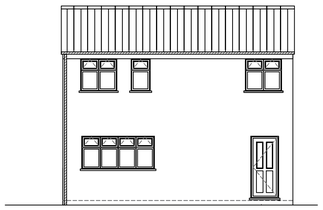
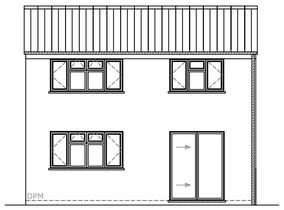
12 St. JOHNS DRIVE, KILBURN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



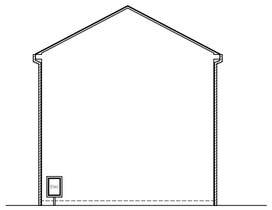
PROPOSED FRONT ELEVATION



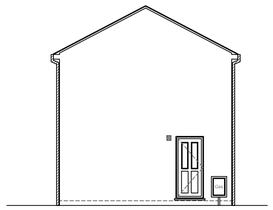
PROPOSED REAR ELEVATION
No Alteration to Existing



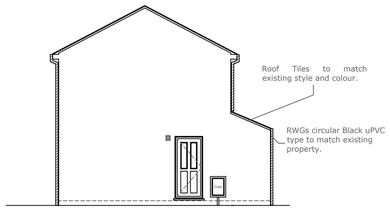
OS Plan NTS
See attached OS Plan 1:1250



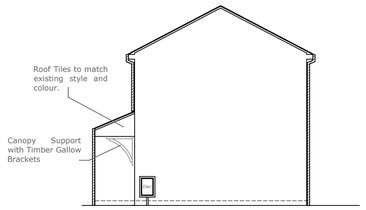
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

The Contractor/Builder is to check and verify all building dimensions before commencing any works. The drawings are for reference only and the measurements given for guidance. Builder/Client to obtain structural designs.

NOTES:

All works carried out and any deviations from the plans should comply with current Building Legislation, Safety Standards, British Standards and relevant Codes of Practice.

Plans reflect information provided, all boundary positions and queries as to Land title should be confirmed by the client.

The capacity of any existing and proposed structure to accept the transmitted loads has been assumed and it is the clients responsibility to gain structural advise, a structural engineers design and approval. All lintels and other structural members, walls, foundations etc. should be checked on site by the contractor and/or client.

BUILDING NOTES:

External Doors & Window
New 4 panel white double glazed unit proposed to the kitchen extension projecting from the front elevation to soften the property appearance and provide a more suitable kitchen space for the family. All External doors and windows to match existing.

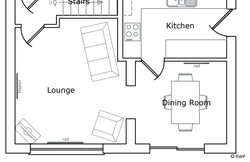
Walls & Ceilings
External walls to be Brick and Block Construction with insulated cavity. Internal finish of Plaster board and skim finish. Rafters to be concealed Plaster boarded and skim finished with suitable installation.

Lintels.
Please ensure that each Lintel is installed correctly with lintel ends placed a minimum 150mm on to the load-bearing wall. All dimensions and size of Lintels are to be checked against Jewsons and Catnic Codes for purchase or similar. Proposed Steel member to be designed by Structural Engineer and installed at the builders responsibility.

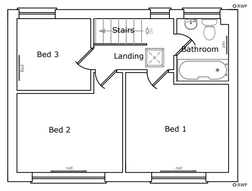
Correct supports must be in place prior to wall demolition. All pre, post and during construction works are to the responsibility of the client and contracted builder.

Drainage.
RWGs are to match the existing and connect at suitable locations. All drainage connection points current and proposed to be established by the builder/contractor/client.

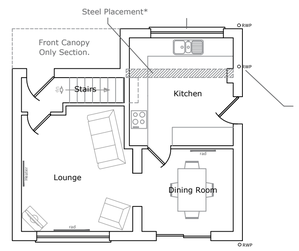
Foundations.
Ground Conditions to be investigated to determine suitable substructure building design. Contractor to obtain design to meet Building Inspector Approval. Influencing factors such as tree and hedge roots should be considered when creating the foundations.



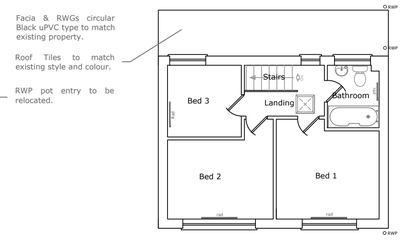
EXISTING GF LAYOUT



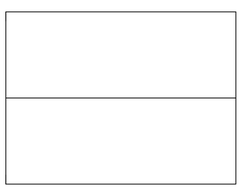
EXISTING FF LAYOUT



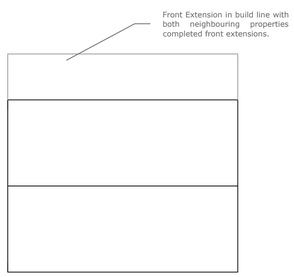
PROPOSED GF LAYOUT



PROPOSED FF LAYOUT



EXISTING ROOF LAYOUT



PROPOSED ROOF LAYOUT

New floor screed to cover extension and existing floor area to create level surface throughout.

Standard Brick & Block Wall Construction to match existing with step tie-in detail.

Ground Conditions to be investigated to determine suitable substructure building and foundation design. Contractor to obtain design to meet Local Authority Building Inspector or similar authorized body..

External Front Kitchen Wall to be removed. Further investigation required to structural requirement of the wall. Steel required to take structural loads. Confirmed and designed by Contractor/Builder.

Front Kitchen Extension and Canopy covering front access. Build-line to match that of neighbouring properties. Consideration to existing MH cover and main drainage runs: proposed kitchen extension set back from run line.

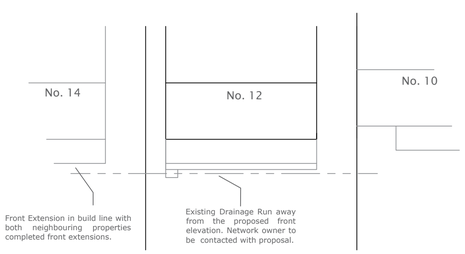
Proposed front projecting kitchen extension to provide a suitable area for the family increasing usable floor space for circulation. Proposed extension roof structure to extend the front elevation of the property also providing a front access canopy supported by Gallow Brackets to remove unnecessary ground structure and improve limited external floor space.

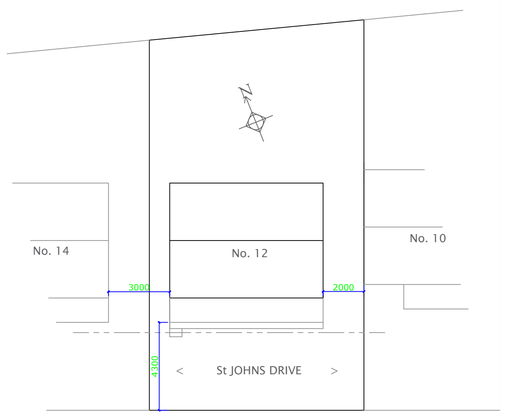
Extending and pitching the front canopy aims to soft the front elevation and keep in line and style with the neighboring properties front extensions.

Ground Conditions to be investigated to determine suitable substructure building design. Contractor to obtain design to meet Local Authority Building Inspector, NHBC *or similar* Approval.

Cavity Wall Insulated Block constructed extension. Facing Bricks to match and tie into existing structure.

New 4 panel white double glazed unit proposed to the kitchen extension projecting from the front elevation to soften the property appearance and provide a more suitable kitchen space for the family. All External doors and windows to match existing.





PROPOSED PROPERTY PLAN
1:150

Rev:	Date:	Action:	Initls:

Barratts Building Plans
Design Build Consultancy

Drawing:

Proposed Front Extension
LAYOUT PLANS

Project: 12 St Johns Drive
Kilburn
Derbyshire
DE56 0JN

Date: MAR-21
Scale: 1:100
Drawn By: SBARRATT
Paper Size: A1

Drawing Number: 12StJohnBBP01
Revision -