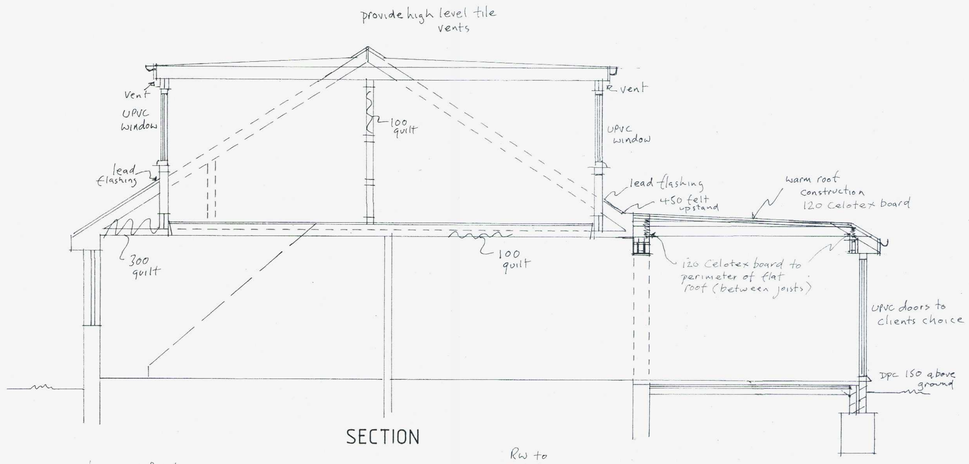
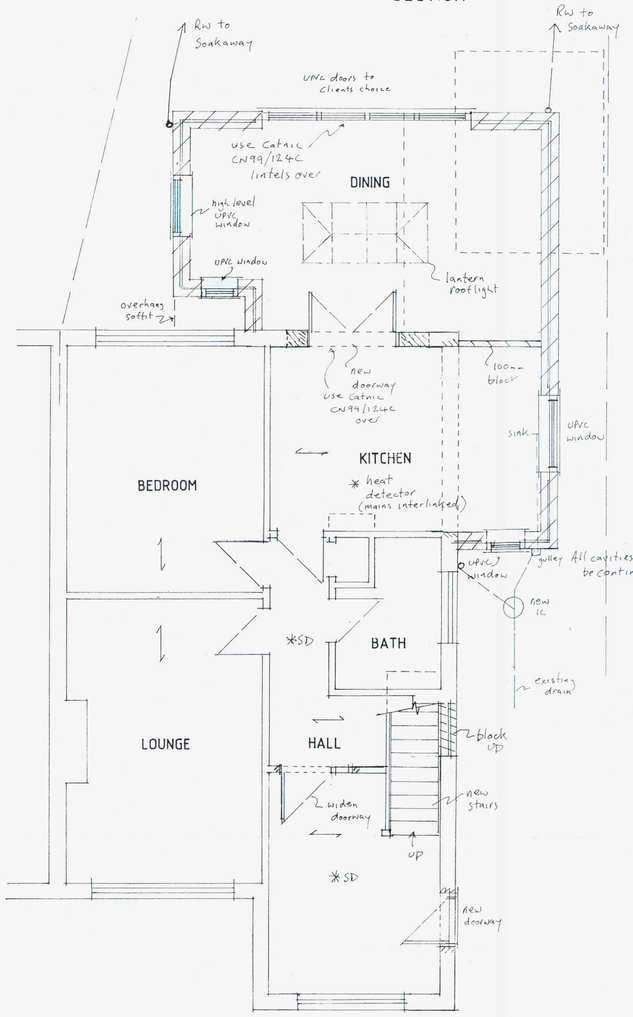


SECTION

There are no trees near which will affect foundation design



GROUND FLOOR PLAN

Dining room

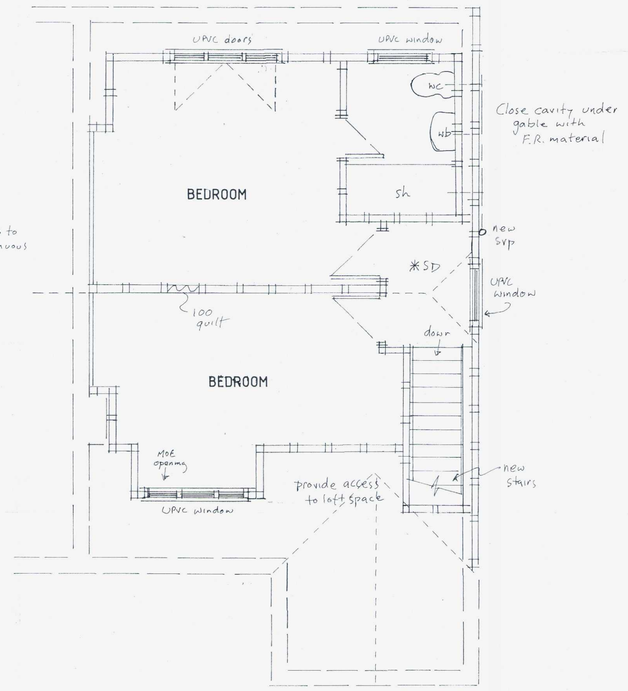
Allowable openings = opening covered + 25% floor area

= 5.1 + 4.7

= 9.8 m²

Actual area of openings (doors + rooflight)

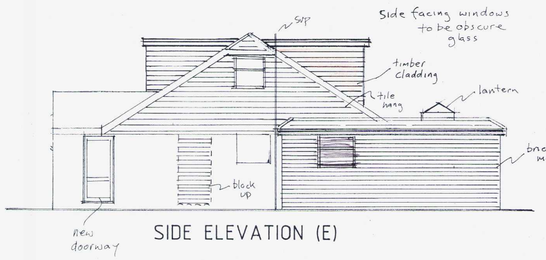
= 9.14



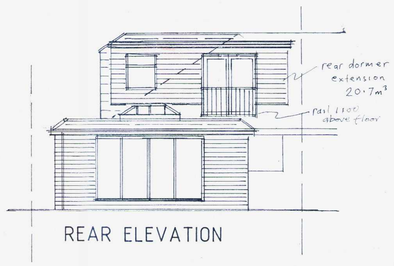
FIRST FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10

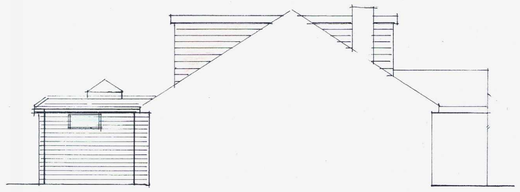
1:50



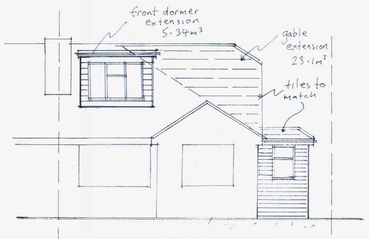
SIDE ELEVATION (E)



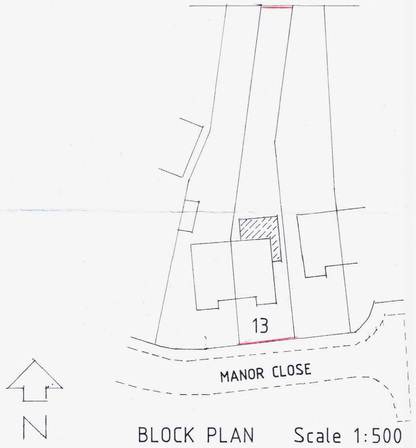
REAR ELEVATION



SIDE ELEVATION (W)



FRONT ELEVATION



BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:1250

PLANNING SERVICES
PLAN ANON 1205/15.
DATE VALID 11 AUG 2015

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.

All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.

No work to encroach over the boundary of the neighbours property.

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

ALL FOUNDATIONS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

THE PROPERTY OWNER IS REMINDED OF THE REQUIREMENT TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996.

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John Wright MRICS

12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

Phone: 01903 205572
Mobile: 07809 205095
Email: johnforplans@yahoo.co.uk

RICS

Client: Mr.&Mrs.BOWDEN

Job Title: 13 MANOR CLOSE LANCING

Drawing Title: LOFT CONVERSION AND EXTENSION

Scale: 1:100 & 1:50

Date: Oct. 2013

Drawn by: JW

Drg No.: JW/13/070

Rev.