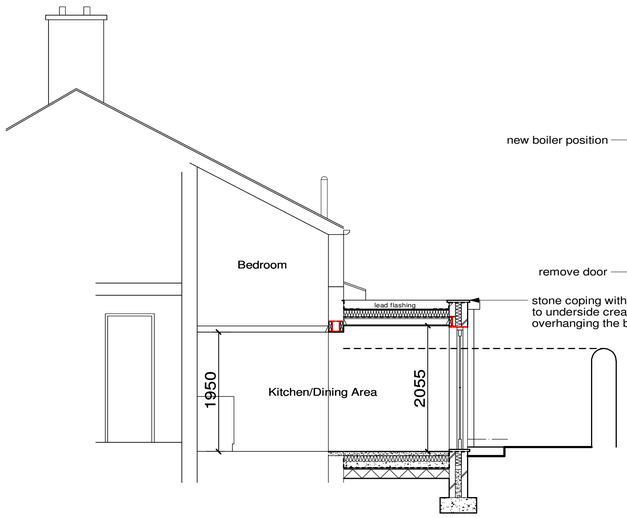
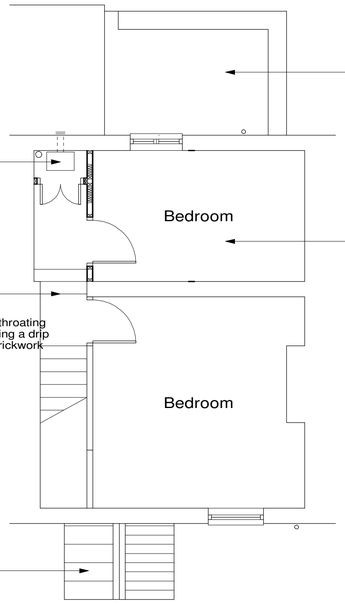



Proposed Section




lead covered flat roof over extension behind parapet wall laid to LSA guidelines

remove bathroom and enlarge existing bedroom

stone coping with throating to underside creating a drip overhanging the brickwork

Proposed First Floor Plan

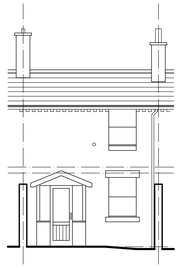
Note:-
All internal doors to be stripped of their hardboard coverings and restored to their original condition, including ironmongery.
The door leading to the new bedroom is to be a ledged and braced type door, to match the others, and fitted with similar ironmongery.

Any plaster repairs required are to be carried out on a like for like basis.

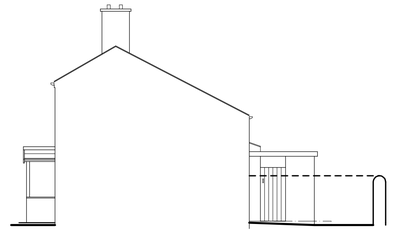
In clarification, there is no intention to replace any floor finishes.

All existing external stone paving slabs are to be lifted and set aside for re-use in relevant areas. This would mainly apply to the front patch as the rear area is mainly concrete slabs and concrete.

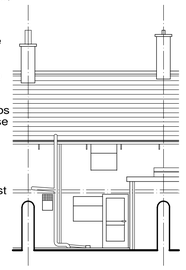
All new rainwater goods are to be cast iron, painted black, with guttering to the principal eaves fixed on rise and fall brackets.



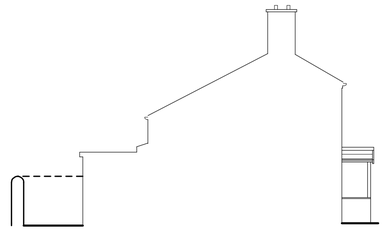
Existing Front Elevation



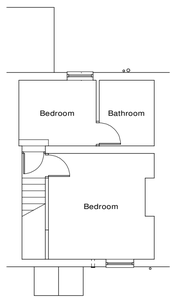
Existing Side Elevation

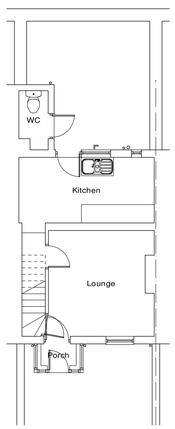


Existing Rear Elevation

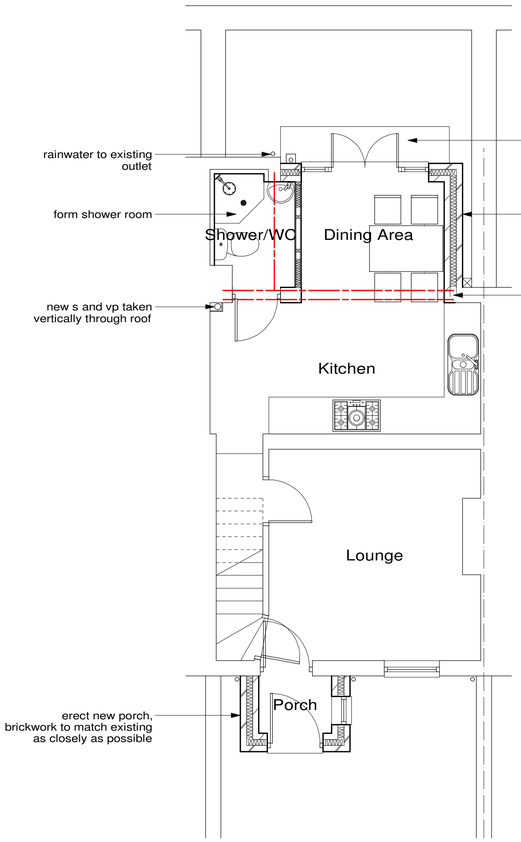


Existing Side Elevation




Existing Floor Plans




lower ground level as required adjacent extension

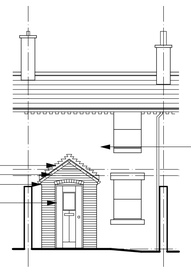
form extension as indicated, brickwork to match existing as closely as possible

form opening with steel over

stepped Code 4 lead flashing
single corbelled brick verge
single corbelled brick eaves

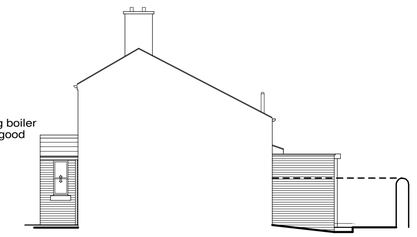
door design to LPA req.

Proposed Ground Floor Plan

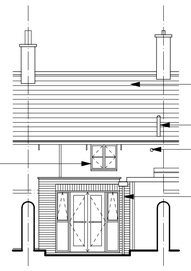


remove existing boiler flue and make good

Proposed Front Elevation



Proposed Side Elevation



window design to LPA req.

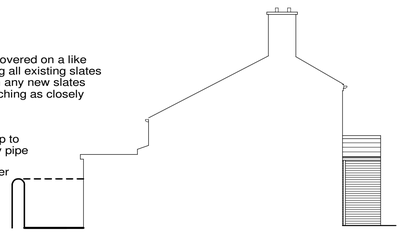
entire roof to be re-covered on a like for like basis, reusing all existing slates where possible, with any new slates to be reclaimed matching as closely as possible

relocated boiler flue

black plastic s and vp to replace existing grey pipe

black cast iron hopper and downpipe

Proposed Rear Elevation



Proposed Side Elevation

NOTES:
All dimensions must be checked on site and not scaled from this drawing, any discrepancies to be reported.

In general, dimensions shown (mm) are between structural elements (brickwork/studding) and exclude for dry-linings, plaster, internal finishes, floor coverings etc unless stated otherwise.

This drawing is to be read in conjunction with all other relevant drawings, documents and calculations.

| | | |
|---|---|---|
| C | Oct 2023 | Roof material, s&vp rev to LPA req. |
| B | Oct 2023 | Misc. revisions to LPA req. |
| A | Sept 2023 | Misc. revisions to LPA req. |
| | Date | Revisions |

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Approvals granted by the local authority related only to permission under the Town and Country Planning act and/or the Building Regulations currently in force. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property i.e. title deeds, covenants, land ownership etc.

The client shall be responsible for discharging their duty under the Party Wall Act 1996.

Any deviation from the approved plans and notes must be approved in writing as an amendment by the Local Authority Planning Officer/Building Inspector.

The position of any site boundaries indicated is approximate and the client shall be responsible for confirming the legal position of all relevant boundaries. The client shall agree all boundary issues with the neighbouring property owner prior to commencement.

The builder/client is responsible for confirming the existing drainage layout prior to commencement and the client should enter into a Building Over Agreement with the Undertaker should one be deemed to be required.

Client
John Strutt Memorial Foundation

Job Title
Proposed Alterations and Extensions

46 Short Row
Belper
Derbyshire
DE56 1DJ

Drawing Title
Existing and Proposed

Scale
1:50 and 1:100 @ A1

Date
Sept 2023

Drawn by
-

Drg No.
0923/2349 - 1

Rev.
C