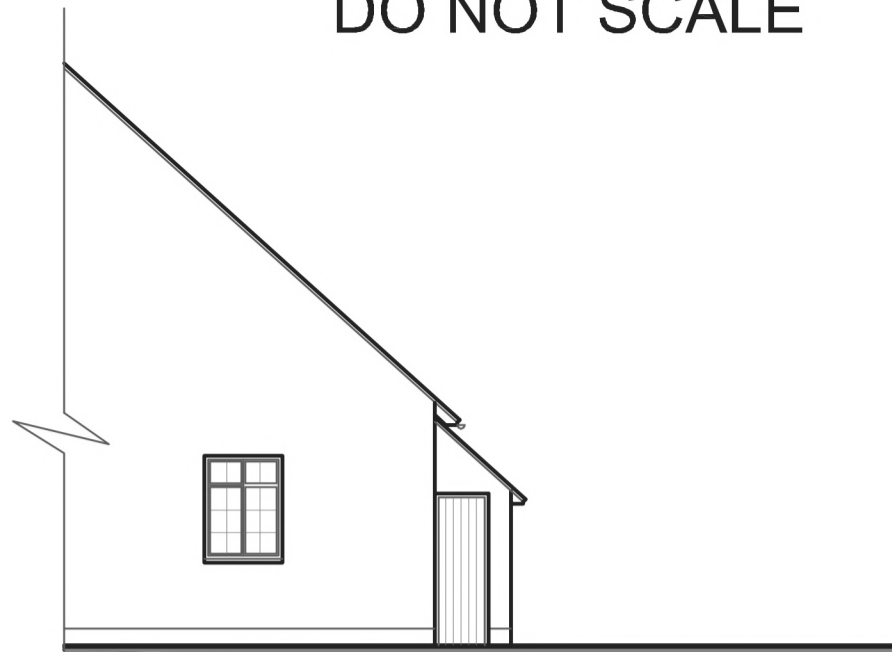
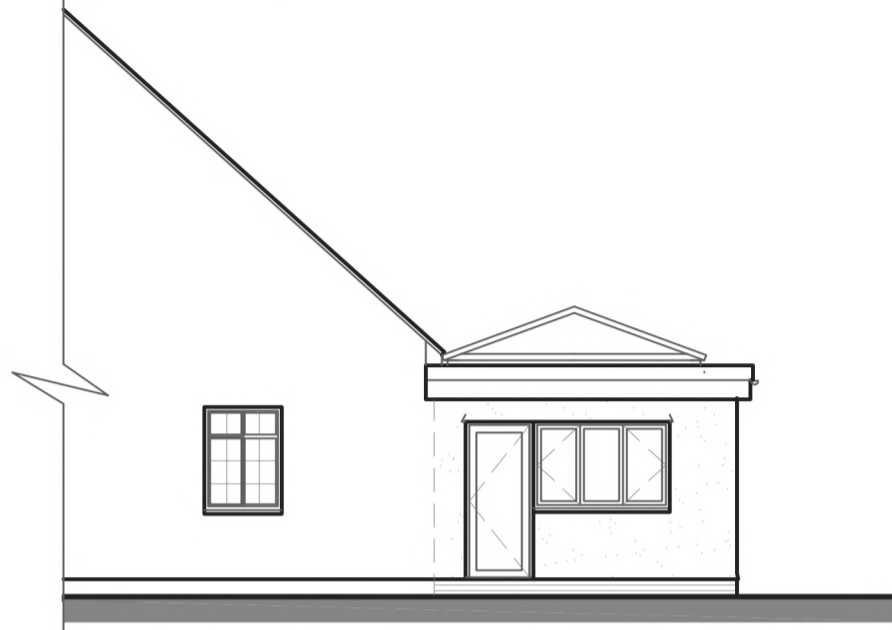


DO NOT SCALE

IF IN DOUBT ASK



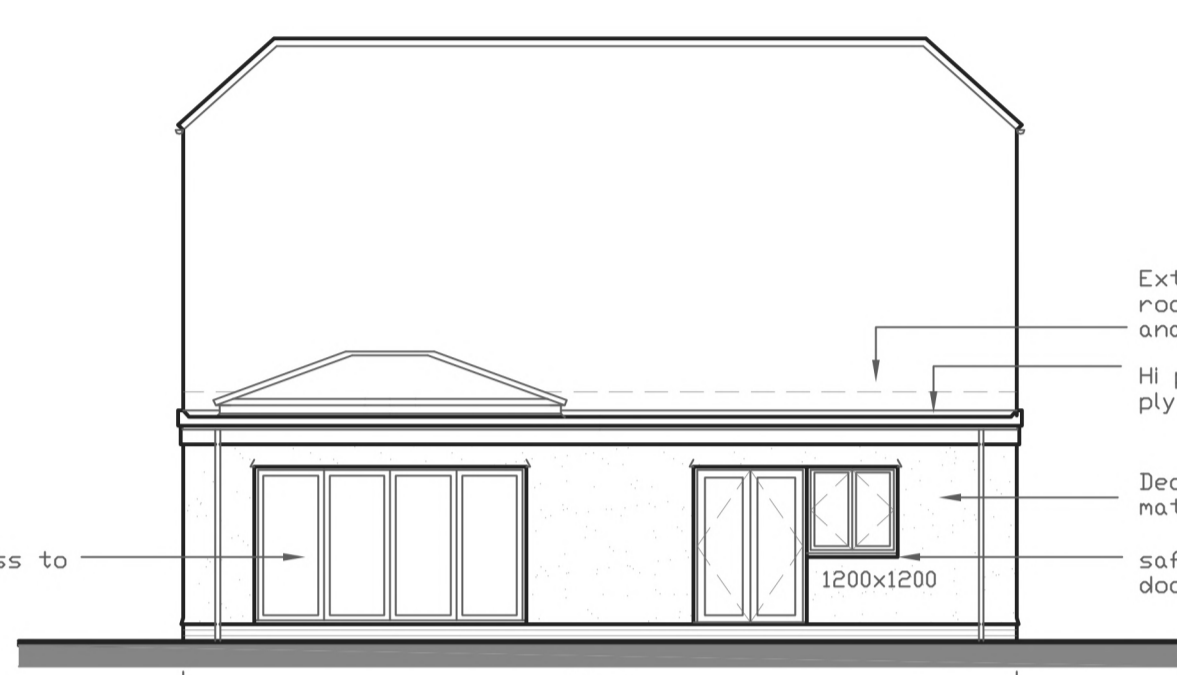
Part side elevation (east)  
•ELEVATIONS AS EXISTING 1:100 •



Part side elevation (east)  
•ELEVATIONS AS PROPOSED 1:100 •

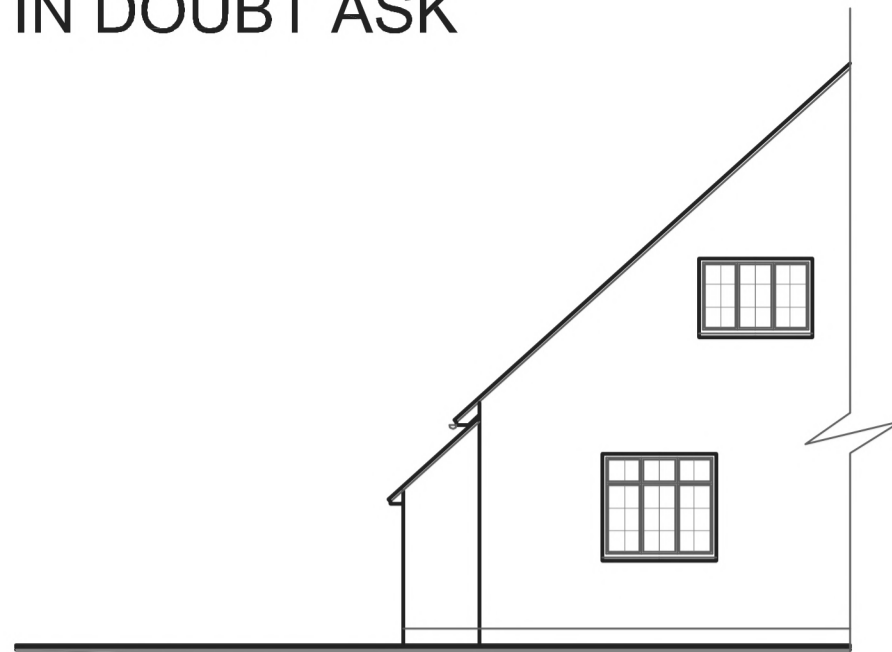


Rear elevation (north)



Rear elevation (north)

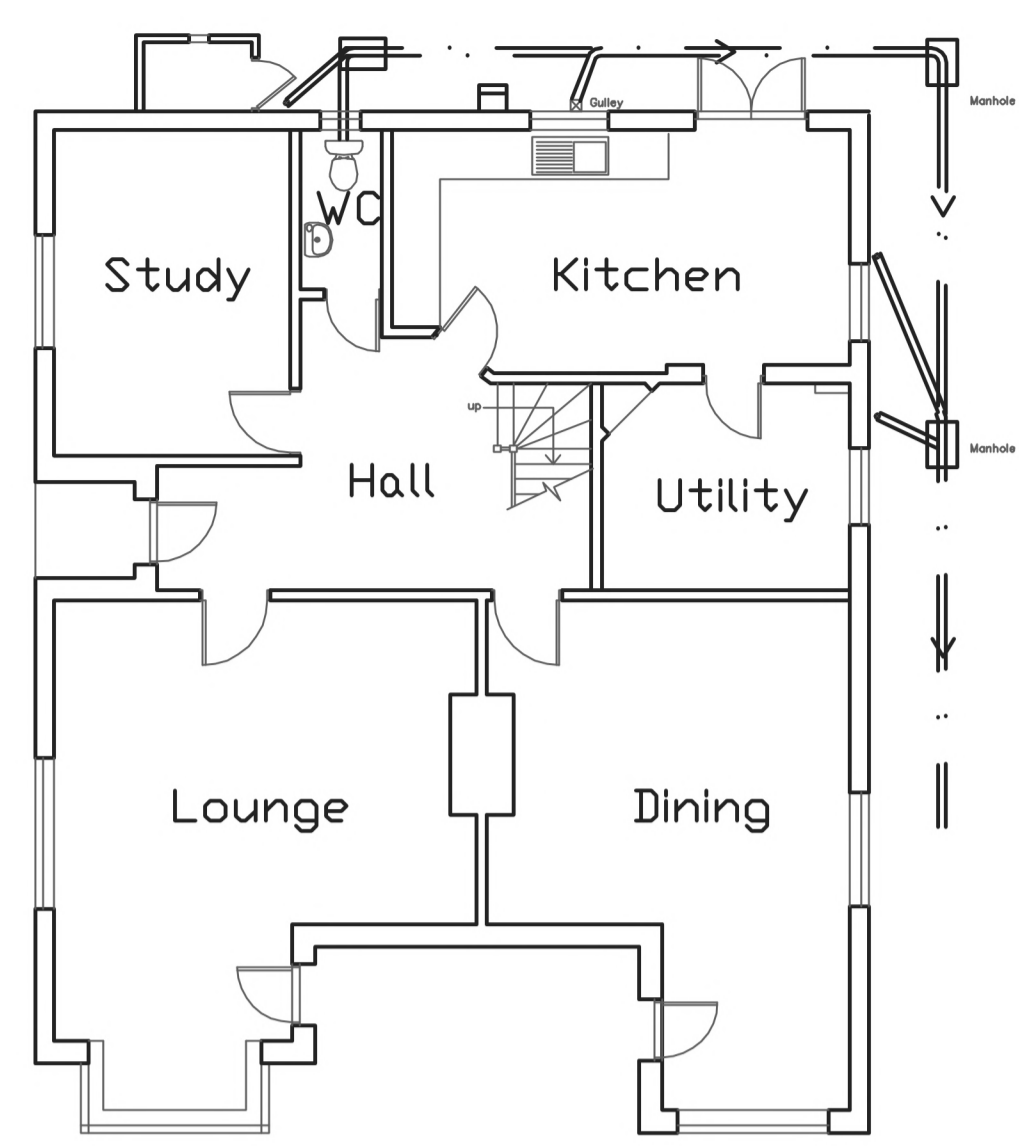
Extend flat roofing up roof slope min 450mm and fully support  
Hi performance single ply flat roof  
Decorated render to match existing  
safety glass to doors  
1200x1200  
safety glass to doors & side lights



Part side elevation (west)



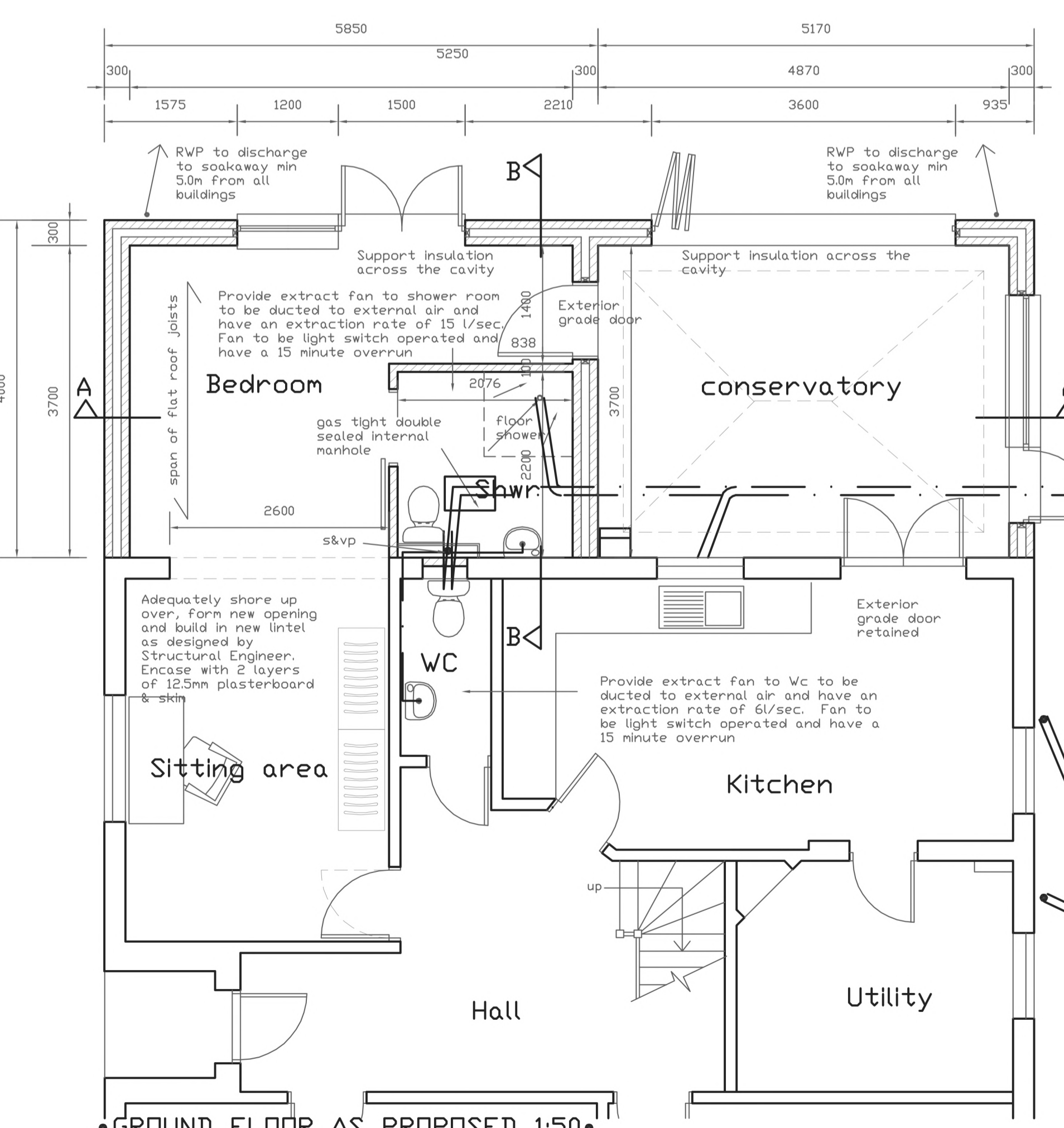
Part side elevation (west)



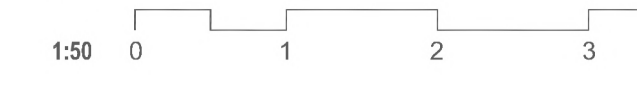
•GROUND FLOOR AS EXISTING 1:100 •



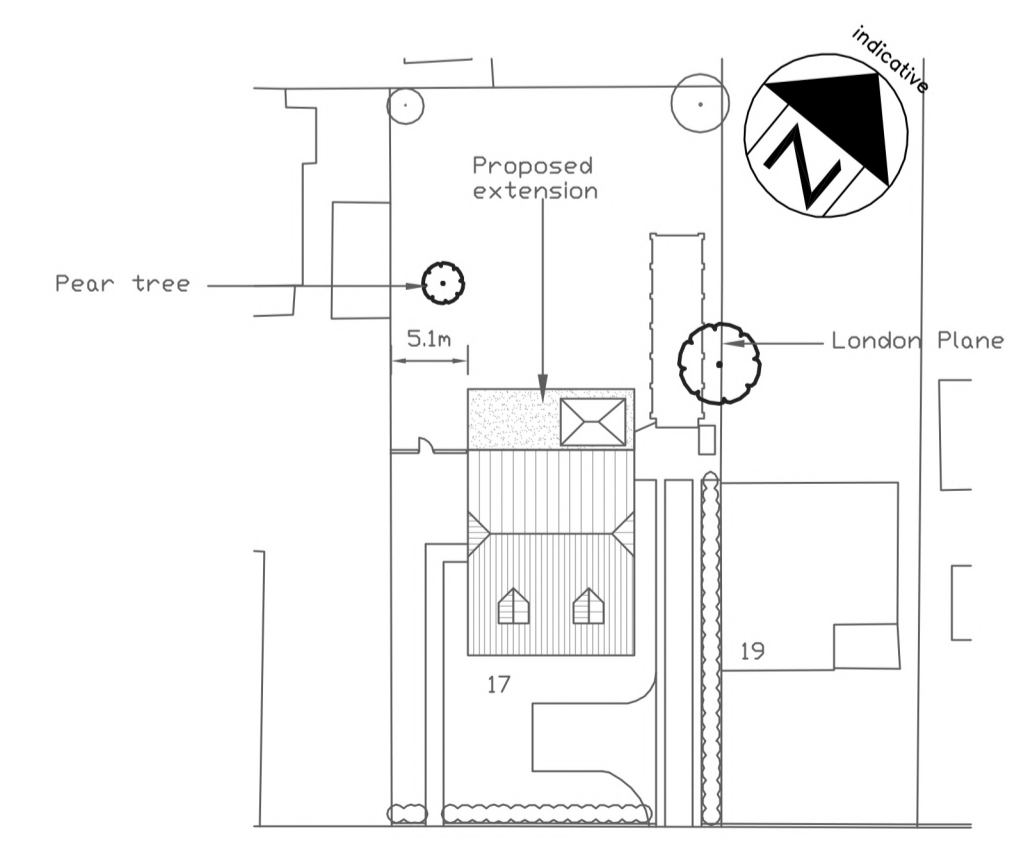
Notes:-  
MEASUREMENTS SHOWN ARE INDICATIVE ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED  
Where the building project falls within the CDM regulations 2015 Z Manning Drawing Services Ltd are not designated as principal designer under the terms of the Act. The client is to appoint their own principal designer within the meaning of the Act.  
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•GROUND FLOOR AS PROPOSED 1:50 •



Conservatory exempt from Building Regulations providing:  
They are built at ground level and are less than 30 square metres in floor area. A minimum of 50% of the new wall and 75% of the roof must be glazed or use translucent material.  
The conservatory is separated from the house by external quality walls, doors or windows.  
There should be an independent heating system with separate temperature and on/off controls. Glazing and any fixed electrical installations comply with the applicable building regulations requirements.  
Check drains which pass under extension. Over drain run provide 1 layer of A142 mesh centrally within the oversite and extend min of 600mm either side of the drain. Provide pre stressed concrete lintel just above existing drain. Wrap drain with 150mm compressible material to sleeve drain through new foundations.



•BLOCK PLAN 1:500 •



RevNo	Revision note	Date
A	Roof lantern added to side elevations	04/2024

Drawing title  
**As existing & as proposed**

Description  
**Proposed rear extension**

Address  
**17 The Esplanade,  
Frinton-on-Sea,  
Essex,  
CO13 9AU**

Client  
**Mr & Mrs Gregory**

Drawn <b>ZM</b>	Sheet no.
Date <b>03/2024</b>	Scale as indicated @ A1
Drawing No <b>GTE-101</b>	Revision <b>A</b>

**Zoe Manning BSc.**  
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Frinton-on-Sea, Essex,  
CO13 9AB

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