

IMPORTANT NOTE: A Party Wall agreement may be required for these works. See information in the adjacent titleblock for further details

- General notes:
This drawing must be read in conjunction with the following:
1365-01 Plans as Existing
1365-02 Elevations as Existing
1365-03 Elevations as Proposed
1365-04 Ground & First Floor Plans as Proposed
1365-05 Loft Plan as Proposed
1365-06 Section as Proposed
1365-07 B.R. Specification

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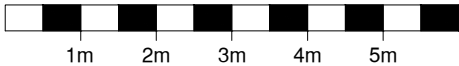
Construction (Design & Management) Regulations 2015:
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Rev	Date	Description
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PLANNING

Scale Bar:



 **Essan-K Planning Ltd**
Planning & Design Consultants

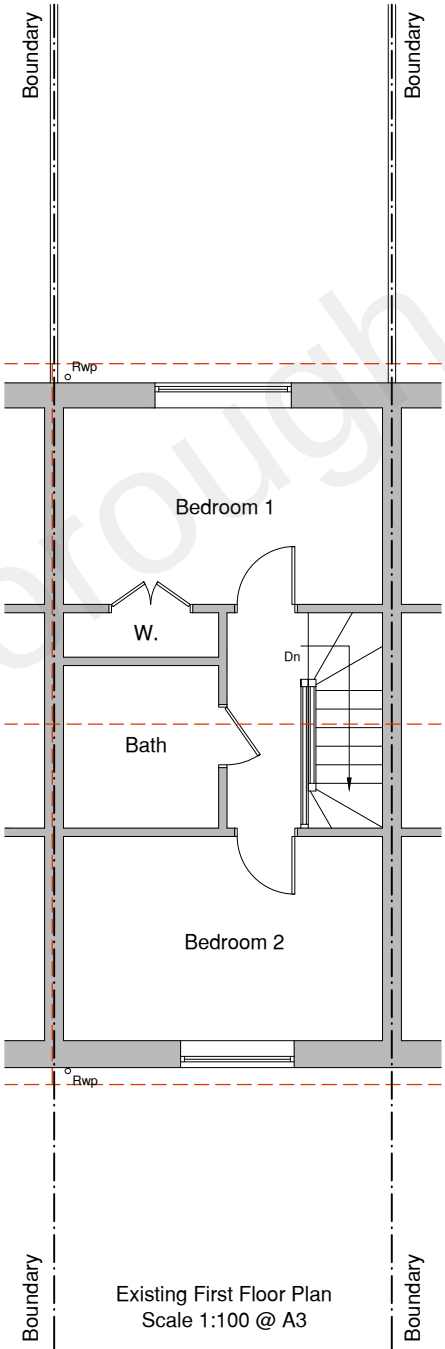
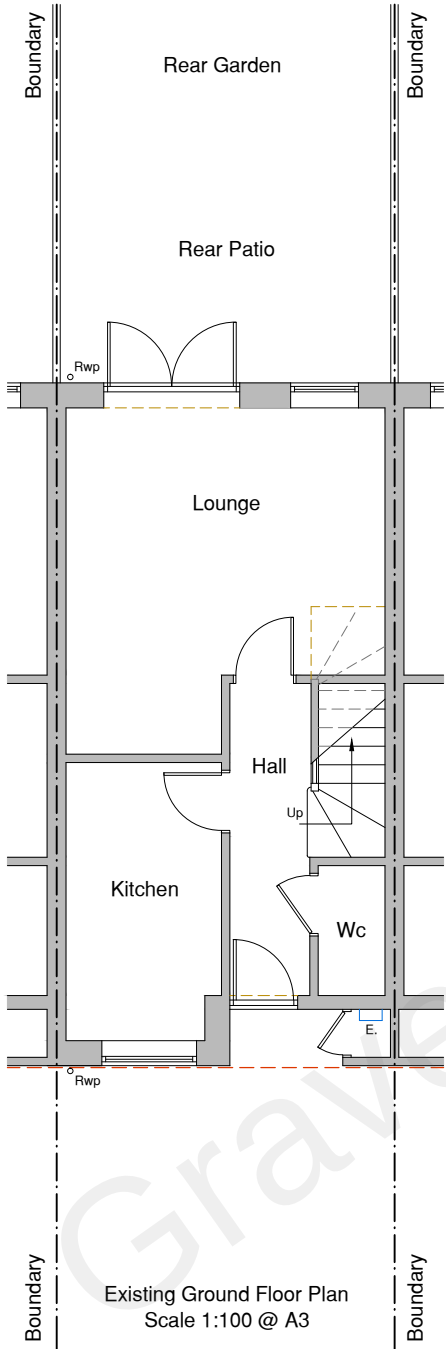
25 Leney Road, Waterringbury, Kent, ME18 5DQ
Tel: 01622 296319 Email: info@ekplanning.co.uk
Web: www.ekplanning.co.uk

Project Title:
Mr Lee Allford
35 Nursery Grove,
Gravesend, Kent. DA11 7BB.

Drawing:
Loft Conversion
Floor Plans
Existing

Date: 05/04/2022	Drawing Number:
Scale: 1:100 @ A3	1365 - 01
Drawn: G.J.O.	Revision: -
Checked: S.W.	

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All flashings, valleys, drips and
soakers to the Lead Development
Associations details

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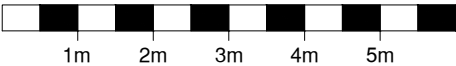
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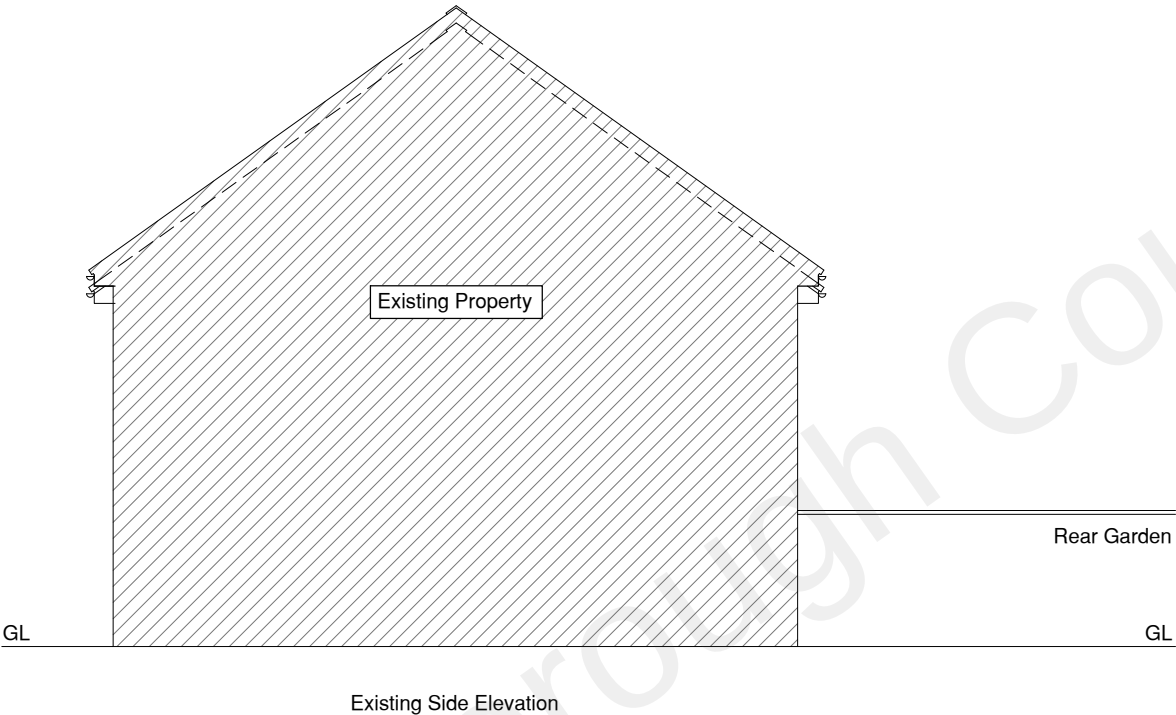
Mr Lee Allford
35 Nursery Grove,
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Drawing:

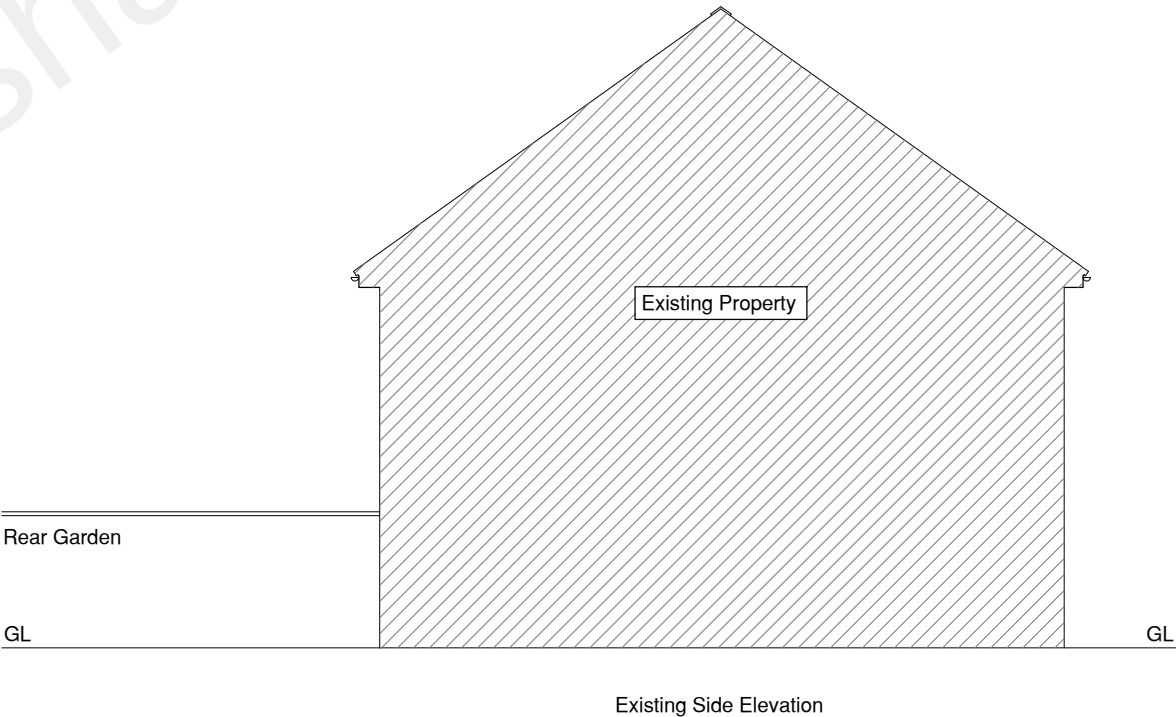
Loft Conversion
Elevations
Existing

Date: 05/04/2022	Drawing Number:
Scale: 1:100 @ A3	1365 - 02
Drawn: G.J.O.	Revision: -
Checked: S.W.	

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Flat Roof dormer volume = 21.77m³
Total volume = 21.77m³

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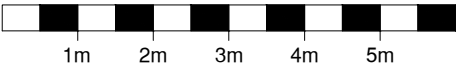
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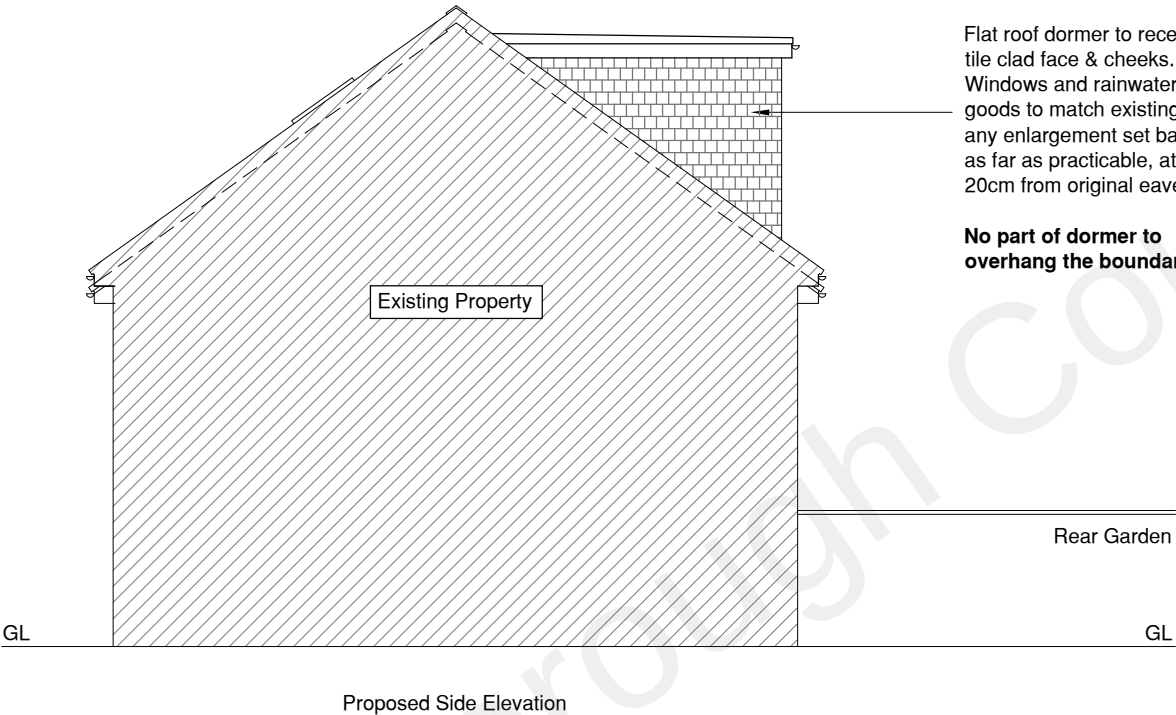
Mr Lee Allford
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Drawing:

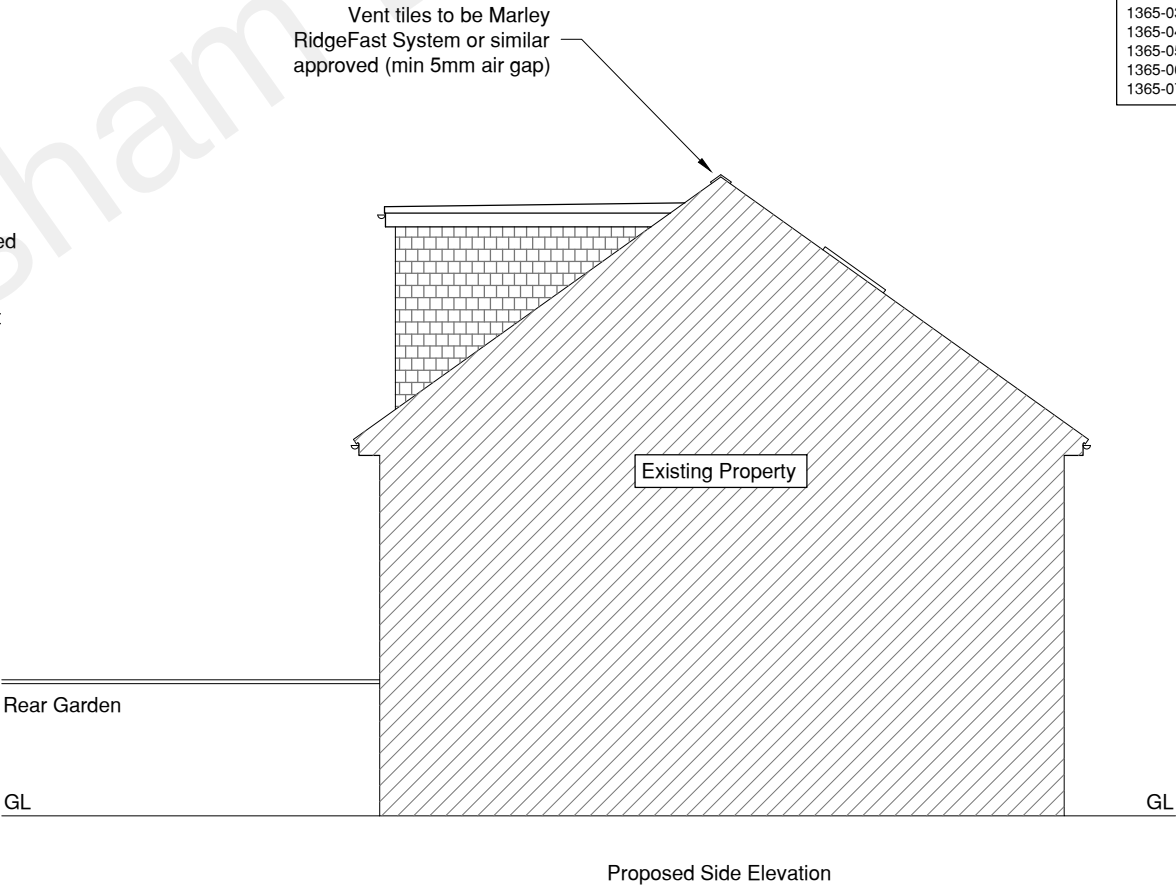
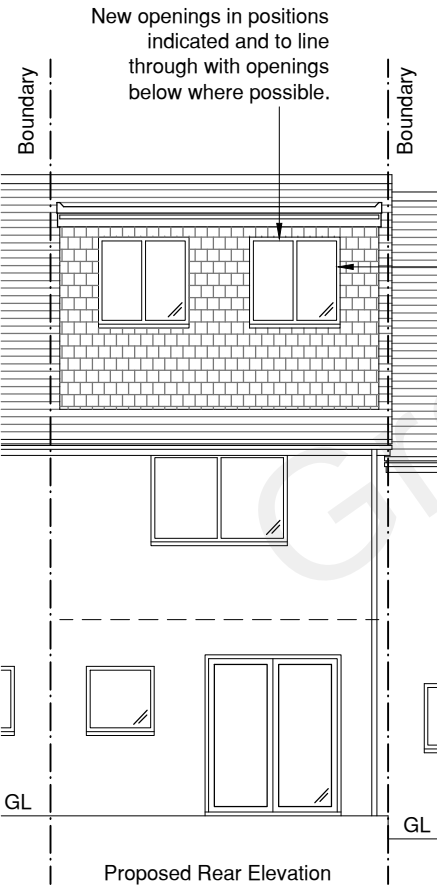
Loft Conversion
Elevations
Proposed

Date: 05/04/2022	Drawing Number:
Scale: 1:100 @ A3	1365 - 03
Drawn: G.J.O.	Revision: -
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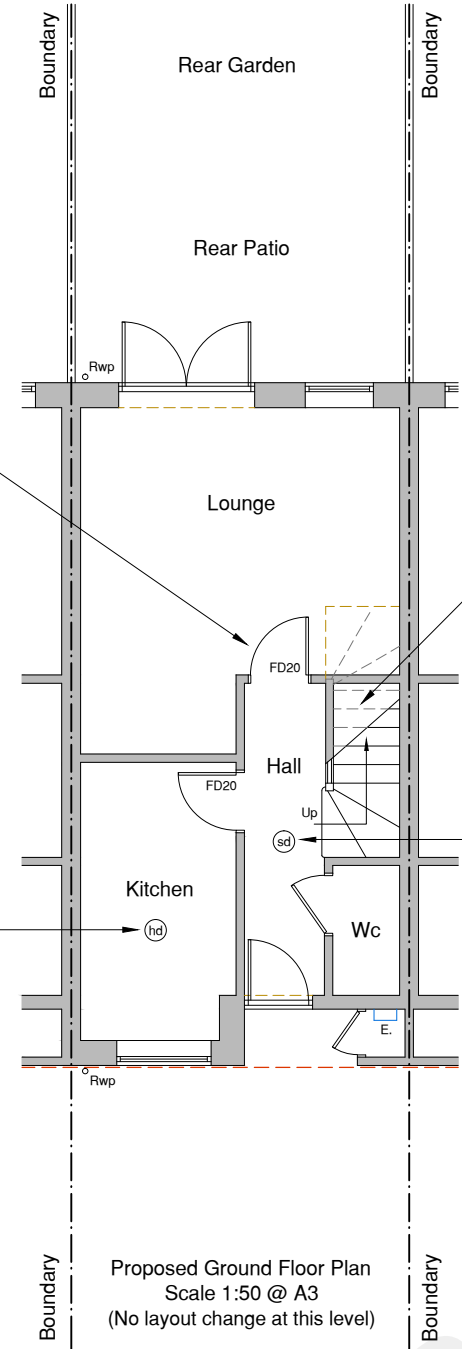
No work is to be commenced until site dimensions have been checked & discrepancies reported

S.E. to confirm existing wall, beams and foundations can accept additional loading. LABCO to agree approach.

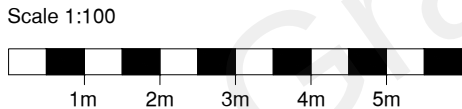
Existing doors inspected to determine continued use (min. FD20) and replaced (if necessary). Any door or fanlight glazing to be replaced with Pyroglass or S.A.

Adjacent Property

Ensure heat detector is installed in existing kitchen



Proposed Ground Floor Plan
Scale 1:50 @ A3
(No layout change at this level)



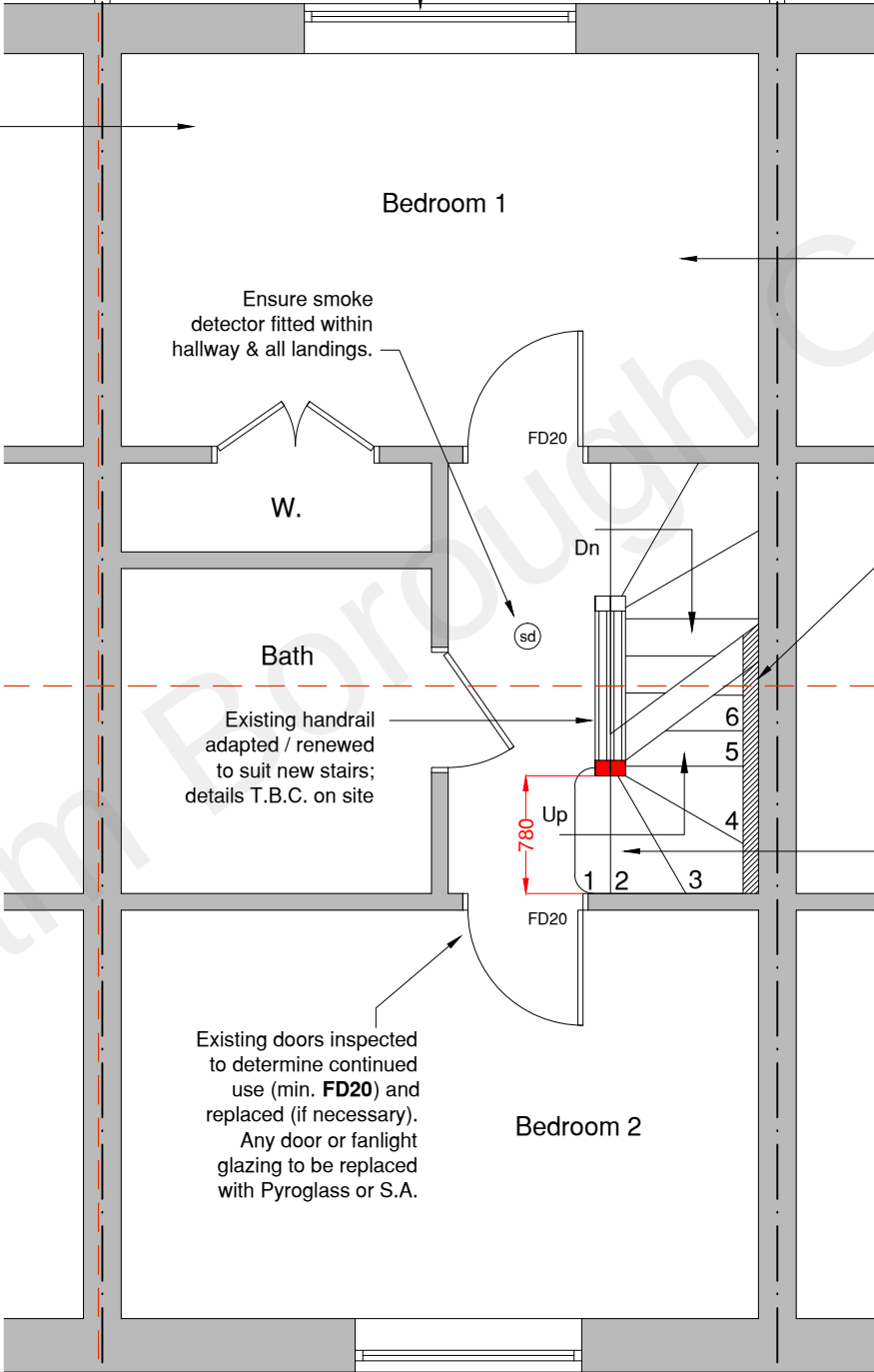
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- 1365-05 Loft Plan as Proposed
- 1365-06 Section as Proposed
- 1365-07 B.R. Specification

Boundary

Existing lintels exposed to determined suitability for increased loading (if required). S.E. to advise. All to the LABCO approval.

Rwp



Proposed First Floor Plan
Scale 1:50 @ A3

Boundary

Boundary

Note
Refer to S.E drawings for confirmation of all structural elements, sizing and positions

Structural newel post(s) required to support new stair. New newels hung from roof support over or onto existing structure below (T.B.C.). S.E. to advise on all supporting elements.

Existing ceilings to provide minimum 30 minutes min. Fire resistance. Supplement or renew if necessary.

Existing wall to recieve lining to suit party wall requirements. All to the LABCO approval on site.

Adjacent Property

Contractor to ensure floor trimming is positioned to allow sufficient headroom to new stairs below.

New stairs to be underdrawn with 12.5mm Pb (as req by BCO) & max. 42°

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction
Ensure min 2000mm head height over existing stairs below & throughout flight

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Mr Lee Allford
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Drawing:

Loft Conversion
Ground & First Floor Plans
Proposed

Date:	05/04/2022	Drawing Number:
Scale:	1:100 & 1:50@A3	1365 - 04
Drawn:	G.J.O.	Revision:
Checked:	S.W.	-

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Note to Contractor:
Dimensions for beam sizes (between party walls) to be taken from these dwg's as opposed to structural engineers plans

No work is to be commenced until site dimensions have been checked & discrepancies reported

New windows to be in line with first floor windows where possible;

New window sizes and positions to be agreed with client. Sill height to floor to be minimum 850mm and maximum 1100mm or full safety glass. To be openable without the use of a key.

Existing Svp adjusted and to receive external grade AAV (Floplast or S.A. system). Connection to be made fully accessible to client. Details T.B.C. on site prior to commencement of works (Class G)

Note: Ensure interlinked smoke detectors are fitted within hallway & all landings with a heat detector installed within kitchen onto the same system. Carbon monoxide detector should be installed adjacent any new boiler.

Key (Indicative heights)	
---	1500mm high position
---	1800mm high position
---	Skeiling Line (See Section)

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Note:
Any existing loft plumbing, boiler, heat recovery unit, water tank and pressure vessel locations assessed on site prior to commencement of works and relocated (if necessary) to client preference.

Original Drawing Size A3

