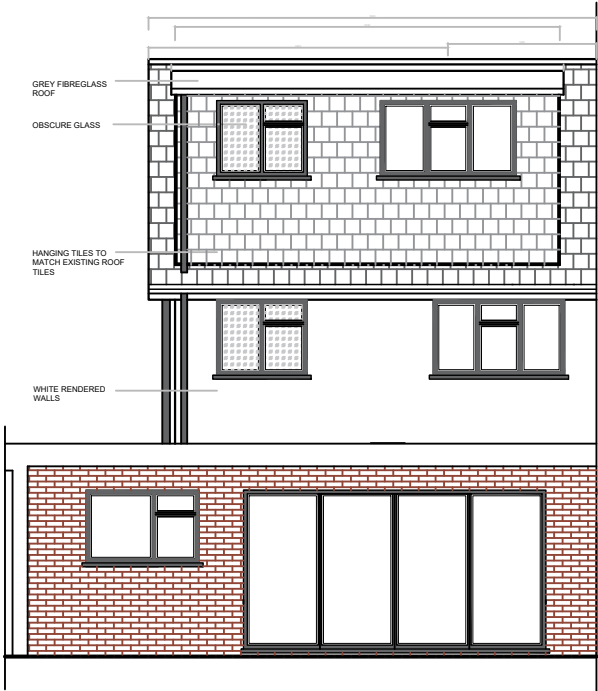


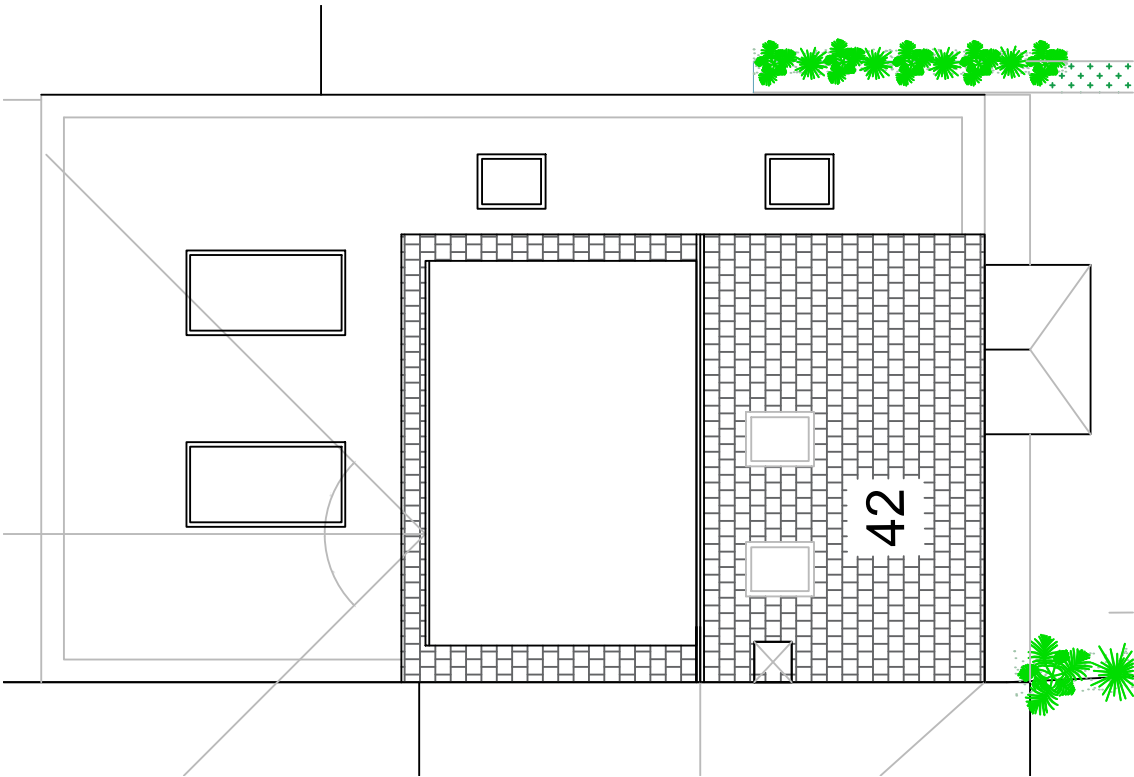
WINDOWS & DOORS
All new windows to be double glazed with 18mm argon gas filled air gap and soft low E Coating to give U-value 1.2w/m2c and a window energy rating (WER) of B or better with trickle vents and multi lock system.
Windows to side of Building and rear bathroom windows to have obscure glass.
Front Entrance to have composite Door and side windows.
Rear bi-fold doors to be double glazed with 18mm argon gas filled air gap and soft low E Coating to give u value 1.8w/m2k with trickle vents and multi lock system.
All to be finished in White.
Toughened safety glass to be fitted to BS6206 1981 in low level doors and windows up to 1500mm from floor level.



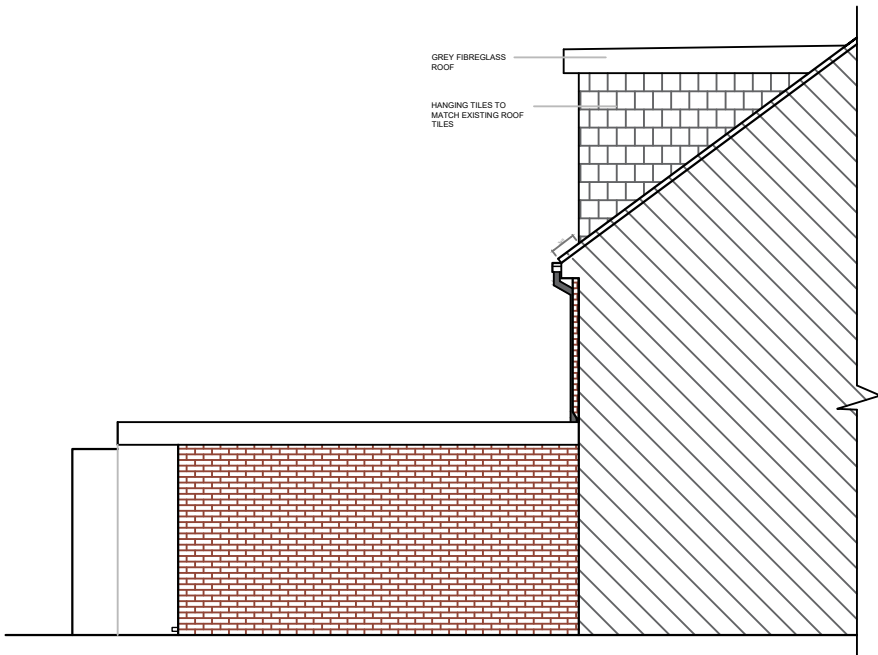
PROPOSED FRONT ELEVATION 1:100



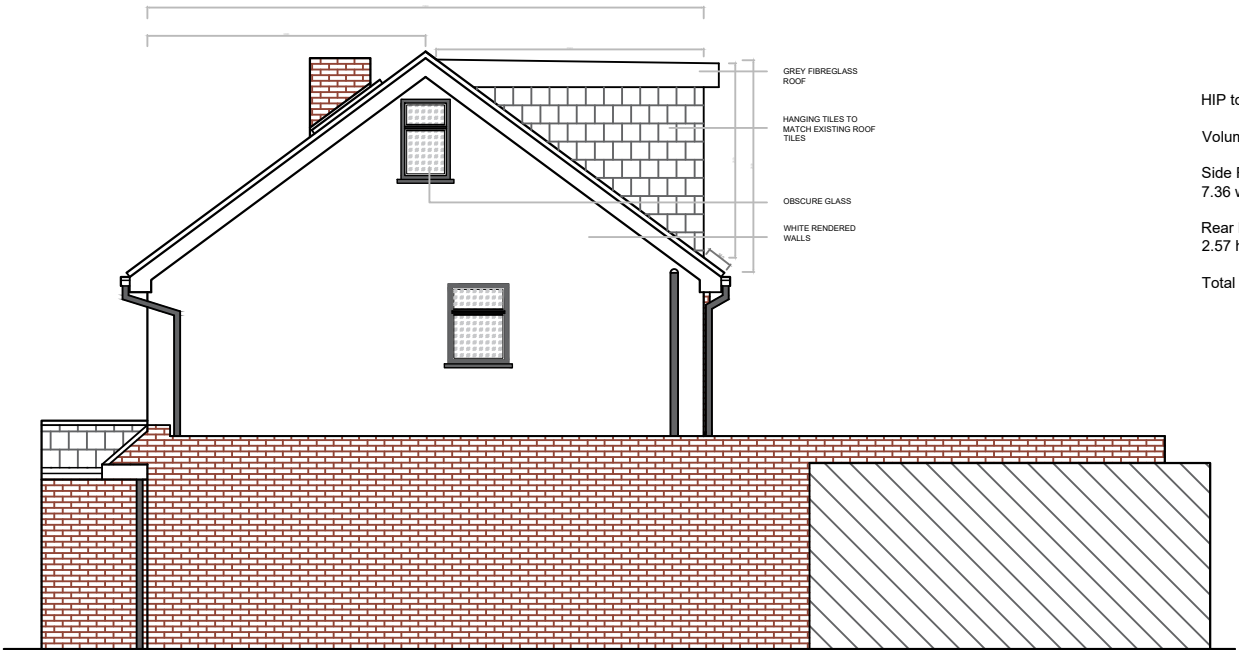
PROPOSED REAR ELEVATION 1:100



PROPOSED ROOF PLAN 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

HIP to GABLE ROOF EXTENSION with REAR DORMER

Volume Calculations:

Side Roof Extension Hip to Gable:
 $7.36 \text{ width} \times 2.8 \text{ height} \times 3.96 \text{ length} / 6 = 13.6\text{m}^3$

Rear Dormer:
 $2.57 \text{ height} \times 3.54 \text{ depth} \times 5.09 \text{ length} / 2 = 23.16\text{m}^3$

Total Volume = 36.76m³

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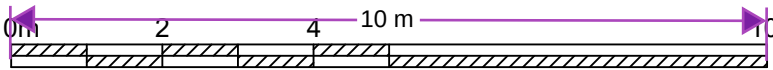
DIMENSIONS
All dimensions, levels and drains to be checked on site prior to commencement of any works and any discrepancies, errors and omissions to be reported directly to the client

ALL WORKS TO COMPLY WITH THE RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICES, BUILDING REGULATIONS and APPROPRIATE MANUFACTURERS RECOMMENDATIONS

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS AND SPECIALIST DRAWINGS

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
Support of beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashings Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.



Drawing Title:
**PROPOSED BUILDING ELEVATIONS
& PROPOSED ROOF PLAN**

Client:
Mr & Mrs Twardy
42 Cricketers Drive, Meopham, DA13 0AX



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No.	Date	Description
Revisions		
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Scale:	1:100	Date: 02.07.25
Drawn By:	JG	Checked By: _
Drawing Number:	CD42-11	Revision: _