

LEDGER

- 1

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33 Sirdar Strand
- 2

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Existing garage
- 3

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New fencing & access gate
- 4

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New extension
- Comprising:
- Traditional brick / cavity / block construction
- Solid concrete floor
- White uPVC double glazed window
- White aluminum double glazed folding doors
- White plastic fascia and soffit
- Black rainwater goods
- Flat roof with singel ply membrane
- 2Nr Roofmaker roof lights
- 5

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Existing rear extension to 35 Sirdar Strand
- 6

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Timber fencing to boundary line between 31 & 33 Sirdar Strand
- to be retained
- 7

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Existing privacy timber fencing to boundary line between
- 33 & 35 Sirdar Strand - to be retained
- 8

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35 Sirdar Strand
- 9

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2Nr new uPVC windows with central brick pier
- 10

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Existing serving hatch removed, wall cut back to provided larger opening
- 11

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New black plastic SVP
- 12

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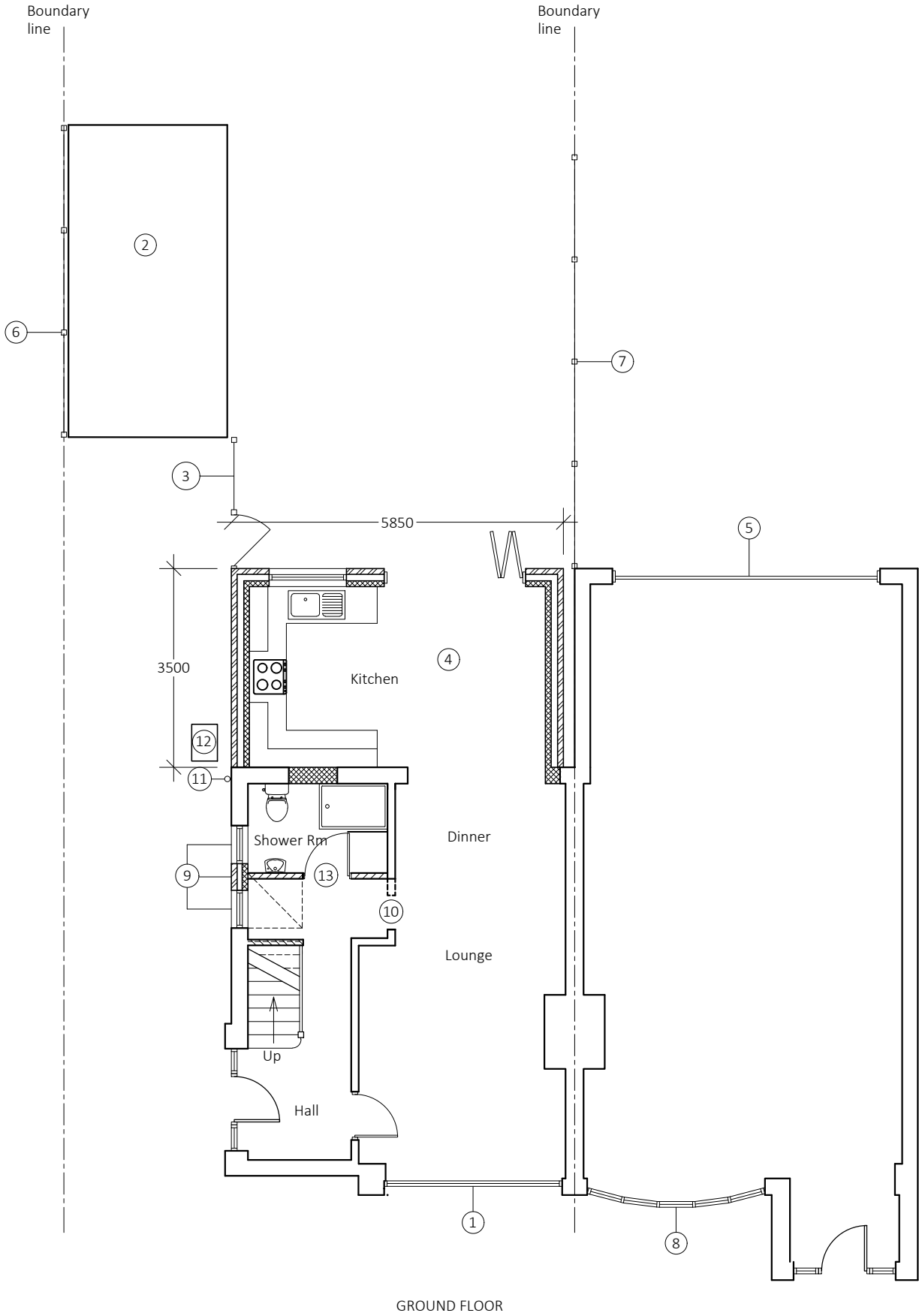
New inspection chamber / underground drainage
- 13

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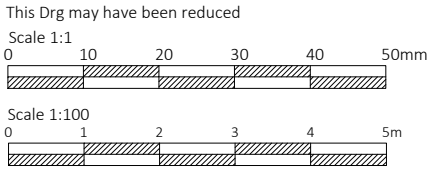
New stud wall with access door to form new shower room

NOTE:
Dimensions / areas are approximate and rounded up or down as necessary

AREAS (Internal)		
Location	Area (m2)	
Ground Floor	Existing	Proposed
Hall / stairs	7.4	10.2
Kitchen	6.9	
Shower room		3.9
Lounge / Dinner	23.5	23.5
Conservatory	11.1	
Kitchen Extension		17.2
TOTAL - G/Floor	48.9	54.8



Do not scale this drawing
All dimension must be checked on site before fabrication / construction
Material & workmanship to be to the best of their respective kind and in accordance with current British and European Standards & Codes of Practice, Statutory Authority & Manufacturers recommendations / specification



Notes / Ledger

J M D
Property Services

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Riverview Park
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Client / Location
Mr R. Goodwin
33 Sirdar Strand
Gravesend
Kent
DA12 4LP

Job Title
Single storey rear extension
with associated works

Drawing Title
Proposed Plans

Scale
1:100 @ A3
Date
February - 2026

Designed by
MB
Drawn by
MB
Checked by
Client (CL)
Approved by
Client

Drawing No.
JMD-1213-B-130
Revision
P1

Status
Planning Issue

File Ref: JMD-1163-E-01Drawings-02