

NOTES

Do not scale

Verify all dimensions on site before commencing any work or preparing any shop drawings

All building materials, components and workmanship to comply with the appropriate Public Health Acts, Building Regulations, British & European Standards and Codes of Practice and to the appropriate manufacturers recommendations.

For all specialist work see relevant drawings

All schemes to be set out completely including buildings, roads, drainage and levels prior to the commencement of works

Sites to be checked against Land Registry plans and any necessary Easements to be established

Any discrepancies, errors or omissions to be reported to the architect for further instructions before commencement of works

K		
J		
H		
G		
F		
E		
D		
C		
B		
A		
05.02.24	Issue to Planning	JR
Date	Revisions	By

DAC
Architects

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Project Title

EXTENSION TO
3 CAMER GARDENS
MEOPHAM
DA13 0XS

Client

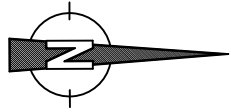
Mr M Malyon

Drawing Title

AS PROPOSED

Scale	Date	Drawn By
1:100 @ A1	26.01.24	JR

Project No.	Dwg. No.	Rev.
5450	D-05	A



Floor Area Calculations

Original

'Original' gross internal floor area for planning purposes

Ground	31.5
Store	3.5
First	25.4
Second	12.4

Total 72.8 sqM

Potential

Potential floor area allowing for a modest enlargement of a dwelling within the Green Belt (say 33% increase in floor area)

72.8 x 33% = 24.0 sqM, so the increased floor area will be 72.8 + 24.0 =

Total 96.8 sqM

Existing

The existing rear conservatory which is 5.6 sqM is assumed to have been built post 1948 so the total existing floor area =

72.8+5.6=

Total 78.4 sqM

Existing to be Retained

The proposals are to demolish the existing attached store which has a floor area of 3.5 sqM and to demolish the existing (assumed pre 1948) side extension which has a floor area of 5.5 sqM.

Total retained existing floor area = 78.4 - 3.5 - 5.5 =

Total 69.4 sqM

Amount available for an extension

Total potential floor area of 96.8 sqM minus total retained existing floor area of 69.4 sqM = 96.8 - 69.4 =

Total 27.4 sqM



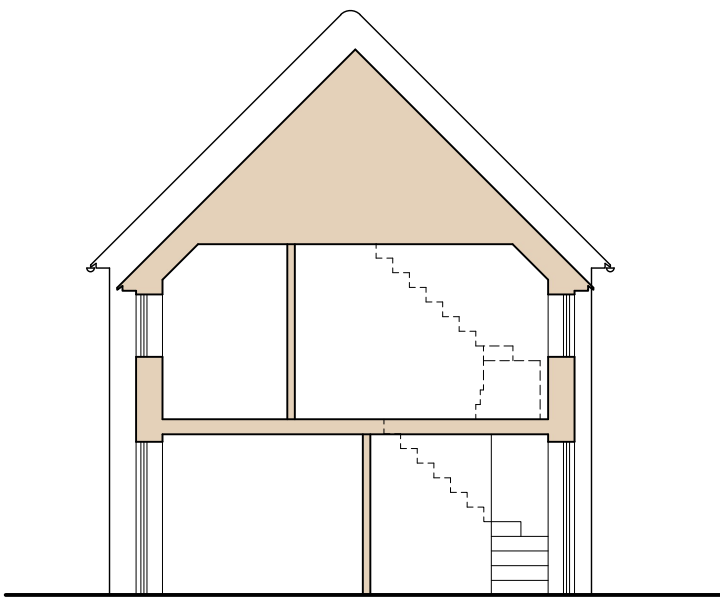
Front



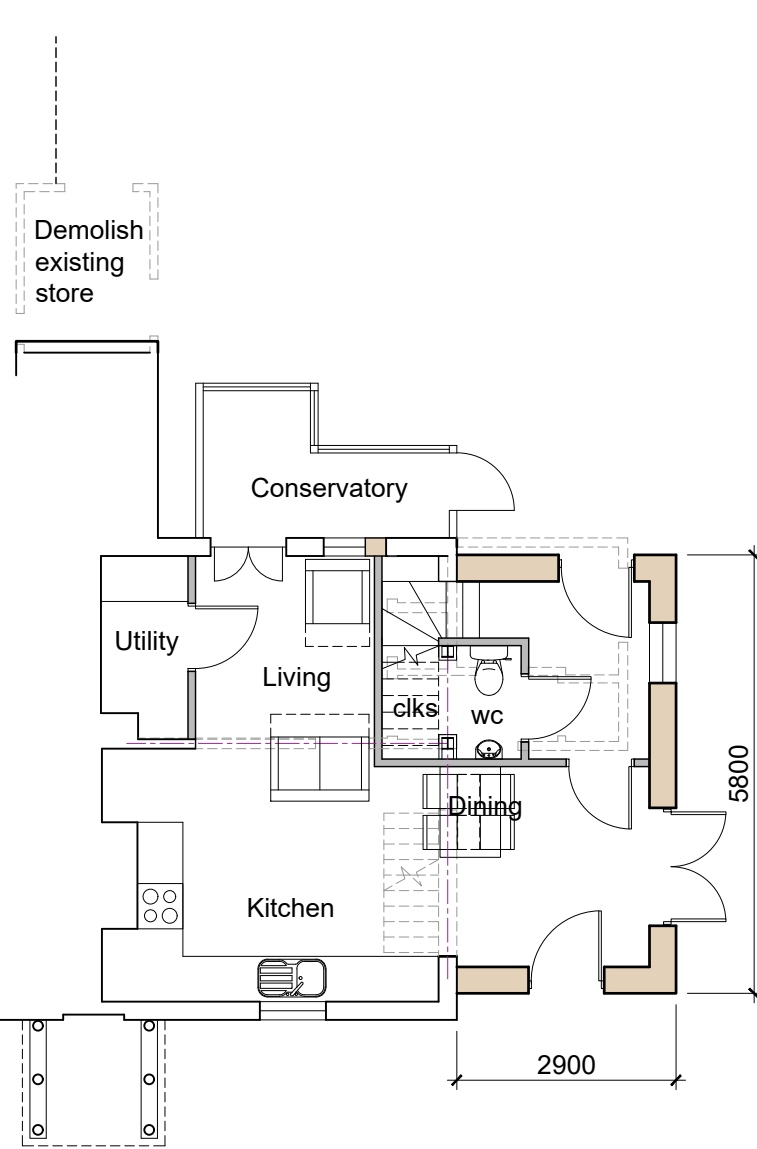
Side



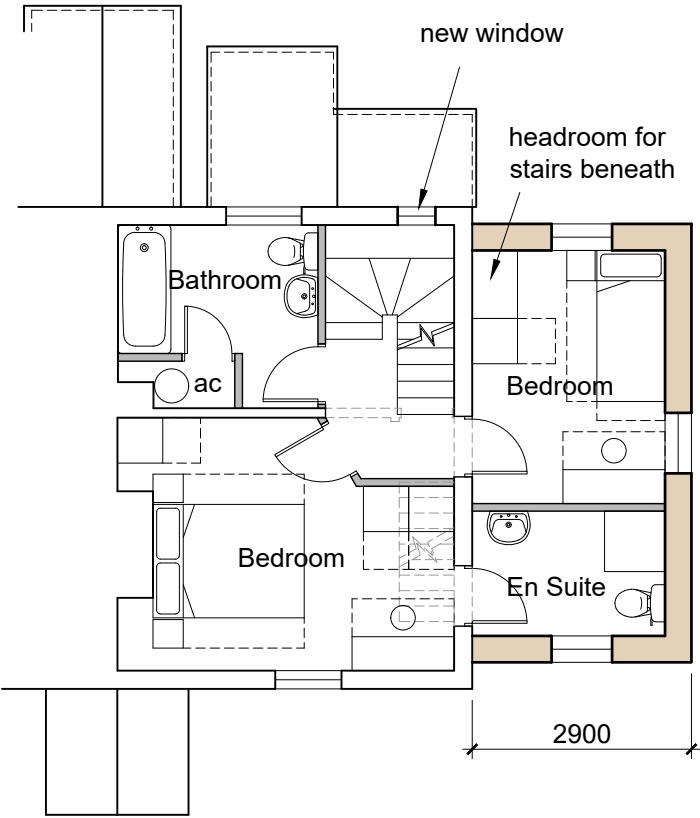
Rear



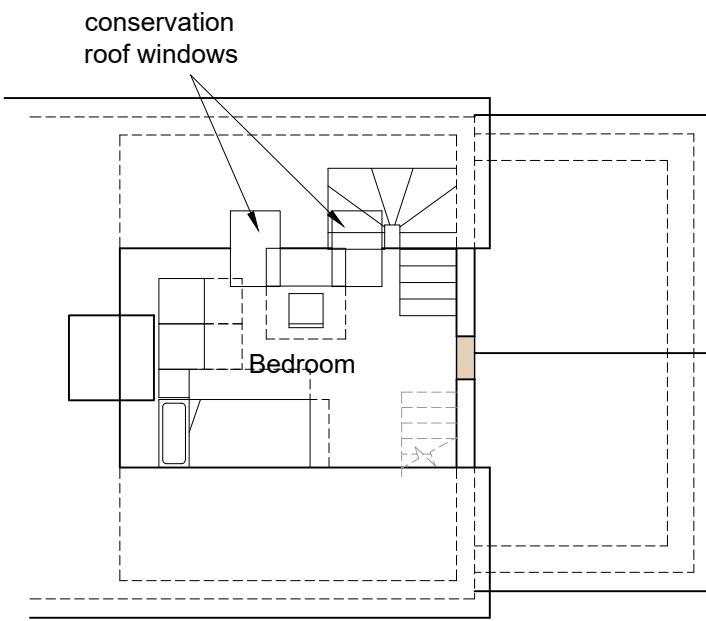
Section



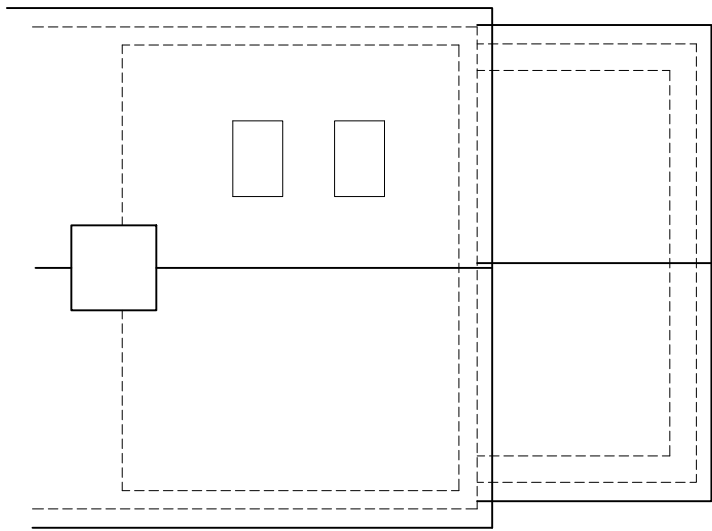
Ground



First



Attic



Roof

Roof covering to be plain clay tiles to match existing
External walls to be stock bricks to match existing
New window & door frames to be timber double glazed

