All structural work to structural engineers details. All new DPC's min 150mm above Ground level.  
All cavities must be filled up to ground level. all Catnic lintels to have min. bearing of 150mm. All dimensions and levels to be checked on site by the contractor prior to preparation ordering of materials and commencement of work. Dimension must not be scaled from the drawings.

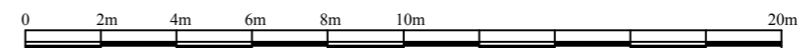
All windows in habitable rooms to have min. glazed area of one tenth the room floor area and min. operable area of one twentieth room floor area. Internal bathrooms and WCs to be provided with Twin - motorised electric extractor fan connected to lighting circuit and giving min. of 3 air changes per hours & 15 minutes over run after extinguishing light.

Any upper-floor window located in a wall or roof slope forming a side elevation of dwelling house shall be

- (1) Obscure- glazed and
- (2) non opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

### Development floor space schedule

Development type	Existing floor area (Sqm)	New floor area (Sqm)	Net Additional floor area (Sqm)
Ground floor	92.0	122.0	30.0
First floor	55.2	88.1	32.9
Second floor	0.0	0.0	0.0
Total - floor space	151.2	210.1	62.9



Scale :- 1:200 in A3

Site 439 Ewell Road  
Surbiton  
Surrey  
KT6 7ES

Job Title Single storey rear extension, and first floor side extension over the existing ground floor side extension.

Drawn by: SLJCS Design  
Date :- 11/03/2024  
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Revision : A