

Notes:

All dimensions should be checked on the site by the contractor and such dimensions to be their responsibility.

Drawings are subject to statutory authority approval and are to be used for the purpose of planning.

Structural calculations and drawings to be supplied by a structural engineer.

All work must comply with relevant British Standards and Building Regulations requirements.

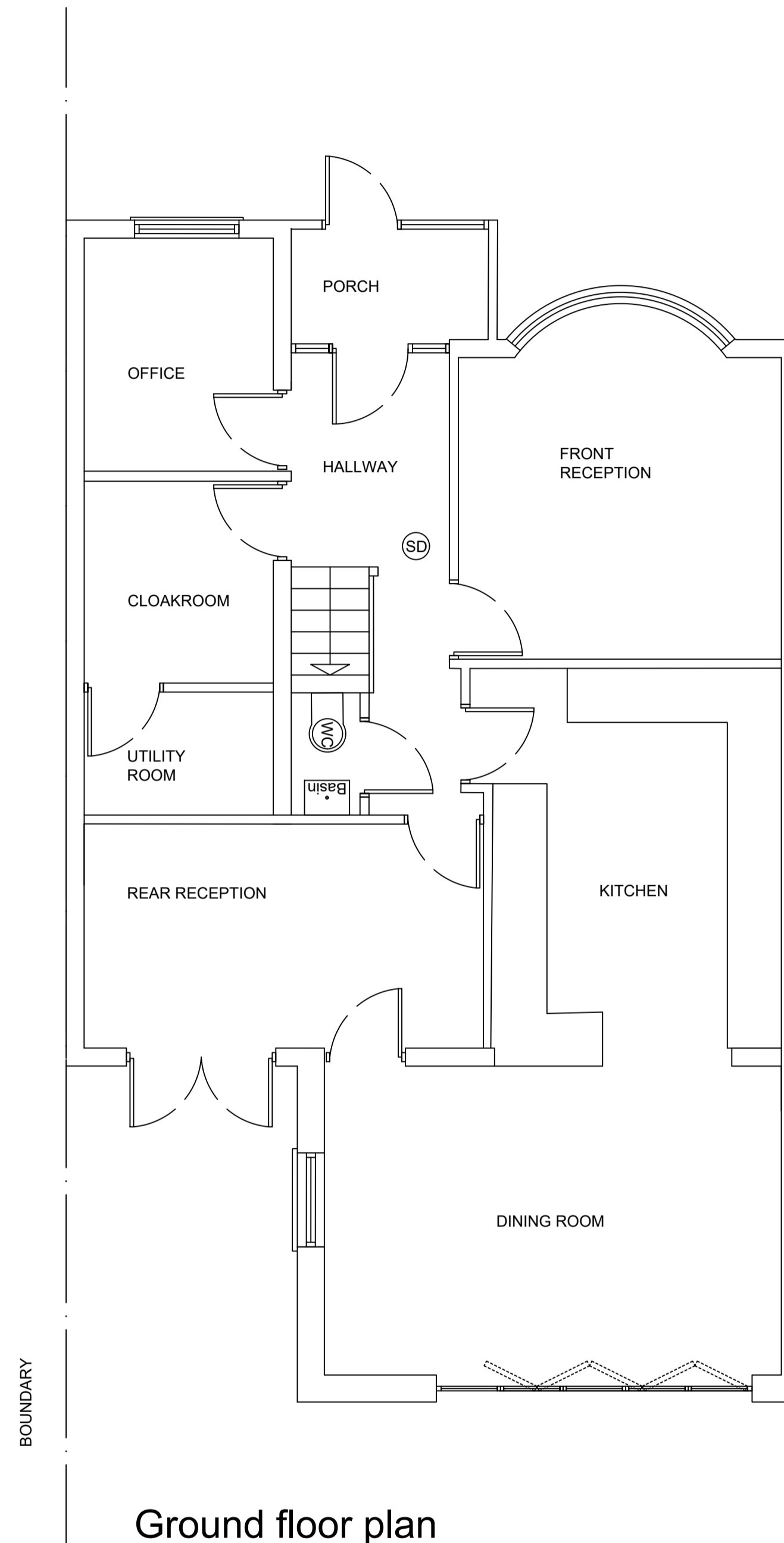
Drawing errors and omissions to be reported to the architectural designer.

All material used to be similar existing materials.

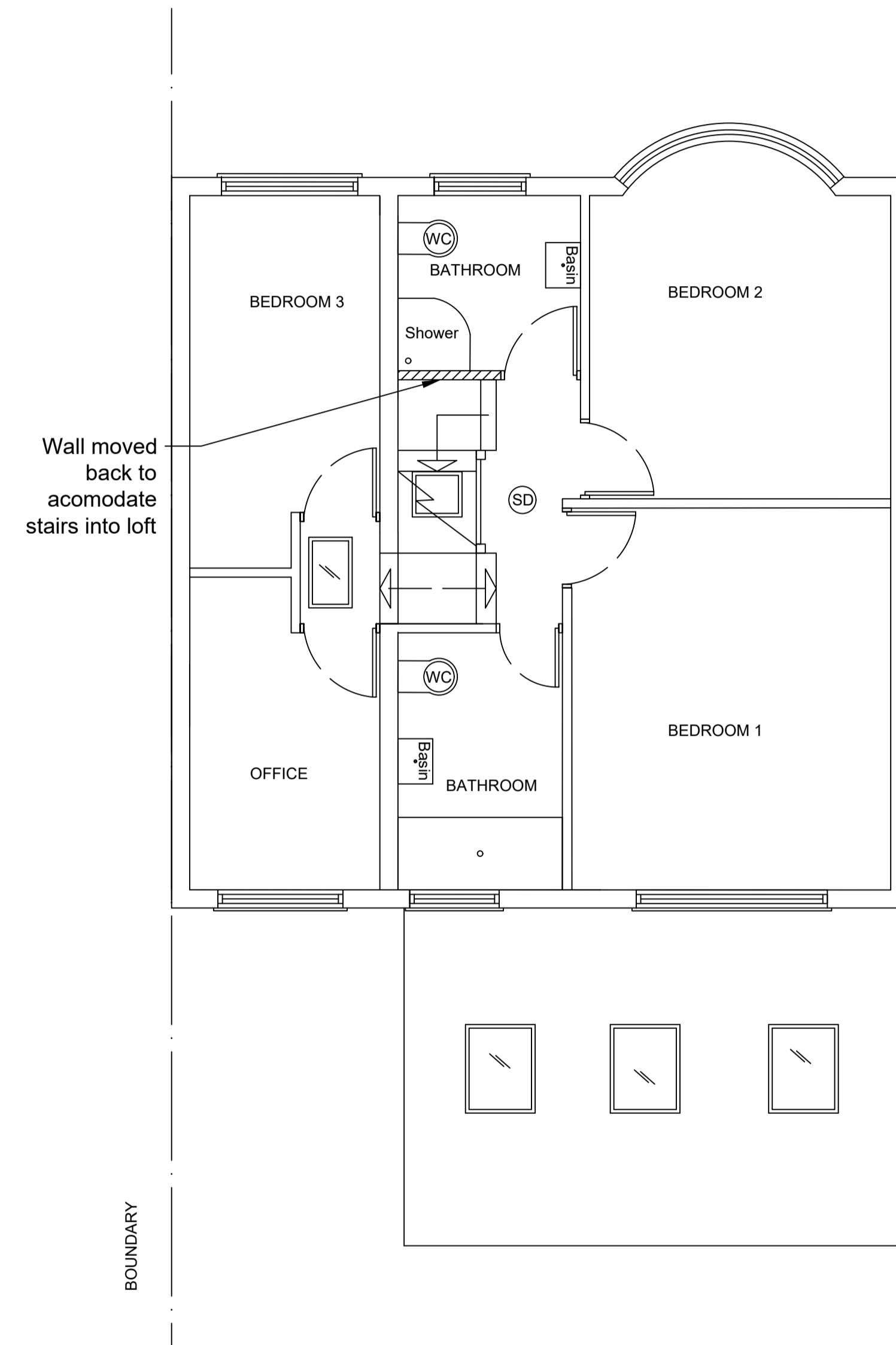
Proposed roof lights not to protrude more than 150mm above plane of roof slope.

Dormer height not to exceed height of highest part of existing roof.

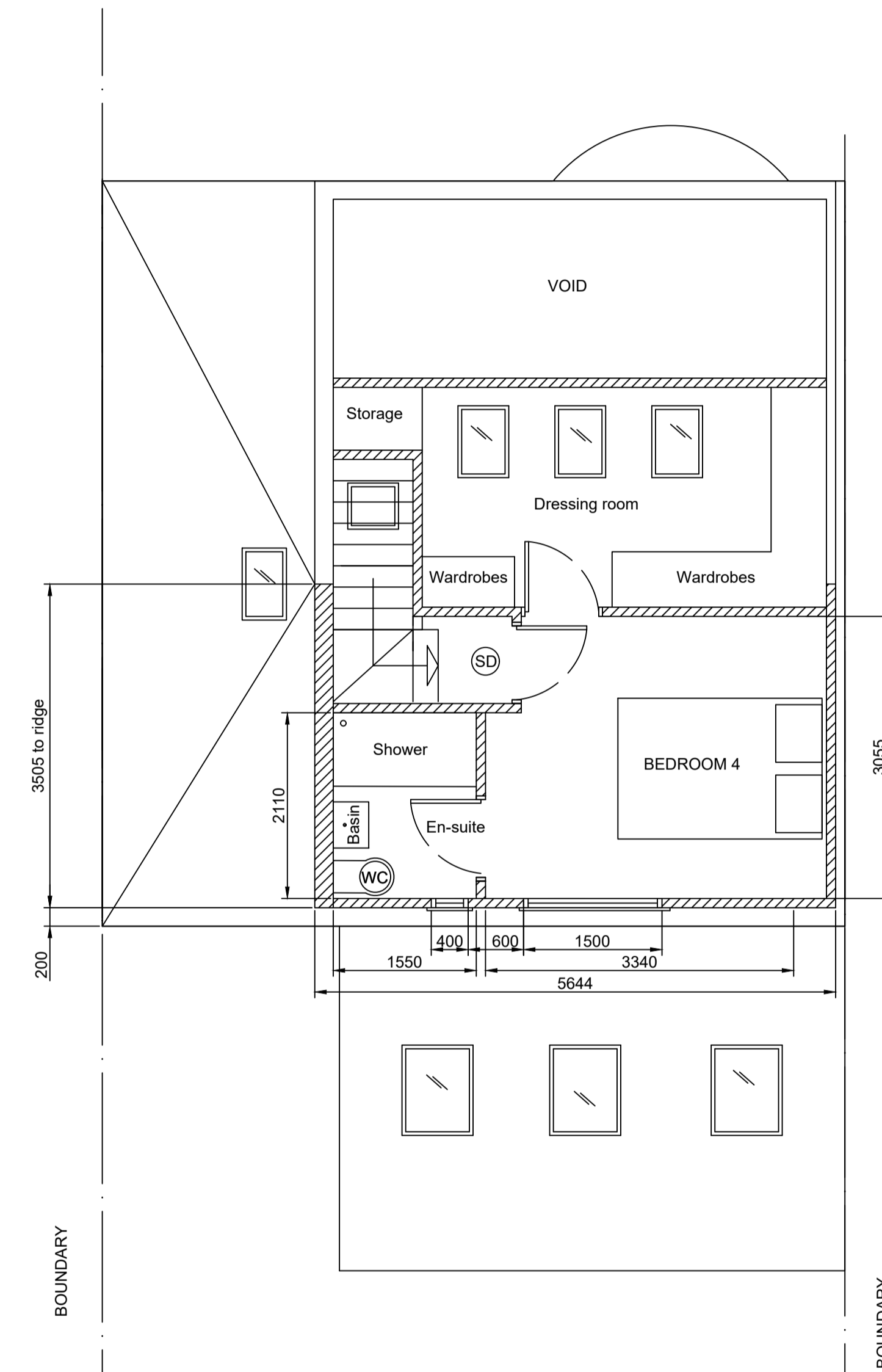
All fixed furniture drawn is for guidance only.



Ground floor plan

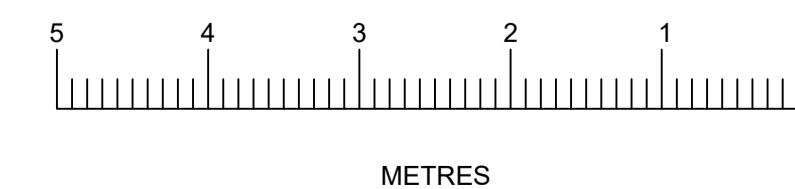


First floor plan



Second floor plan

1. All doors to habitable rooms opening onto staircase at ground and first floor level to be half hour fire resisting and to be fitted with self closing devices & 25x38mm door stops, glued & screwed (if no other means of escape).
2. Provide power operated smoke alarms on ground & first floor ceilings & second floor landing area.
3. Smoke detectors required to each landing level.
4. Vertical insulation in roof void to continue to the ceiling insulation.
5. All steel beams to be fire protected with 2 layers of 12.5mm f/b plasterboard and binding wire to provide half hour fire resistance.
6. Provide trickle vents in new windows to achieve min. 8,000mm of background ventilation.
7. New loft room door to be half hour fire door fitted with steel hinges & self closing device & 25x38mm door stops.
8. Provide mechanical ventilation to bathroom by means of extractor fan with 3 air changes per hour & 15 minute over run (min. capacity 15 litres/second).



rev. A: Chimney removed, Windows reduced in size. 06.05.2026

Client :
MR & MRS KREAMER
39 WOODLANDS AVENUE
EASTCOTE
HA4 9RL

Drawing Title:
PROPOSED PLANS

SCALE: 1:50 @ A1
Drawn by: Margaret Leo
Drawing no: 101 rev A
Date: April 2026