




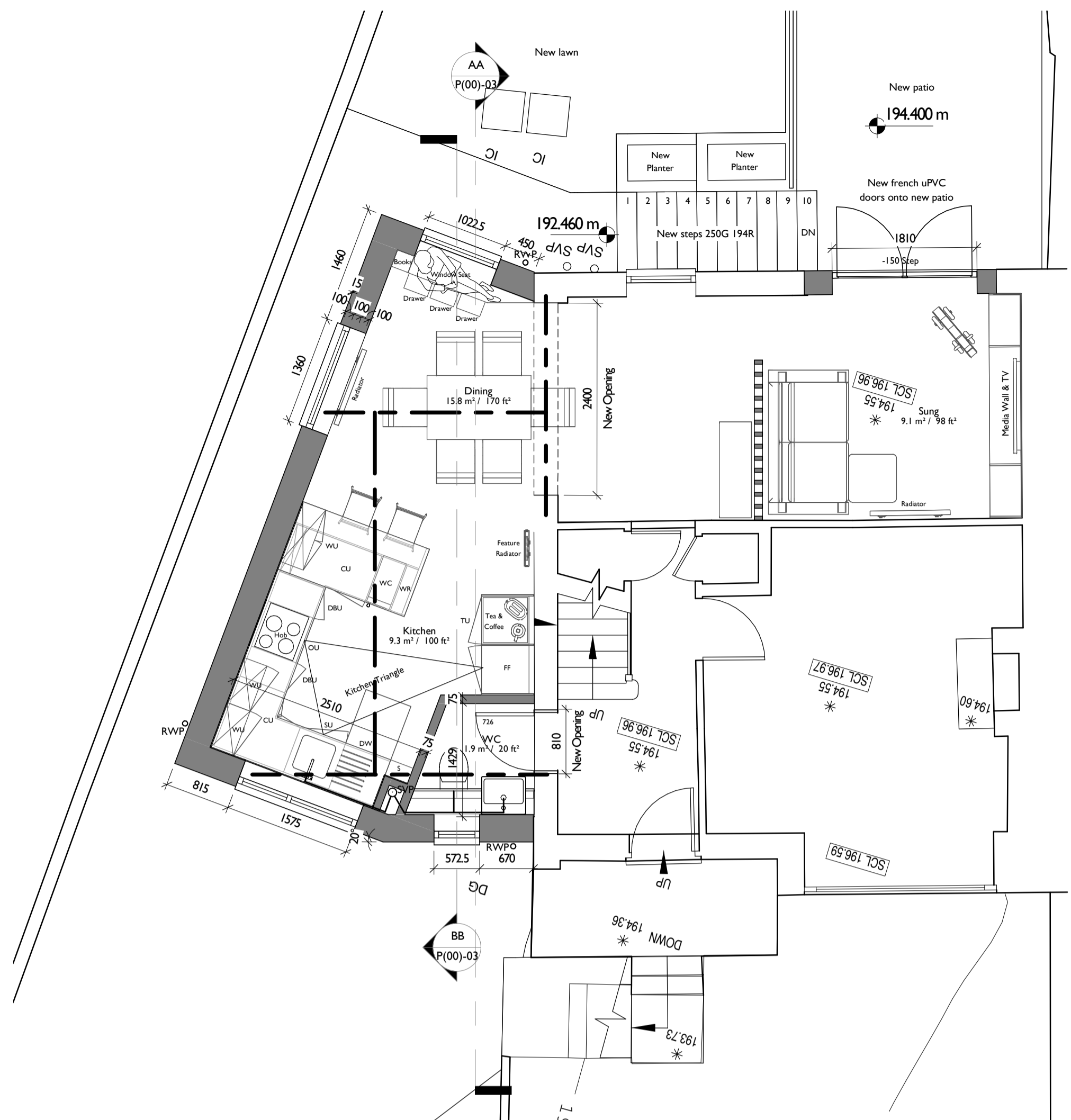


Base information taken from MT Surveys drawings 1000-269_2D-(A1) & 1000-269_FP_E-(A1) following site surveys. The Contractor is required to undertake their own survey checking all building dimensions, ground levels, underground utilities and drainage locations prior to commencing on site before carrying out any works.

-  Existing wall
-  New wall/element to be constructed
-  New steel beam (calculated by Structural Engineer)
-  SVP Soil and vent pipe
-  RWP Rainwater pipe

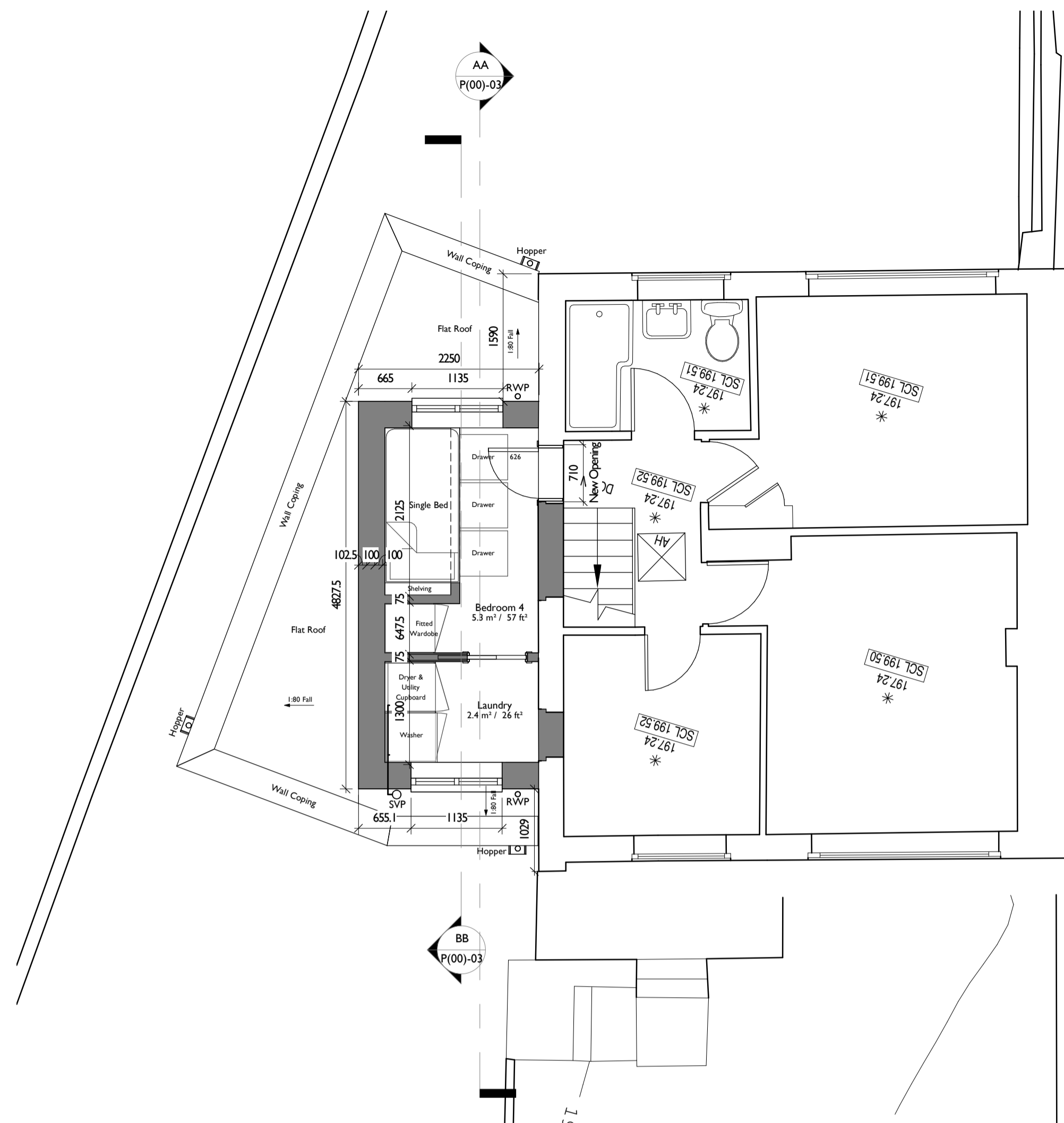
Planning Permission
The proposed extension is within two metres of a boundary and has an eaves height higher than three metres, therefore a Householder Application is required.

Building Regulations
The proposed extension requires approval under Building Regulations. The Contractor shall liaise with the Building Control Inspector to schedule inspections during key activities and installations so that a formal Building Control certificate is received on completion of the works.



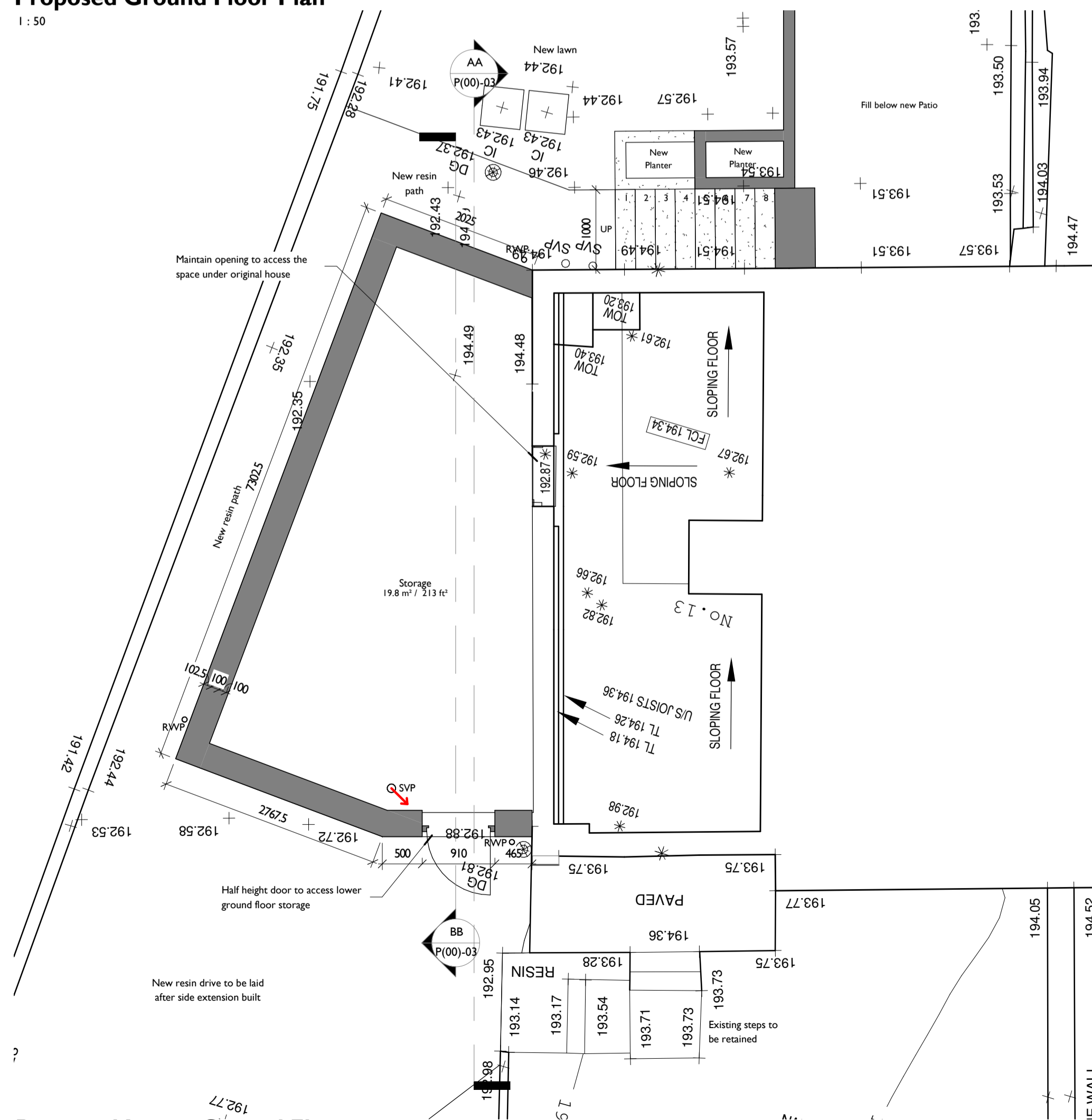
Proposed Ground Floor Plan

1 : 50



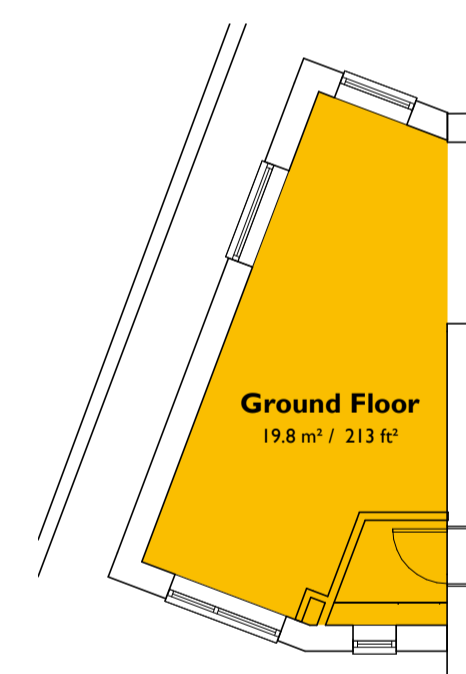
Proposed First Floor Plan

1 : 50



Proposed Lower Ground Floor

1 : 50



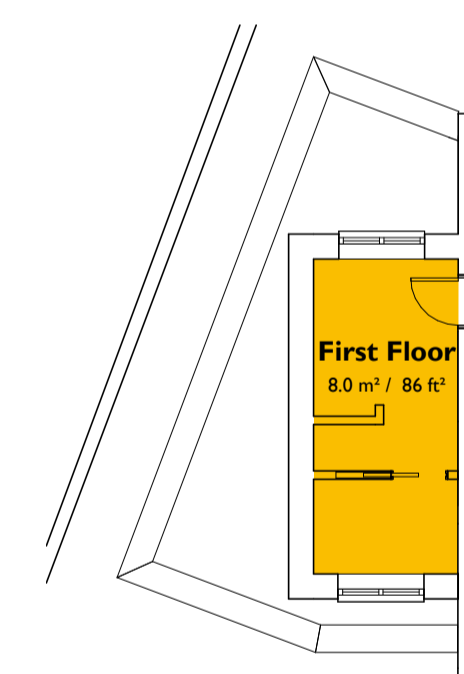
Ground Floor Plan GIA

1 : 100

Schedule of Gross Internal Floor Areas

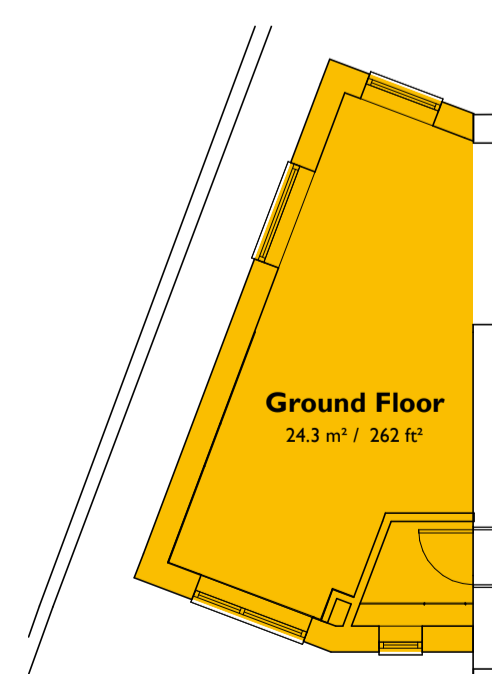
Ground Floor	19.8 m ²	213 ft ²
First Floor	8.0 m ²	86 ft ²
	27.8 m ²	299 ft ²

(Lower Ground Floor excluded as less than 1,500mm headroom to space)



First Floor Plan GIA

1 : 100



Gross External Footprints

1 : 100

Schedule of Gross Building Area

Ground Floor	24.3 m ²	262 ft ²
First Floor	10.8 m ²	116 ft ²
	35.1 m ²	378 ft ²

revision	date	by	chk

All dimensions are in millimeters unless stated otherwise and require verifying on site by the contractor prior to commencing the works. Any conflicts or discrepancies should be brought to attention of the Designer. All work to be carried out to the latest British Standards.

DO NOT SCALE FROM THIS DRAWING

- Feasibility
- Planning
- Building Regs
- Tender
- Construction
- Final

Mr & Mrs Stammers			
drawn by	checked by	date	scale @ A1
MC	-	DEC '23	As indicated
Proposed Extension at 13 Strathmore Drive, Baildon, BD17 5LP			
Proposed Plans			
project number	drawing number	revision	
1038	P(00)-01		

