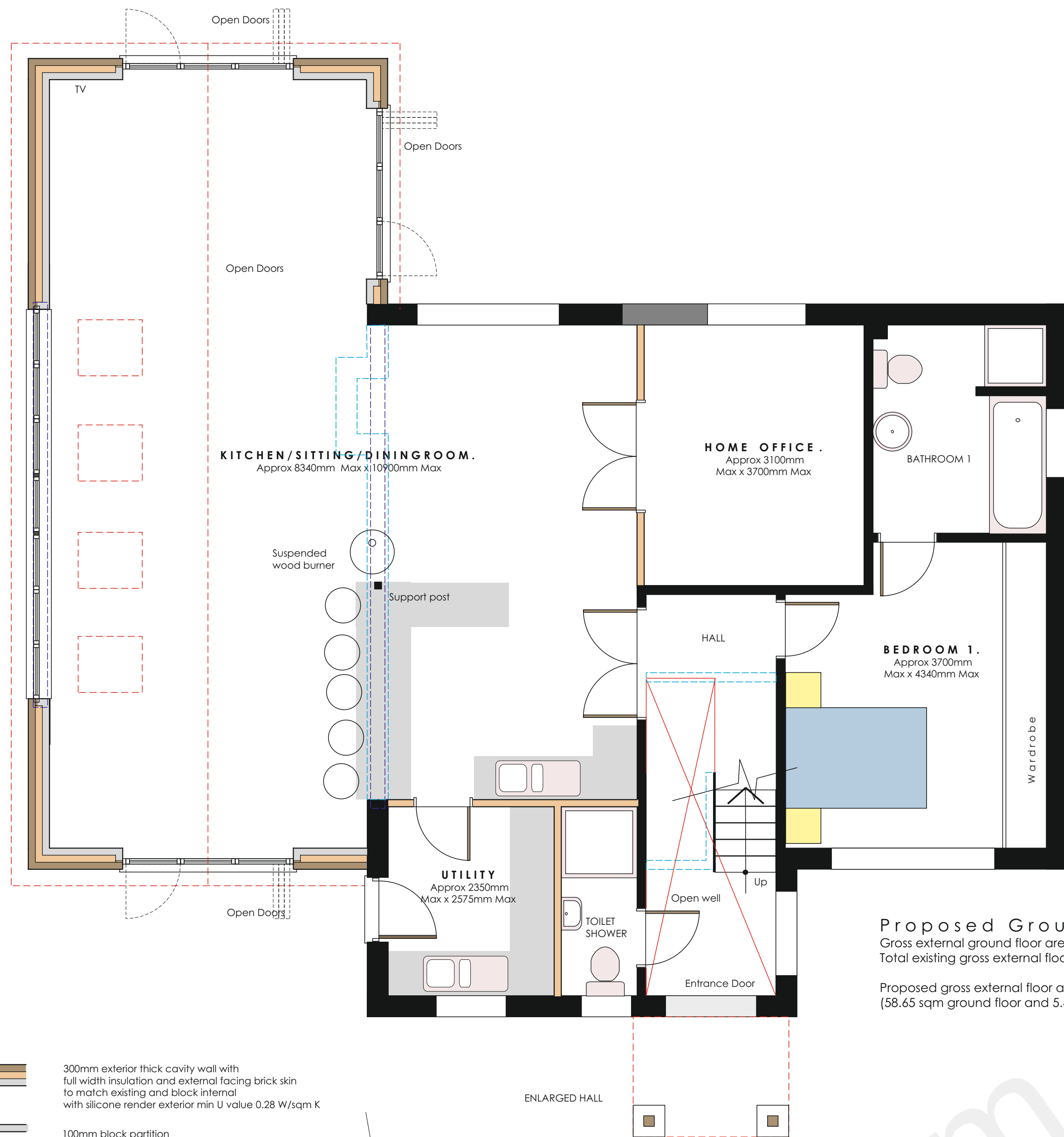
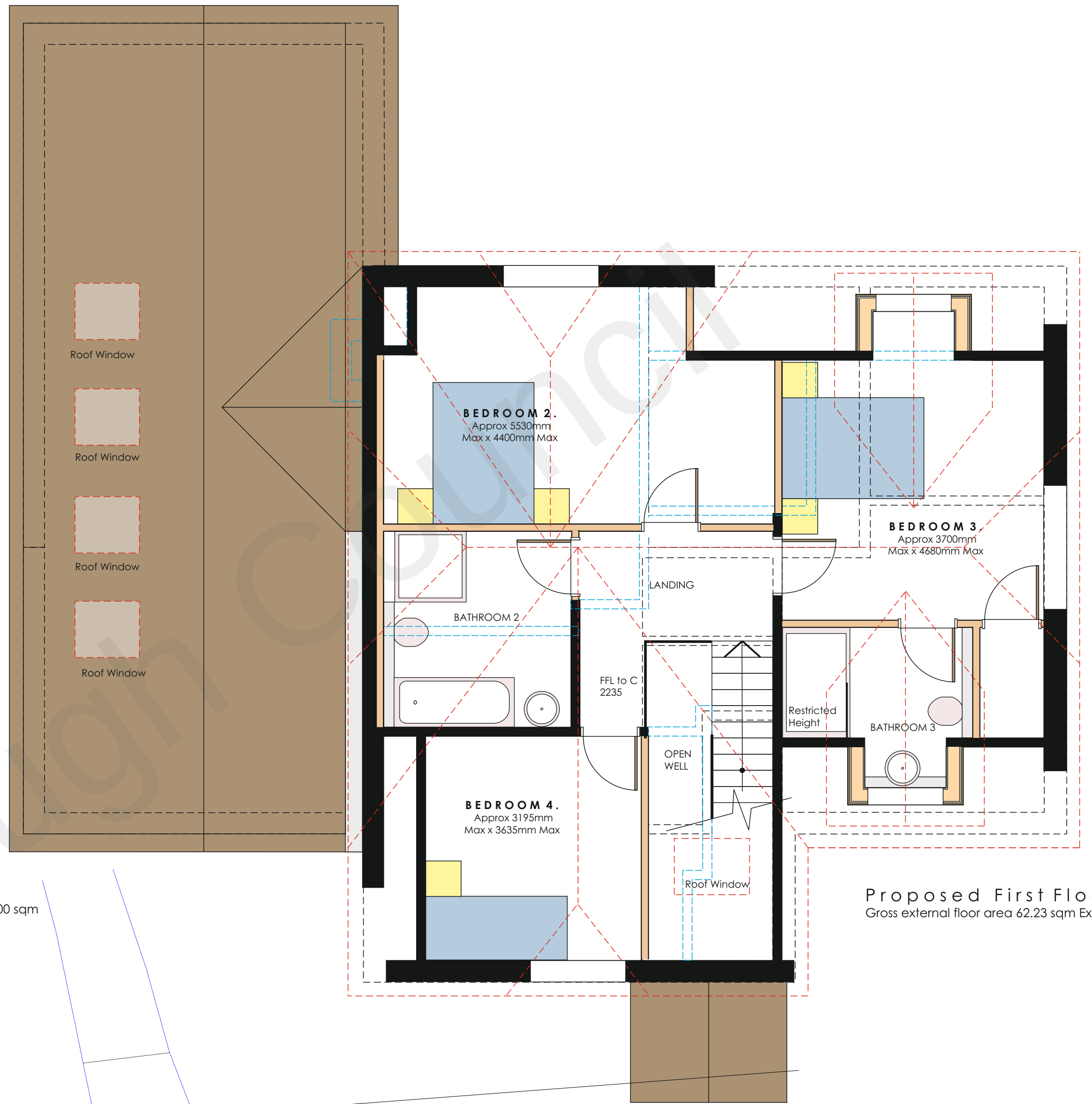




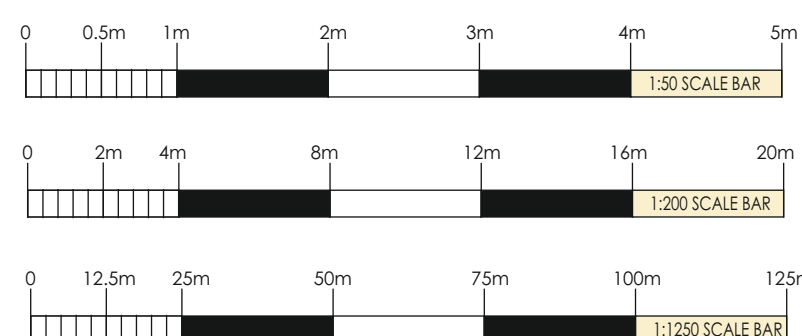
Proposed Ground Floor Plan - 1:50
Gross external ground floor area 92.49 sqm ground floor - first floor 62.23 sqm - Garage 36.00 sqm
Total existing gross external floor area 190.72 sqm - one third of existing = 63.51 sqm
Proposed gross external floor area increase 63.05 sqm below one third existing floor area (58.65 sqm ground floor and 5.40 sqm first floor)



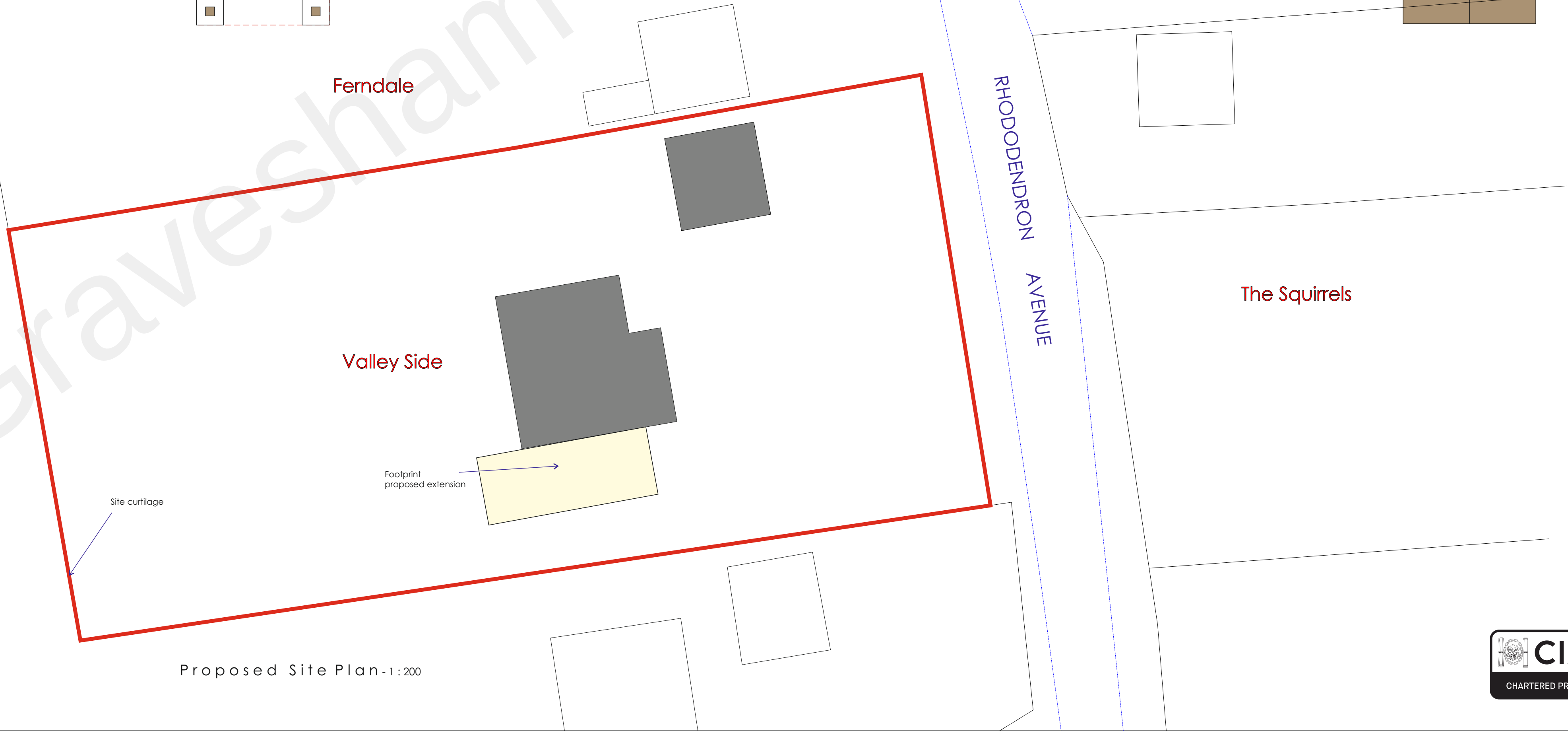
Proposed First Floor Plan - 1:50
Gross external floor area 62.23 sqm Existing

LEGEND

- 300mm exterior thick cavity wall with full width insulation and external facing brick skin to match existing and black internal with silicone render exterior min U value 0.28 W/sqm K
- 100mm block partition
- 100mm timberstud internal partition with 38db sound reduction
- Waste pipe positions
- Approx location of kitchen worktops
- Approx position of gas fired balanced flue boilers
- Mechanical vent duct positions (from cooker hood in kitchens)
- New beams with pad stones to match engineers requirements and clad to afford 30mins fire resistance
- Existing walls removed
- Existing walls
- Mains wired smoke alarm
- Mains wired heat detector
- 240mm timber framed wall of 150m x 50mm studs 150mm Kooltherm insulation or similar and timber vertical boarding. U value min 0.28W/sqmK



Proposed Site Plan - 1:200



- F. Revised proposal
- E. Revised proposal
- D. Revised proposal
- C. Revised proposal
- B. Revised proposal
- A. Revised proposal

RFW
RFW
RFW
RFW
RFW
RFW

REVISIONS	
SCALE	1:50
DATE	March 2021

Proposed Floor and Site Plans

PROJECT
Proposed Alterations and Side Extension
Valley Side 53 Rhododendron Avenue
Meopham Kent DA13 0TU
for: Mr and Mrs I Webster

WARD + ASSOCIATES
THE HOO WROTHAM ROAD
MEOPHAM GRAVESEND KENT DA13 0HP

T: 01474 814196 M: 07771 863940
E: admin@wardassociates.co.uk W: www.wardassociates.co.uk
Skype User Name: ragnarwardassociates



3621.WD.02c