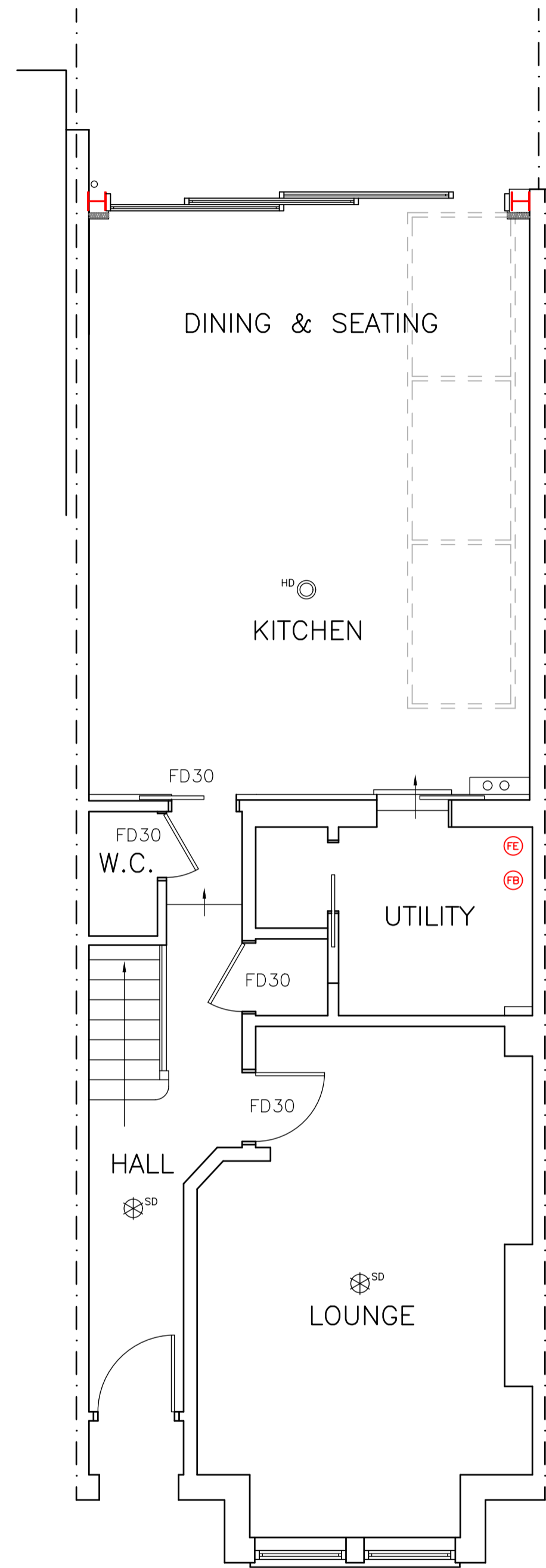
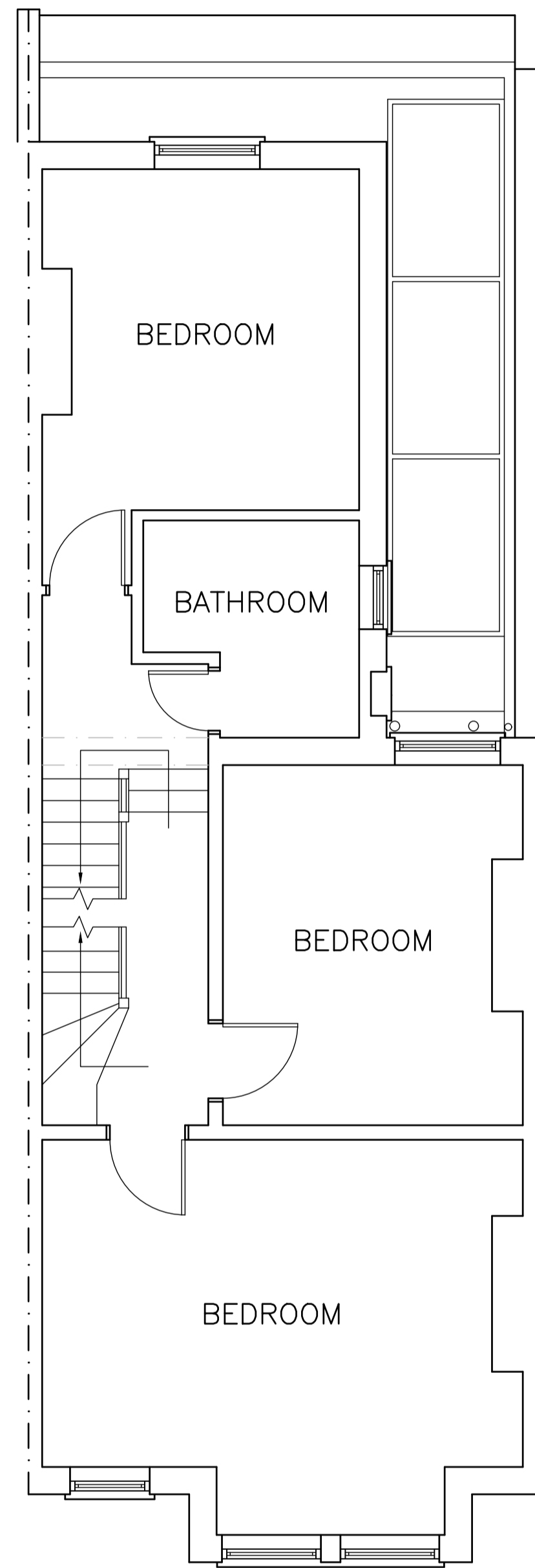


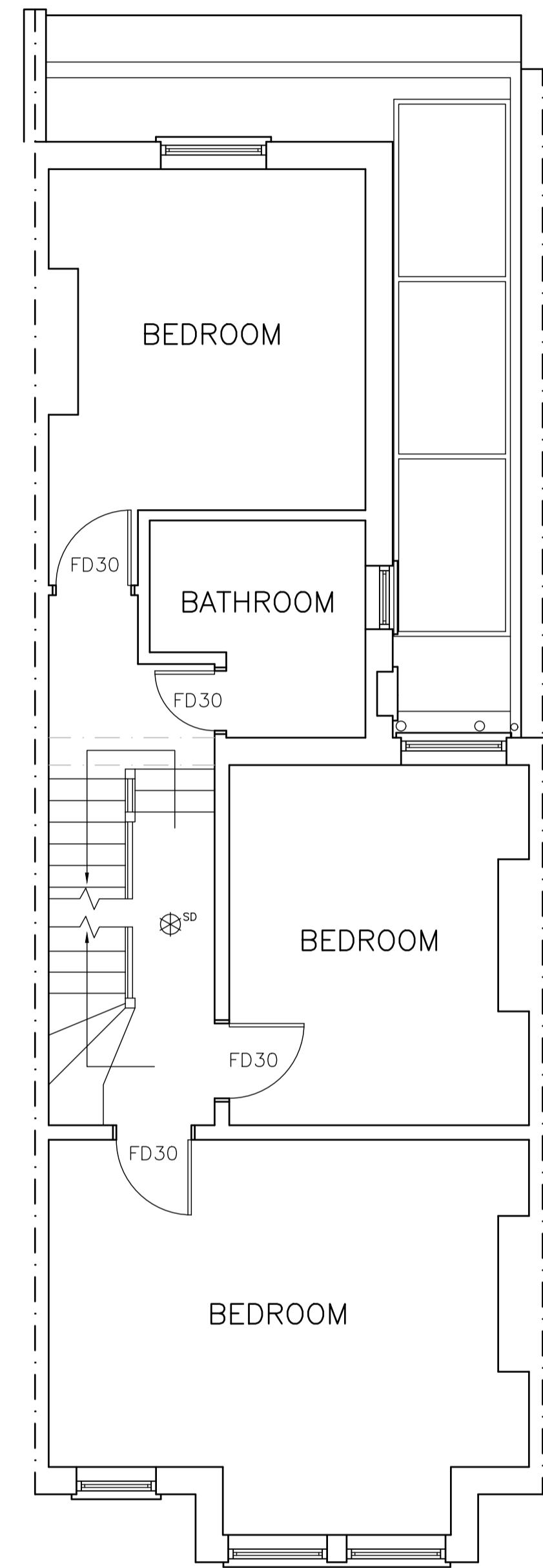
EXISTING GROUND FLOOR PLAN 1:50



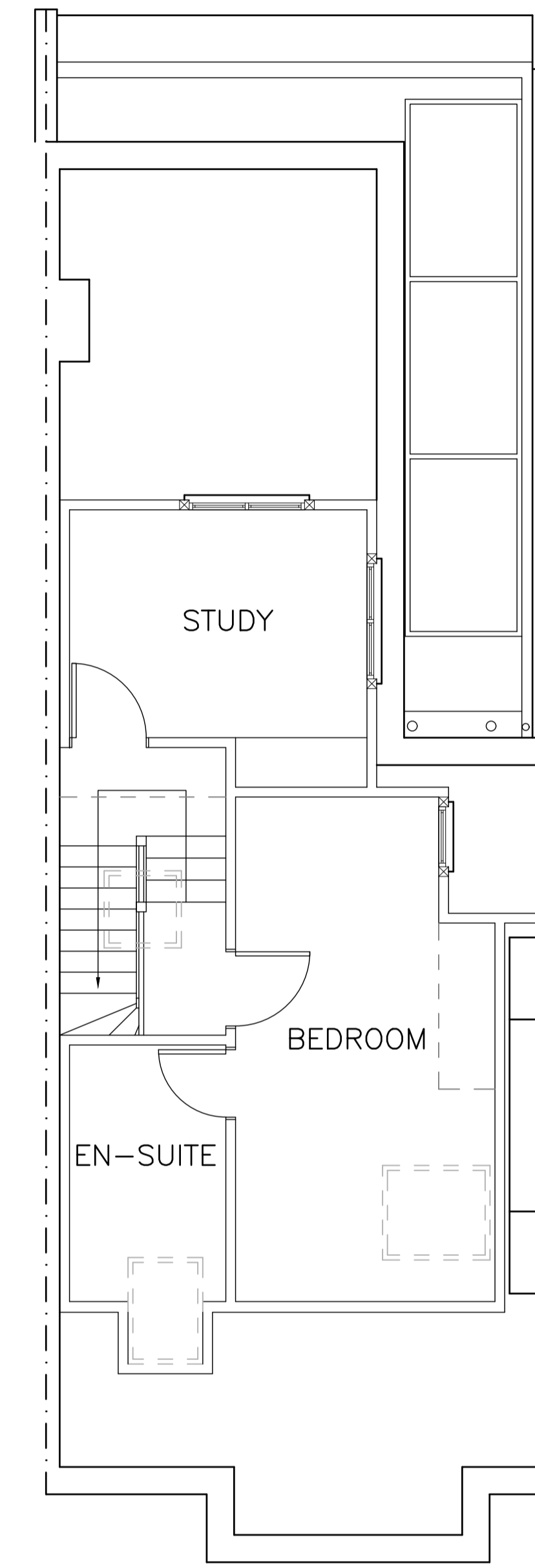
PROPOSED GROUND FLOOR PLAN 1:50



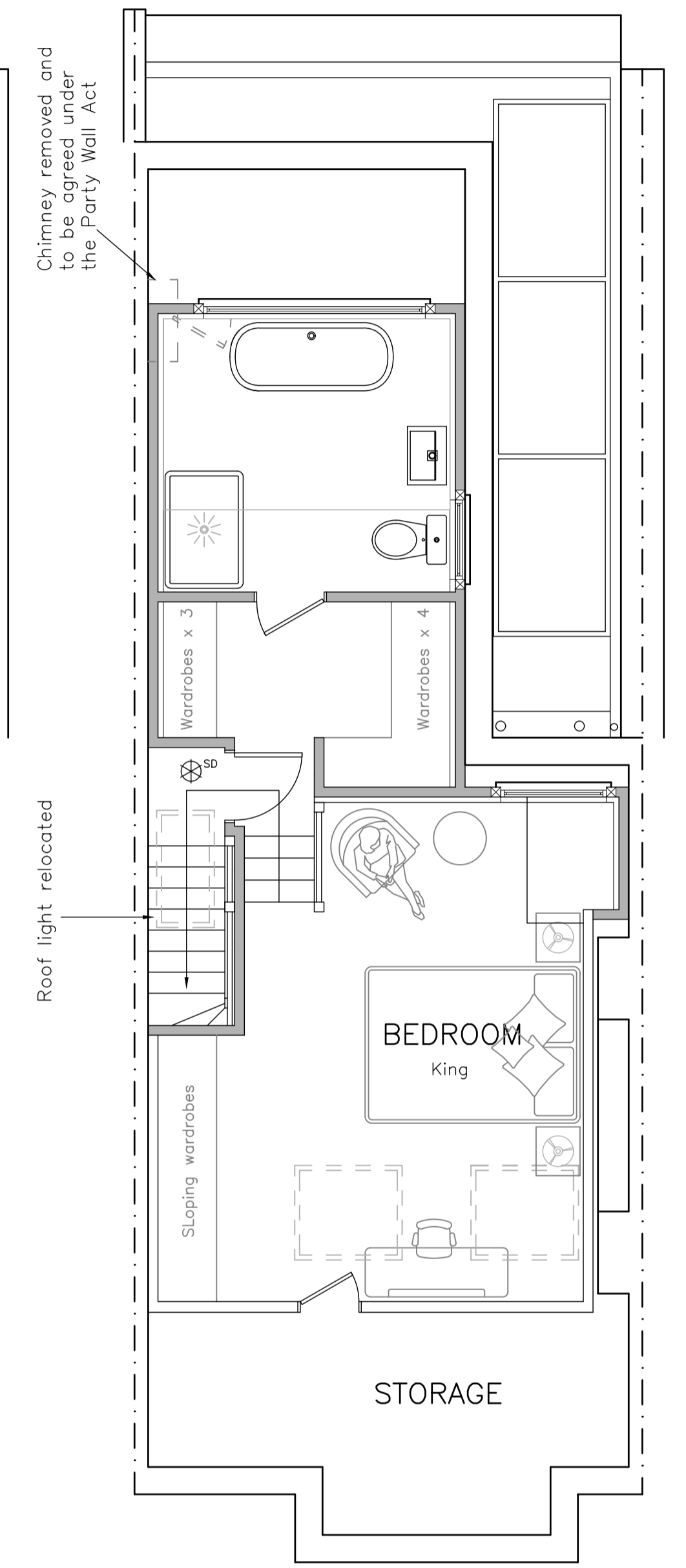
EXISTING FIRST FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



EXISTING ROOF SPACE PLAN 1:50



PROPOSED ROOF SPACE PLAN 1:50

PARTY WALL ETC ACT
THE BUILDING OWNER IS RESPONSIBLE FOR SERVING ALL NOTICES AND OBTAINING ANY WRITTEN CONSENT WHICH MAY BE REQUIRED UNDER THE ABOVE LEGISLATION BEFORE WORK COMMENCES.

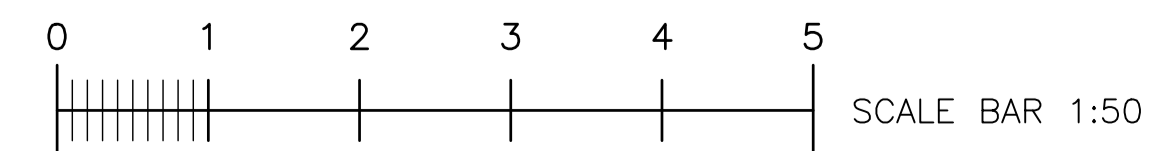
RESTRICTIVE COVENANTS
THE BUILDING OWNER IS RESPONSIBLE FOR INFORMING N. TURNER DESIGNS LTD IN WRITING WHETHER THERE ARE ANY RESTRICTIVE COVENANTS ON THIS PROPERTY. IF SO, THE PROPERTY OWNER MAY NEED FURTHER PERMISSION TO DEVELOP THE PROPERTY / LAND. IN SUCH INSTANCES COVENANT APPROVAL IS REQUIRED PRIOR TO WORKS COMMENCING ON SITE. ADHERENCE TO COVENANTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

Additional Information

- All live chimneys, including those owned by the adjoining neighbour must be a min. 1.0m above flat roof. If this is not the case, then either raise the chimneys or permanently cap off flues. To be agreed with the adjoining owners under the Party Wall Act.
- Client must obtain consent from adjoining neighbours at number 29 to remove the rear chimney as denoted and to ensure it is agreed as part of the Party Wall Act.
- Dormer connection between nos. 31 and 33 to be agreed as part of the Party Wall Act.
- The existing fire protective measures will need to be upgraded in order to meet the latest Part B of the Building Regulations (Fire Safety).
- The thermal elements of the existing loft may need to be upgraded in order to meet Part L of the Building Regulations (Conservation of fuel and power).
- Steel beams, trimmers & associated bearings within the existing loft space will need to be checked and verified to ensure they are capable of supporting additional loads. If not, then structural elements will need to be upgraded.

DRAWING KEY

- FD30 = ½ hr fire resistant door
- SD = Smoke detector
- HE = Heat detector
- FE = Fire extinguisher
- FB = Fire blanket
- - - - - = External Demolition



REVISION	REVISION NOTES	DATE
<p>SITE ADDRESS 31 PAYNESFIELD AVENUE LONDON SW14 8DW</p>		
<p>N. TURNER DESIGNS LTD 28 FREEMANS CLOSE BUCKS SL2 4ER MOB: 07825 372 548</p>		
<p>THIS DRAWING IS ISSUED SOLELY ON THE UNDERSTANDING THAT IT IS COPYRIGHT, SHOULD BE REGARDED AS CONFIDENTIAL AND MUST NOT BE REPRODUCED WITHOUT THE DESIGNERS CONSENT.</p>		<p>DRAWN BY N. TURNER, B.Eng (Hons)</p>
		<p>DRAWN ON 16/08/2024</p>
		<p>SCALE 1:50 @ A1</p>
		<p>DRG NO 2024-08-5992/1</p>