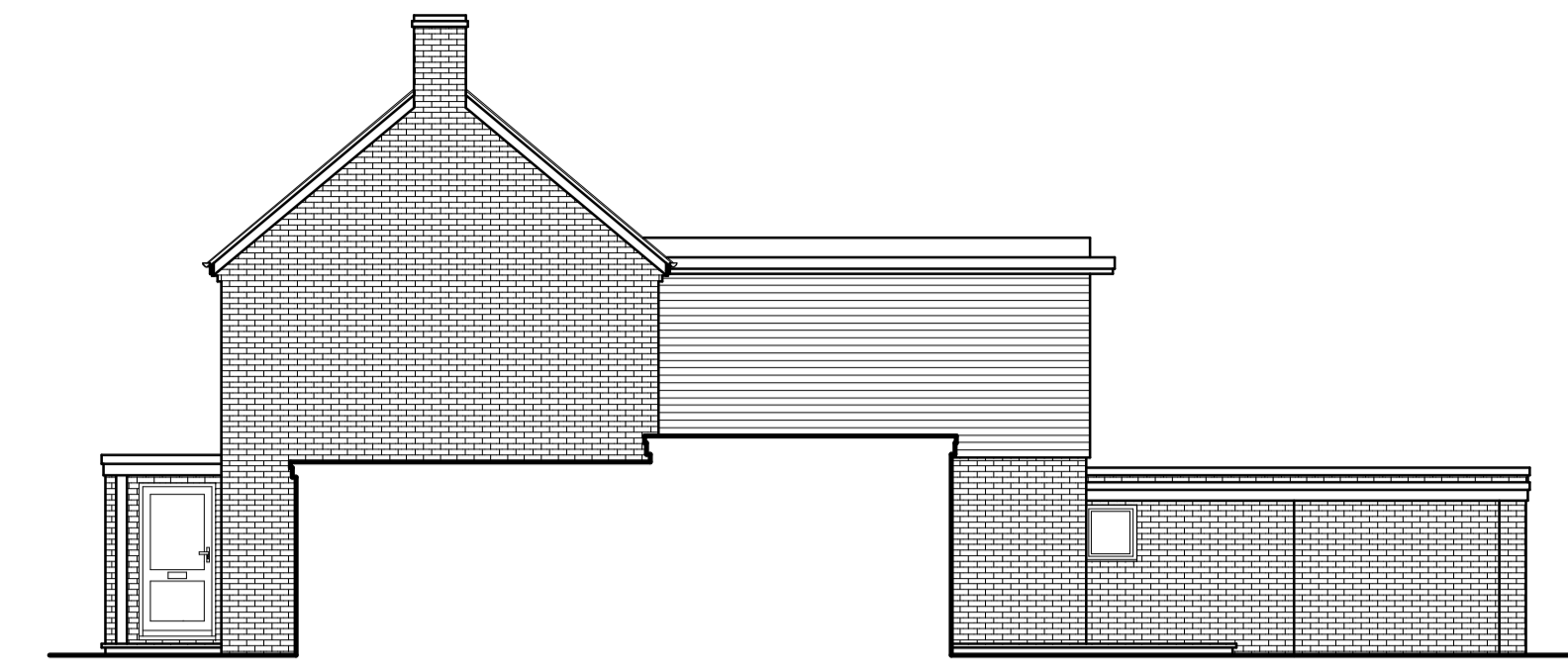




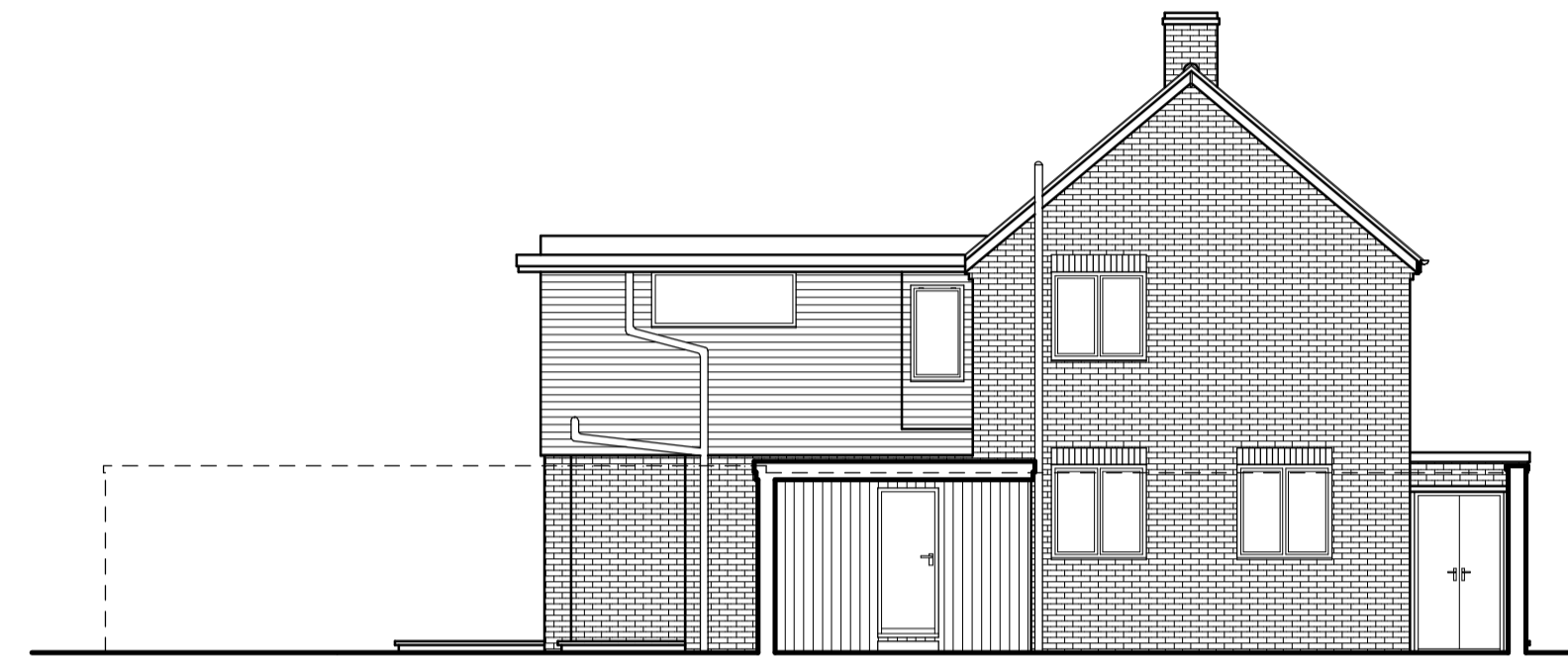
**Front elevation**



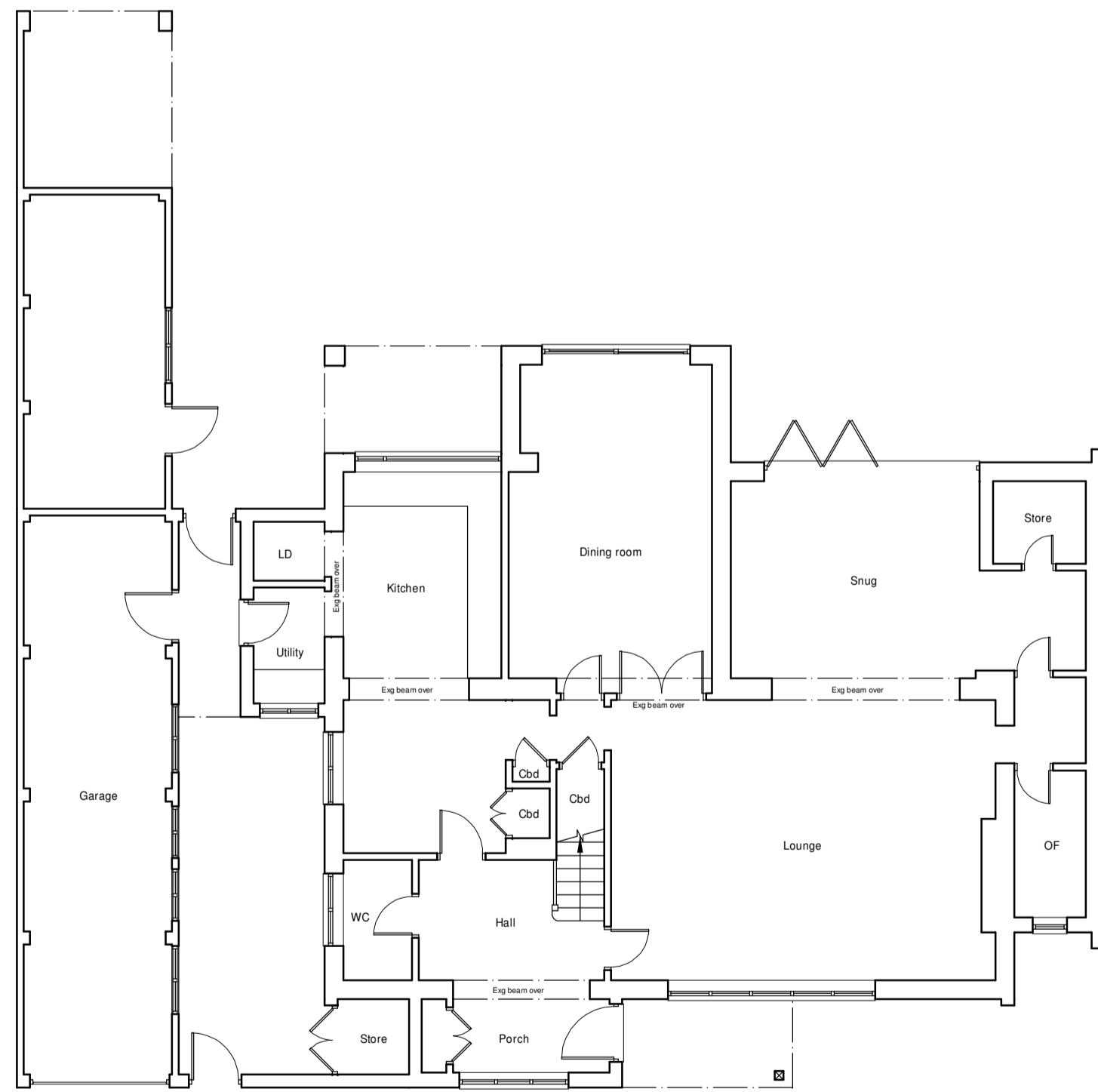
**Side elevation**



**Rear elevation**



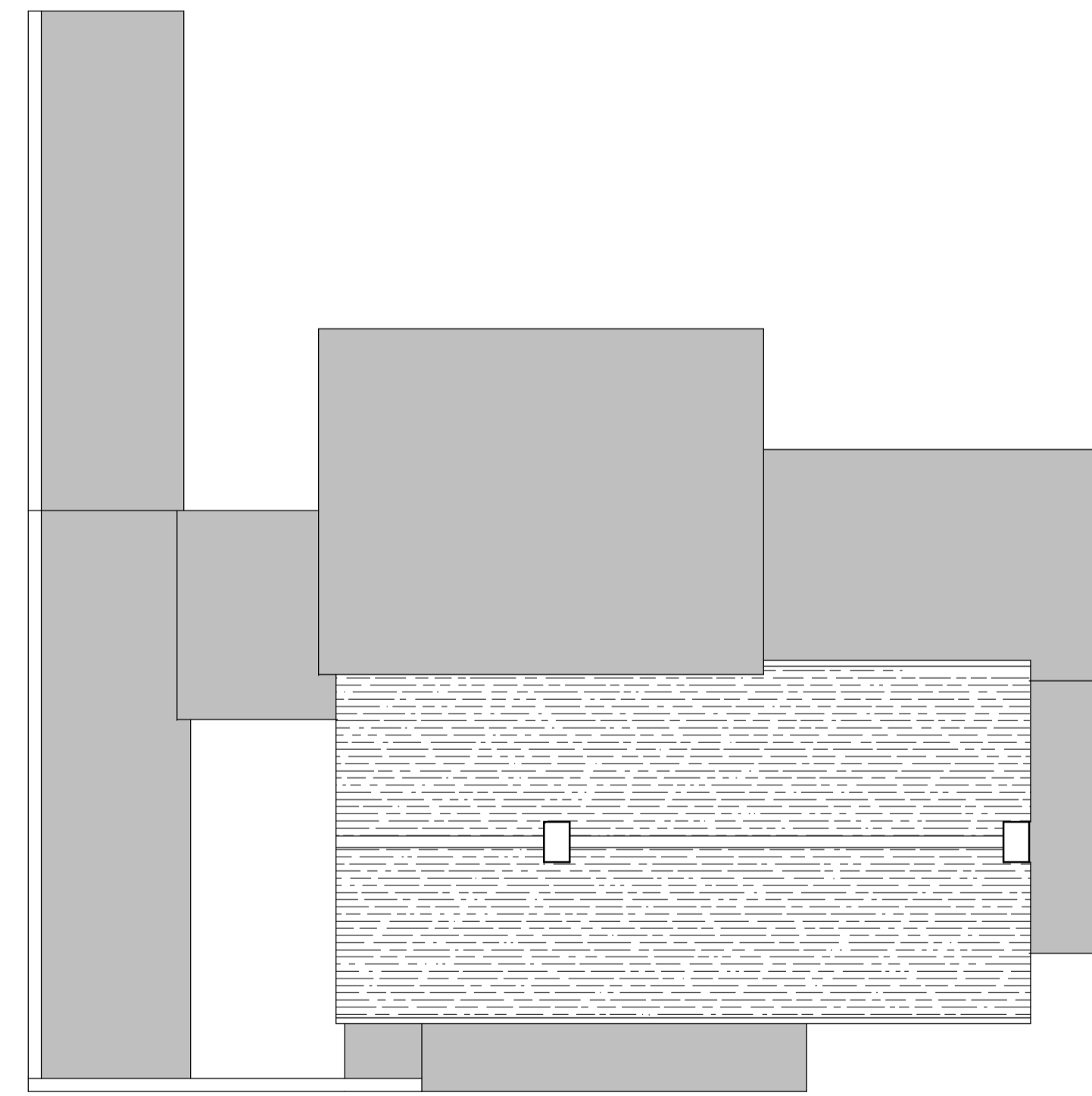
**Side elevation**



**Ground floor plan**



**First floor plan**



**Roof plan**

1. Drawing are for Local Authority approval only.
2. Builder to check all dimensions on site.
3. Builder to measure all new steelwork, timber beams/joists and materials on site when ordering materials.
4. No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
5. Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the Party Wall Act 1996: (ARRANGED BY CONTRACTOR OR CLIENT)
6. All electrics to comply to IEE regulations.
7. All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
8. Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.

Key colour code:  
 Pink indicates new structural beams / trimmers -   
 Blue indicates new glazing -   
 Yellow indicates new walls -   
 Blue dotted line indicates new floor / ceiling / flat roof joists -   
 Red dotted line indicates wastes / underground drainage -

CUBIC VOLUME OF PROPOSED DORMER & HIP TO GABLE END ROOF DOES NOT EXCEED 50 CUBIC METRE PERMITTED DEVELOPMENT ALLOWANCE:  
 Dormer: m³  
 Hip to gable end roof: m³  
 Total volume: m³

See Suggested electrical layout.  
 Double gang 13amp socket  
 Light switch and fittings. The high efficiency light fittings capable of accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m of floor area or per 4 fixed lighting fittings (L1).  
 Mechanically ventilated extract fan sired to over run timer switch of 15 minutes to extract the equivalent of 30 litres of air per second from bathroom and 60 litres of air per second from kitchen / utility room vented via duct to airbrick. Ensure that a minimum 10mm air gap under the bathroom door is provided for air replacement.

Part P Electrical Safety: Confirmation that the electrician is capable of self certifying the work to BS 7671 or is registered under a competent person self certification scheme to enable council to issue completion certificate.

Smoke detectors are to be installed to new rooms and wired to mains distributory board with battery back up in accordance with BS5839-6:2004 where there is no final exit from the new room.

Fire Notes: All doors to fire escape route hallway and landings to be half hour fire resistant (FD30) and fitted with 25mm door stops.

Automatic fire detection system should be installed in accordance with British standard BS-5839 Part 6 6:2004. (SD) denotes locations of smoke detectors wired into main distributory board.

\* See section sheet for general building regulations and section notes.

A	Date	Revisions



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 0208 668 2463

Client  
**Mr and Mrs Roberts**

Job Title  
**Proposed two storey side / rear extension / alteration of two storey rear flat roof to pitched roof / front porch and internal alterations at: 31 Ham Farm Road, Richmond, TW10 5NA**

Drawing Title  
**Existing ground floor plan and elevations**

Scale  
**1:100 (floor plans / elevations) @A1**

Date  
**March 2021**

Drawn by  
**S. Richardson**

Drg No.	Rev.
4340/4	-

