

Proposed Plan
Drawing No.: 01 of 01

Please note that before building works commences, it is the responsibility of builders or owner to serve party wall notices to all neighbours.

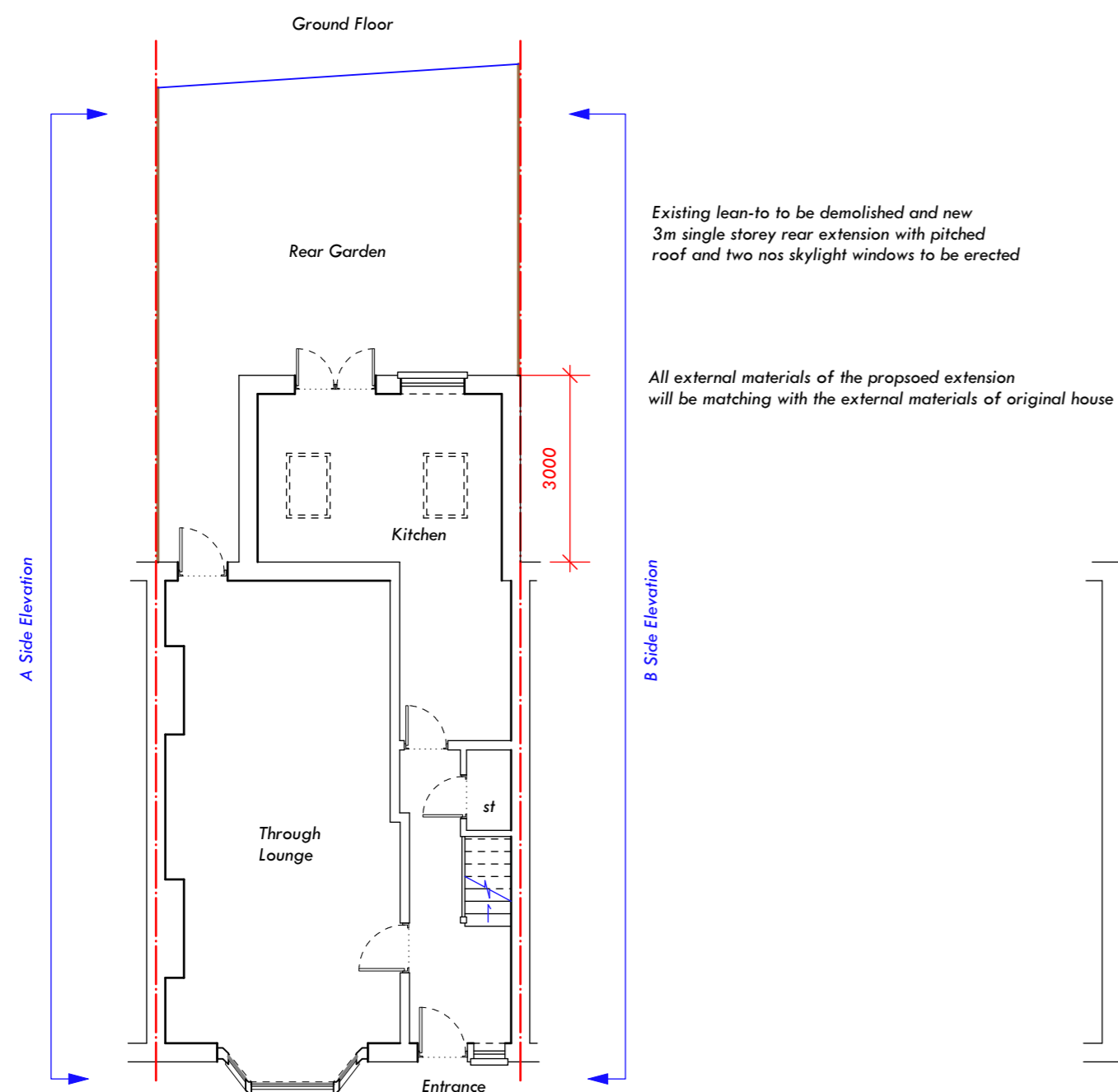
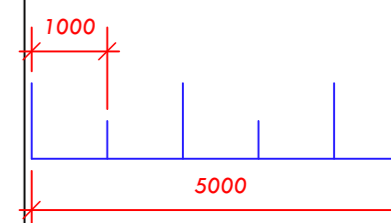
Dimensions
All dimensions to be checked on site. Contractor to check site thoroughly before work starts and report any discrepancies.

Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any work, making workshop drawings or buying any materials.

Note: simple dimension check of the site has been conducted in order to prepare this scale drawing. Proposed designs have been provided by the client and final designs on this drawing have been approved by the client.

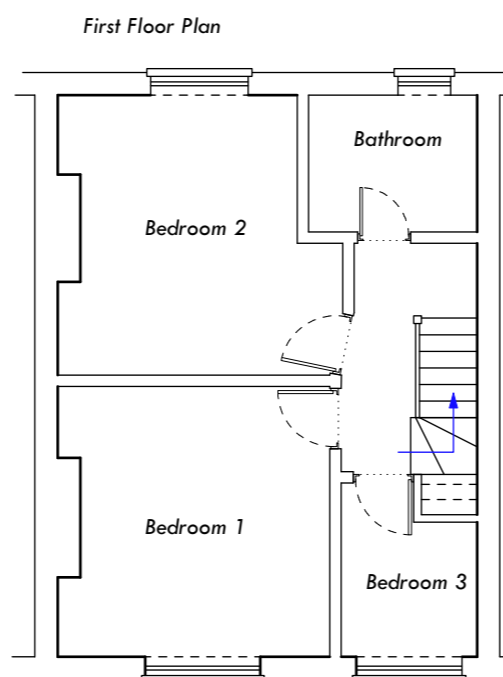
No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imply the structural condition of the existing property. The drawings have been prepared for assistance in the preparation of details for planning and building regulations purposes only. No check dimensions have been taken.



Existing lean-to to be demolished and new 3m single storey rear extension with pitched roof and two nos skylight windows to be erected

All external materials of the proposed extension will be matching with the external materials of original house



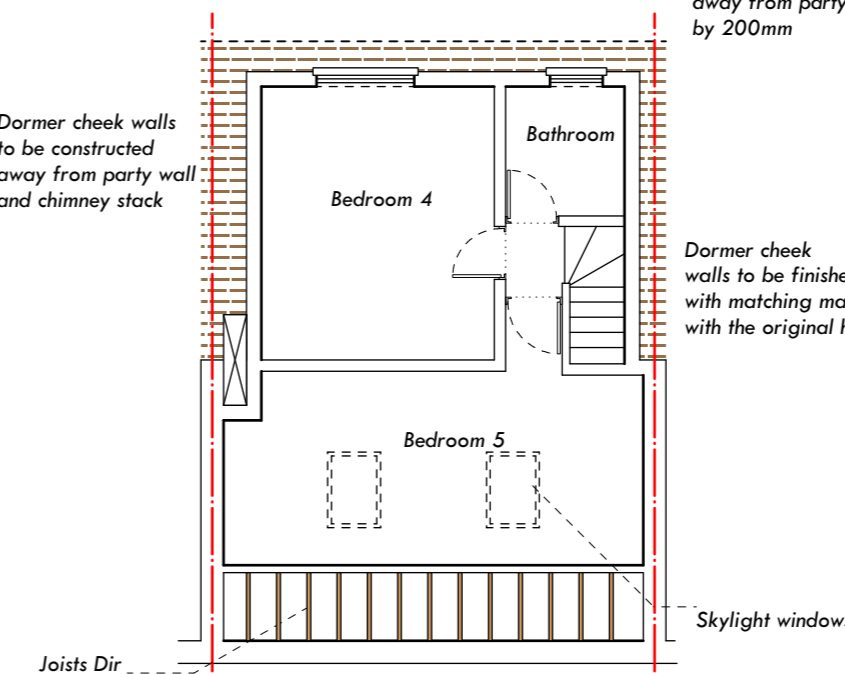
Original roof overhangs by 200mm the construction of dormer will be set back by 400mm in total, including the overganging of roof

Windows will be aligned with the lower level windows

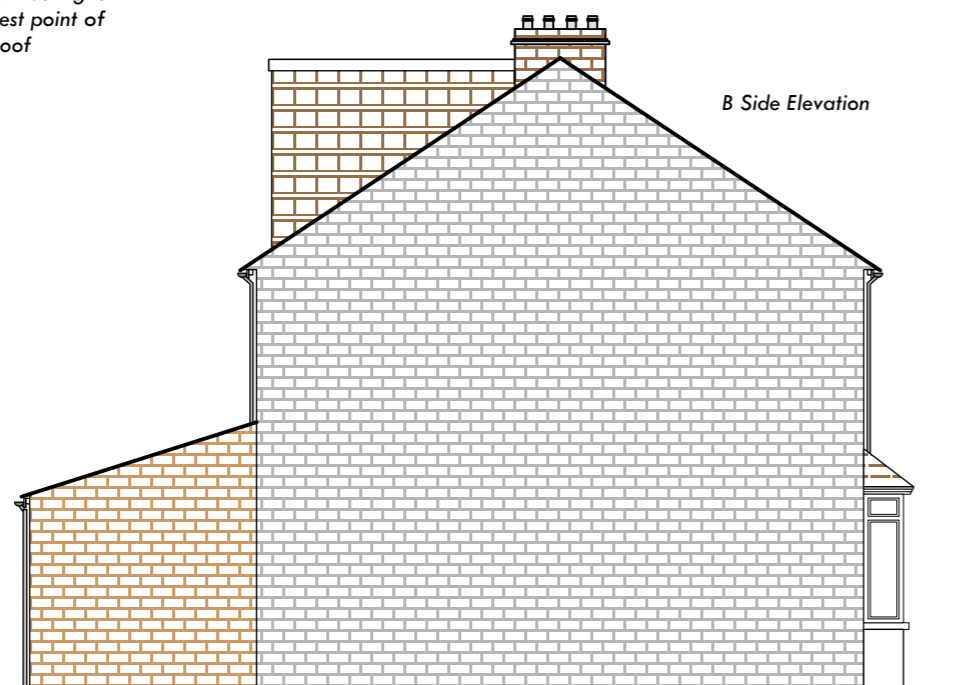
Dormer cheek walls to be constructed away from party wall by 200mm

Dormer cheek walls to be constructed away from party wall and chimney stack

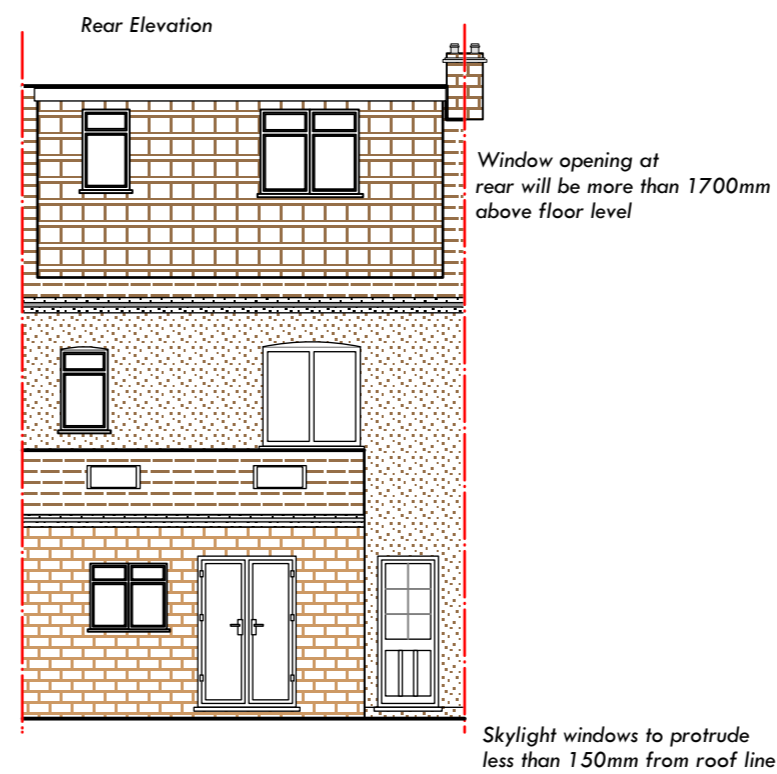
Dormer cheek walls to be finished with matching materials with the original house



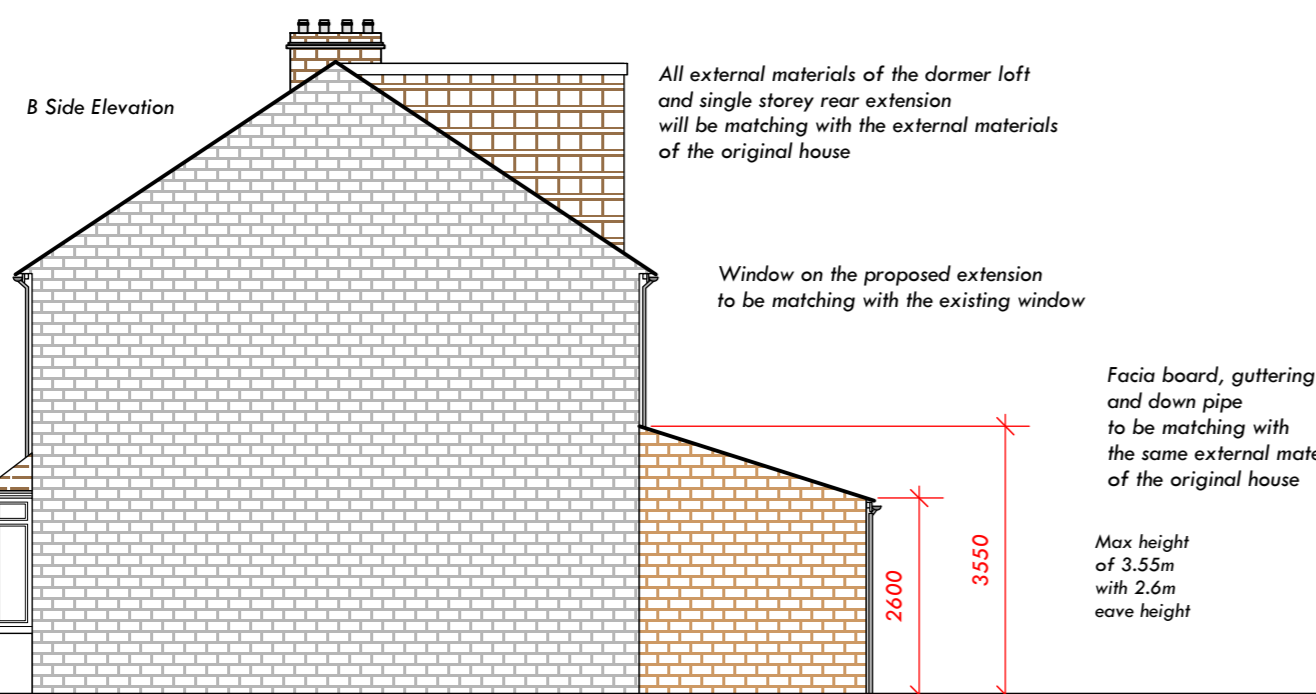
No part of the proposed dormer loft will be higher than the highest point of the original roof



B Side Elevation



Skylight windows to protrude less than 150mm from roof line



All external materials of the dormer loft and single storey rear extension will be matching with the external materials of the original house

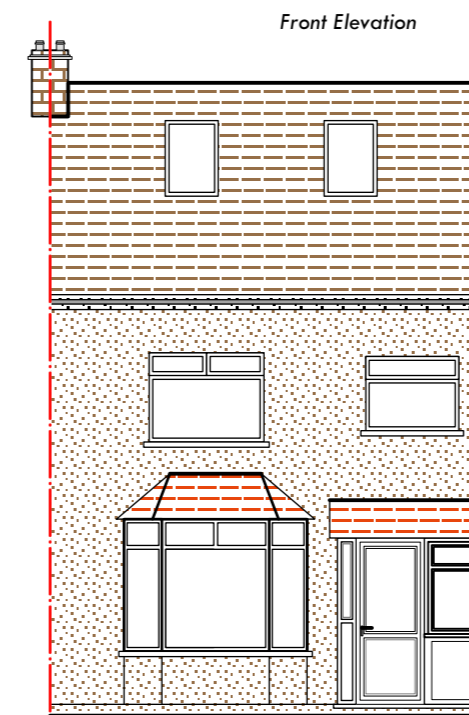
Window on the proposed extension to be matching with the existing window

Facia board, guttering and down pipe to be matching with the same external materials of the original house

Max height of 3.55m with 2.6m eave height

Skylight windows will have opening more than 1500mm above floor level

Front Elevation



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Project:	Newham, E6 2ES
Drawing Title:	Proposed Plans
Drawing Number:	01 of 01
Scale:	1:100
Date:	23/09/2017
Client:	

