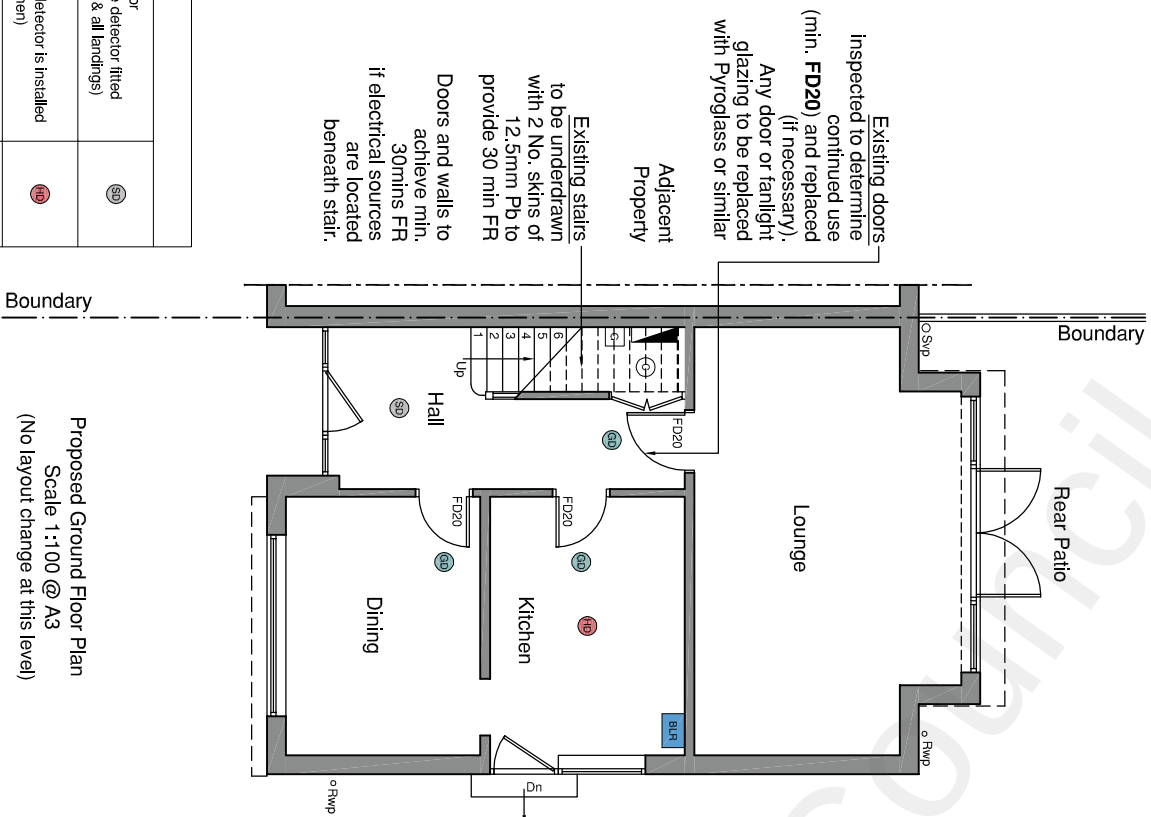


No work is to be commenced until site dimensions have been checked & discrepancies reported



Proposed Ground Floor Plan
Scale 1:100 @ A3
(No layout change at this level)

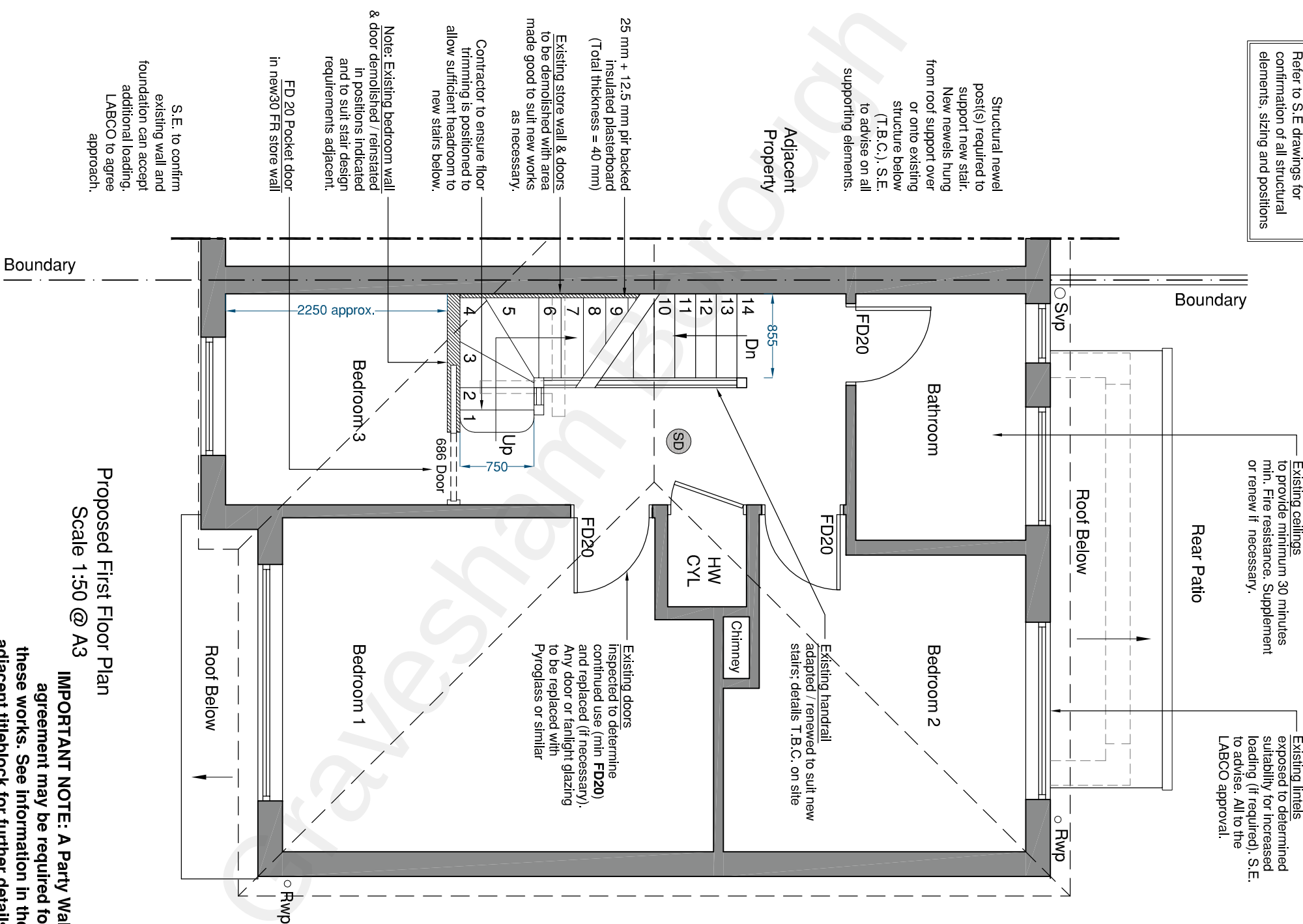
Legend:	
Smoke Detector (Ensure smoke detector fitted within hallway & all landings)	
Heat Detector (Ensure heat detector is installed in existing kitchen)	
Glass door	
Distribution Board	
Boiler	
Gas	

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

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

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



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

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

Rear Patio

The position 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 1967'. 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.

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.

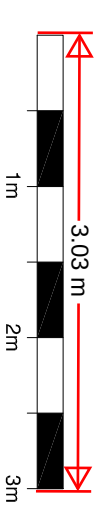
Construction (Design & Management) Regulations 2015:

Each a/k/a Planning are appointed only as Principal Designer up to the production of planning & building regulations stage. 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.

[illegible]

PLANNING

Scale Bar - 1:50:



Essan-K Planning Ltd
Planning & Design Consultants

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

Project Title:

Mrs. C. Wenden,
10 Darent Drive,
Gravesend, Kent. DA12 4TA.

Drawing:

Loft Conversion Ground & First Floor Plans Proposed

Date:	09/06/21	Drawing Number:
-------	----------	-----------------

Scale: 1:100 & 1:50@A3

Drawn: C.M.

Checked: S.W.

Revision:

This drawing is the copyright of Essar-K Planning Ltd and must not be reproduced or used without permission. Figured dimensions to be taken in preference to scaled dimensions and site dimensions must be checked before work is commenced. Copyright reserved.