

**Note to Contractor:**  
**Dimensions for beam sizes (between party & flank 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 Floplast external air admittance valve (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.

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

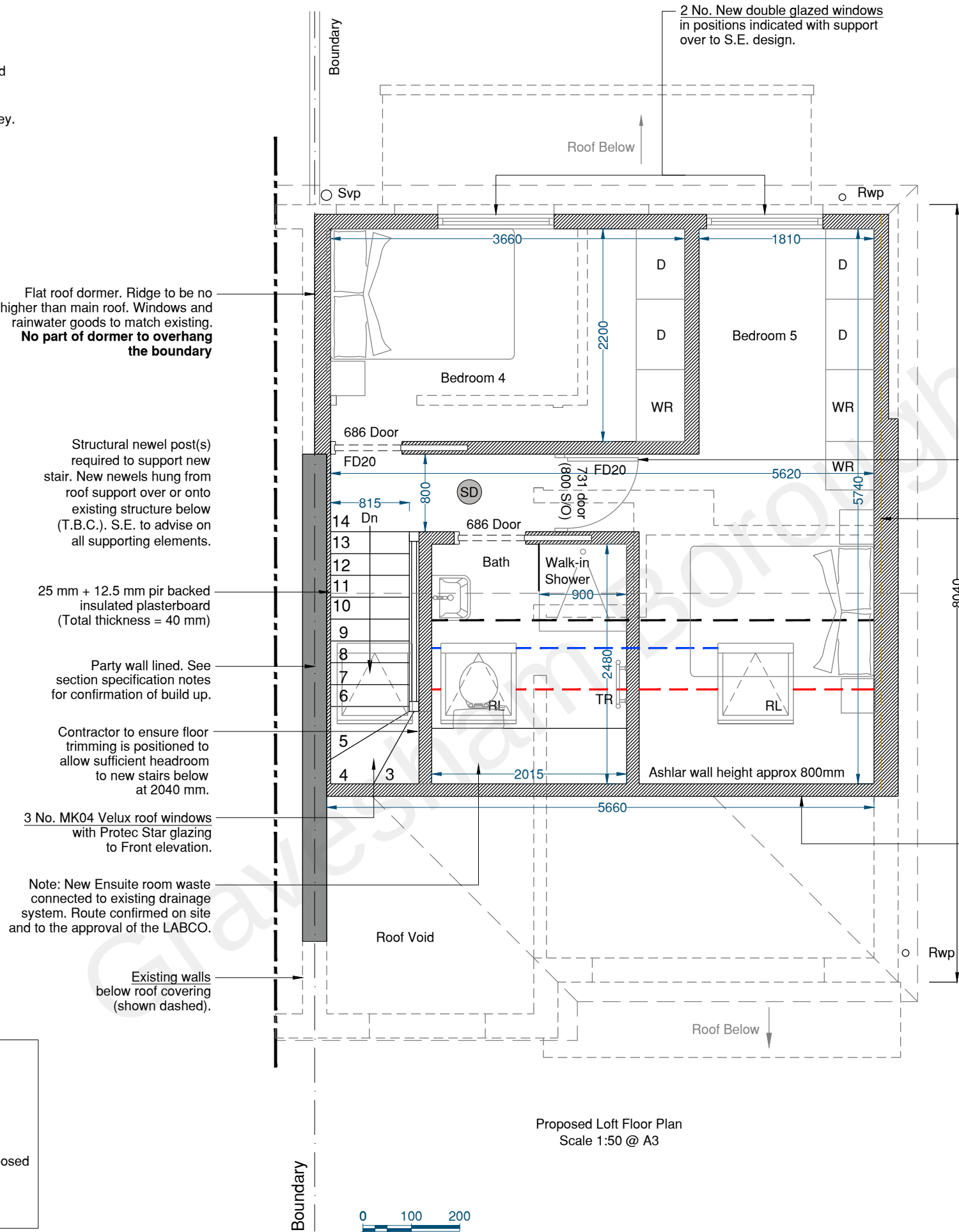
**Note:**  
Any existing loft plumbing, boiler, water tank and pressure vessel locations assessed on site prior to commencement of works and relocated (if necessary) to client preference.

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

**General notes:**  
This drawing must be read in conjunction with the following:

- 1237-01 Plans as Existing
- 1237-02 Elevations as Existing
- 1237-03 Elevations as Proposed
- 1237-04 Ground & First Floor Plans as Proposed
- 1237-05 Loft Plan as Proposed
- 1237-06 Section as Proposed
- 1237-07 B.R. Specification

Original Drawing Size A3



**No new construction to exceed boundary line without neighbour agreement in place.**

Ensuite room layout indicative. Client to agree final design and specification prior to commencement of works

Flat Roof dormer volume = 22.07m<sup>3</sup>  
Hip to Gable volume = 25.57m<sup>3</sup>  
**Total volume = 47.64m<sup>3</sup>**

**Legend:**

|                                                                                |    |
|--------------------------------------------------------------------------------|----|
| Smoke Detector<br>(Ensure smoke detector fitted within hallway & all landings) | SD |
| Wordrobe                                                                       | WR |
| Drawer                                                                         | DR |

Solid doors (min. FD20) to all habitable rooms off stairwell at all levels

New timber framed gable wall (Tile hung externally).

Cupboard door (min 30mins FR & insulated to 0.28 W/m<sup>2</sup>) to eaves storage space to be provided to client preference.

**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

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

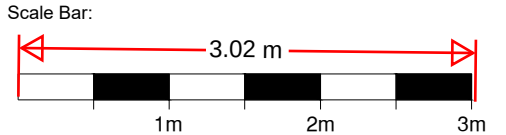
All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015: Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations dwgs. The client, for all future works, will need to be made aware of their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client. See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.

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| Rev | Date | Description |
|-----|------|-------------|
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## PLANNING



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Planning & Design Consultants

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Project Title:  
**Mrs. C. Wenden,**  
**10 Darenth Drive,**  
**Gravesend, Kent. DA12 4TA.**

Drawing:  
**Loft Conversion**  
**Loft Floor Plan**  
**Proposed**

|                  |                  |
|------------------|------------------|
| Date: 09/06/21   | Drawing Number:  |
| Scale: 1:50 @ A3 | <b>1237 - 05</b> |
| Drawn: C.M.      | Revision: -      |
| Checked: S.W.    |                  |

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