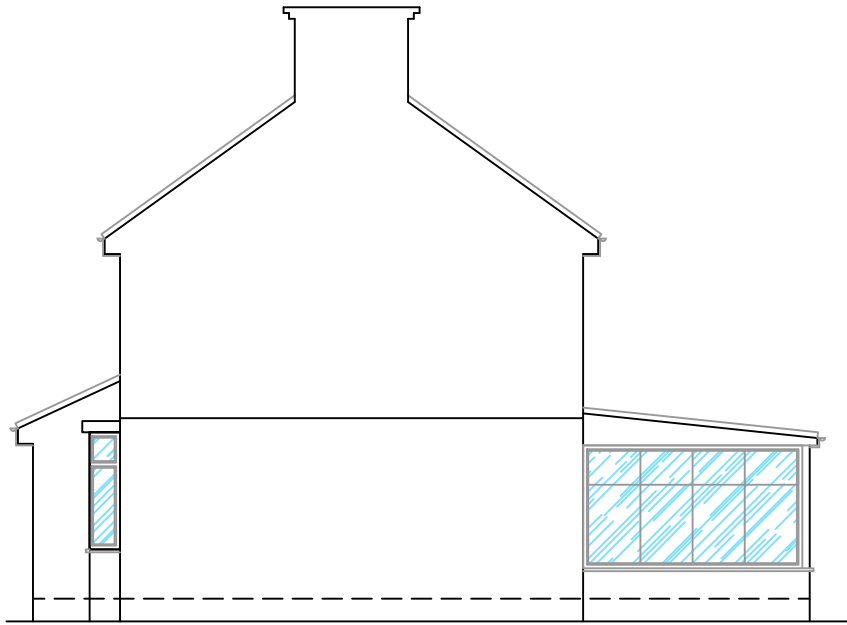
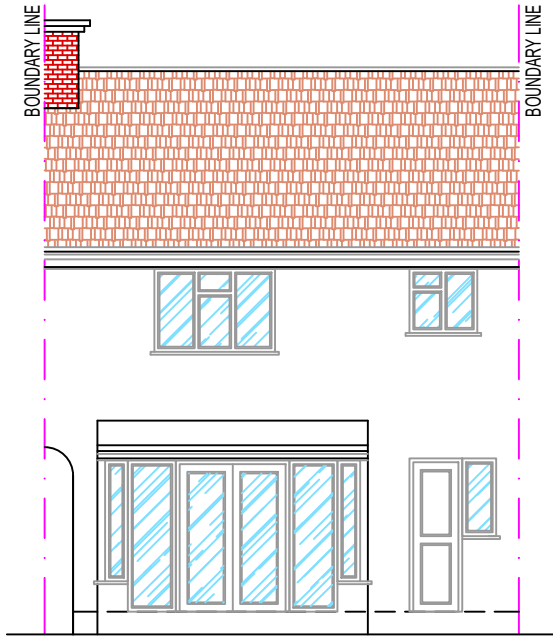


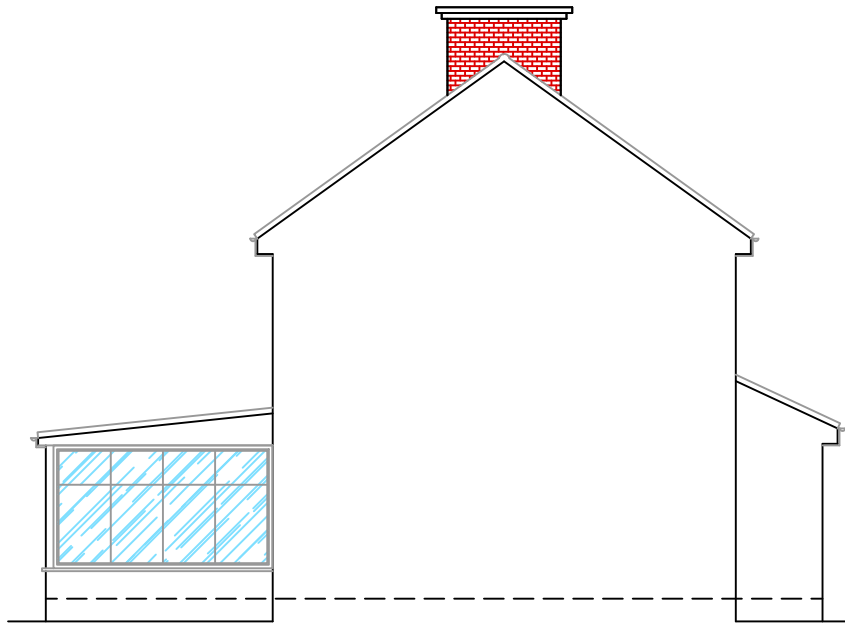
PRE-EXISTING FRONT ELEVATION
SCALE 1:100@A1



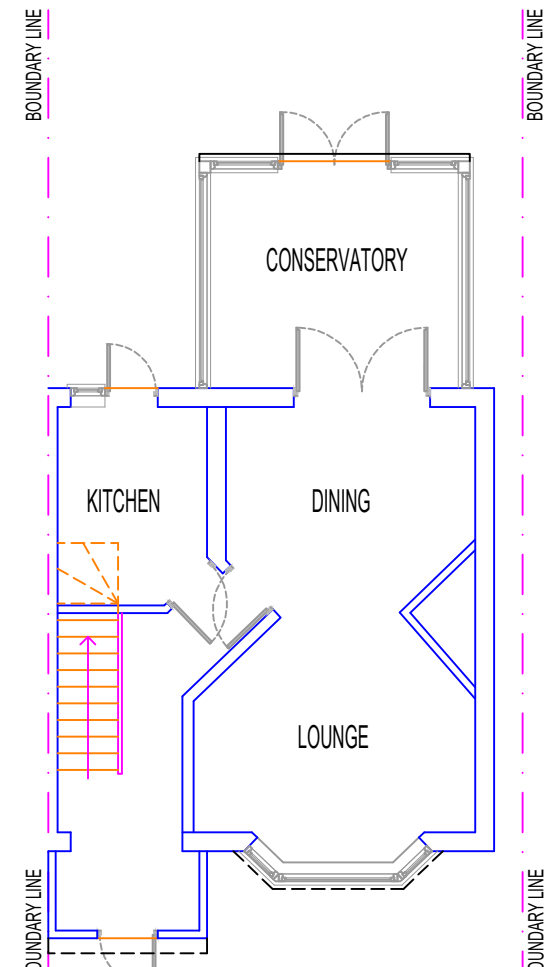
PRE-EXISTING SIDE ELEVATION
SCALE 1:100@A1



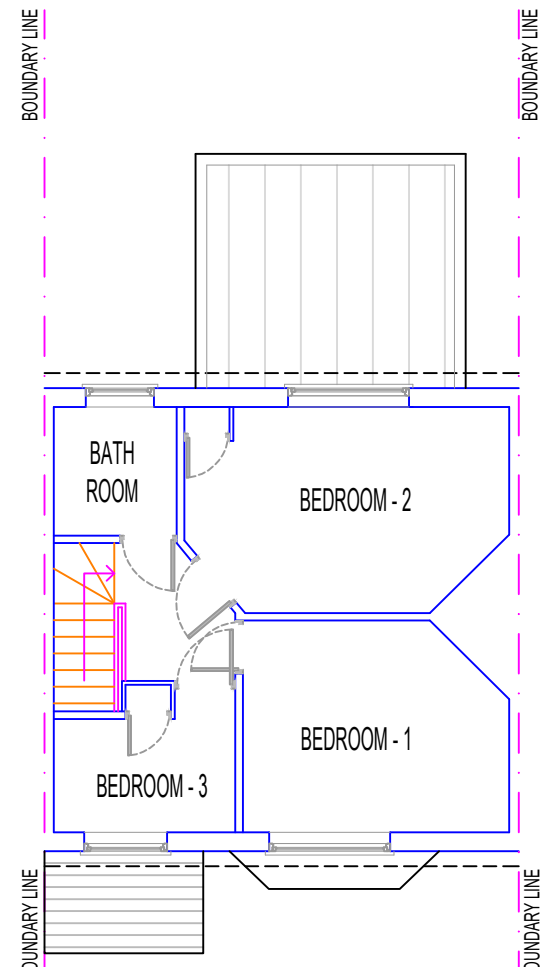
PRE-EXISTING REAR ELEVATION
SCALE 1:100@A1



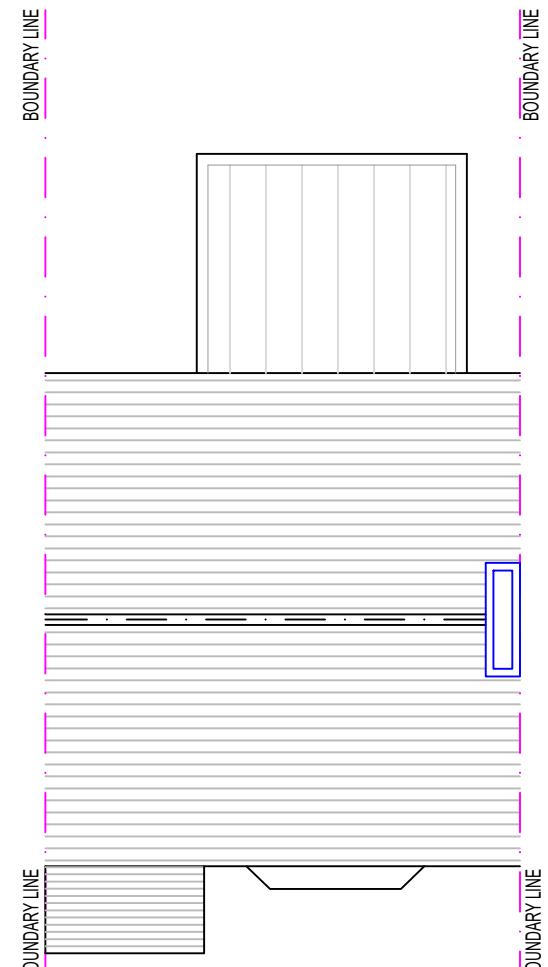
PRE-EXISTING SIDE ELEVATION - 2
SCALE 1:100@A1



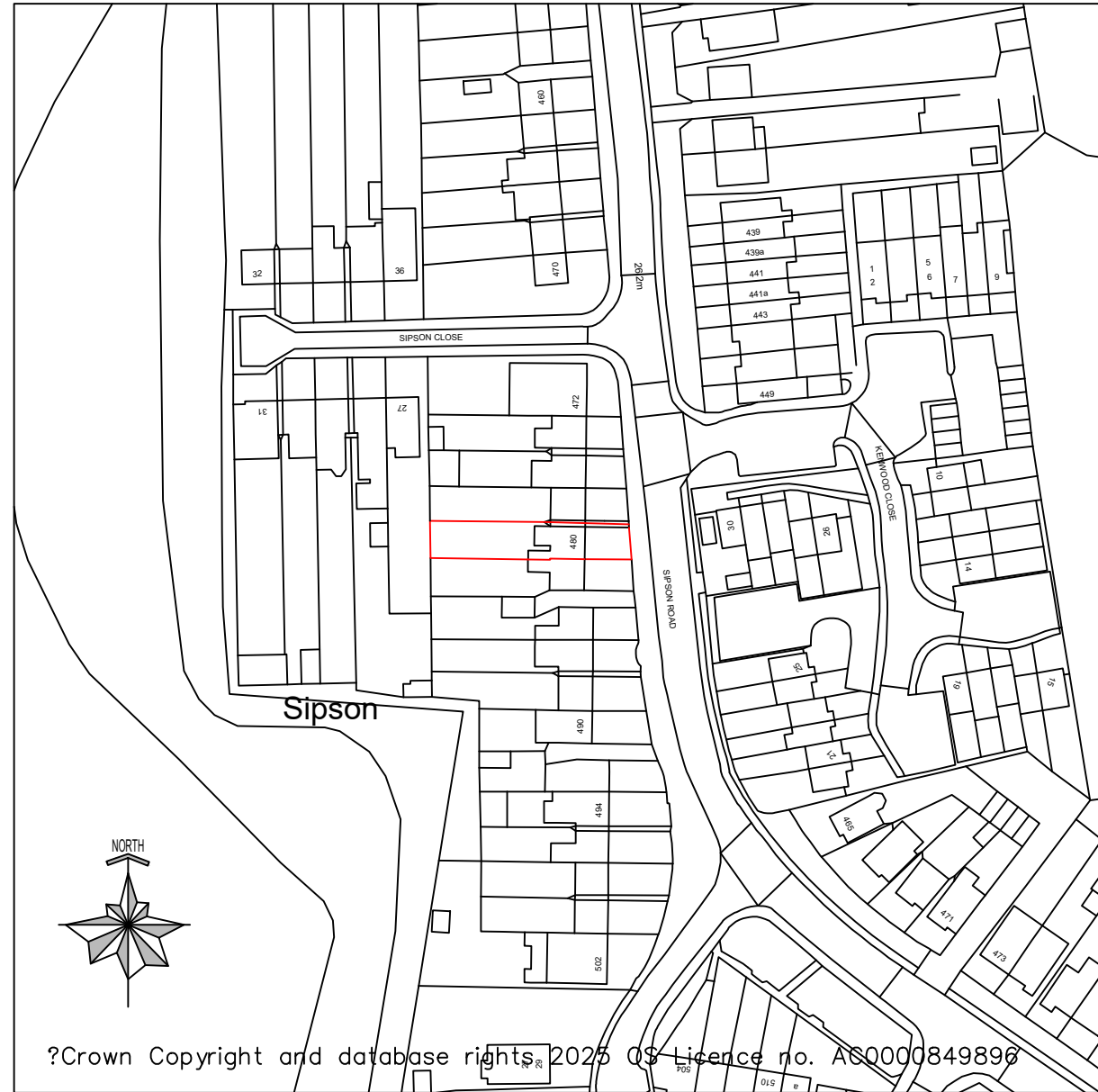
PRE-EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



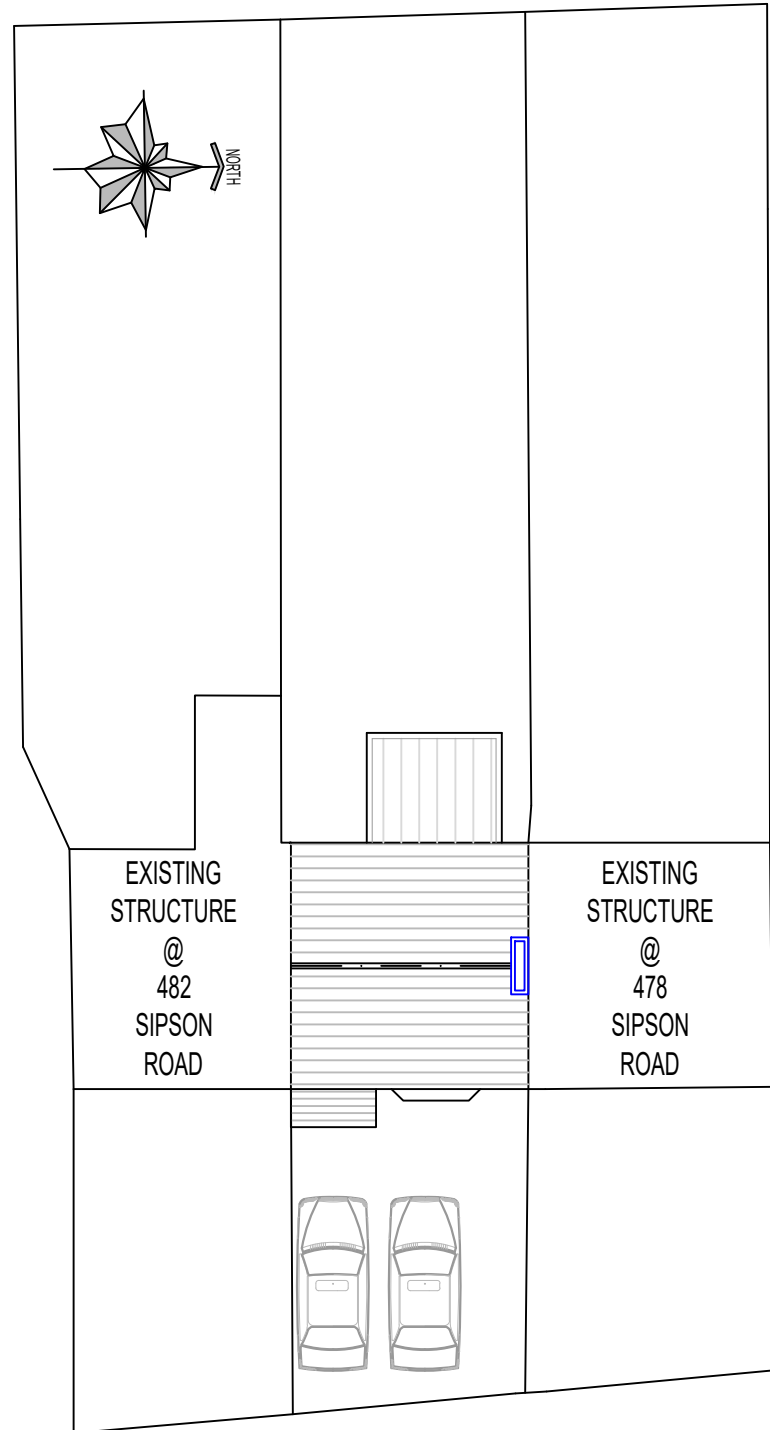
PRE-EXISTING FIRST FLOOR PLAN
SCALE 1:100@A1



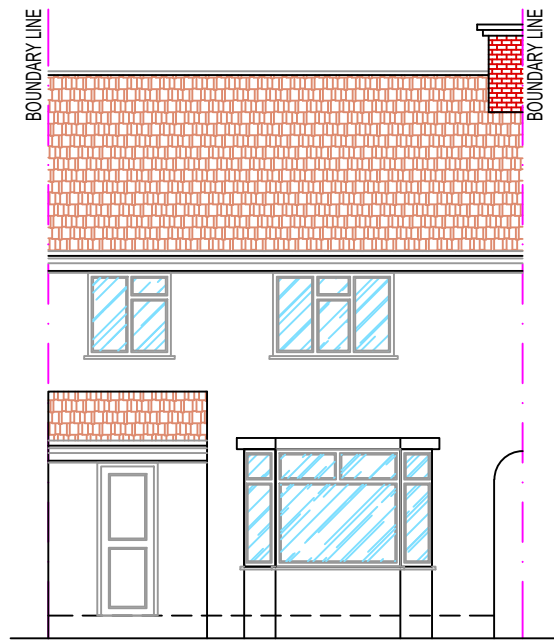
PRE-EXISTING ROOF PLAN
SCALE 1:100@A1



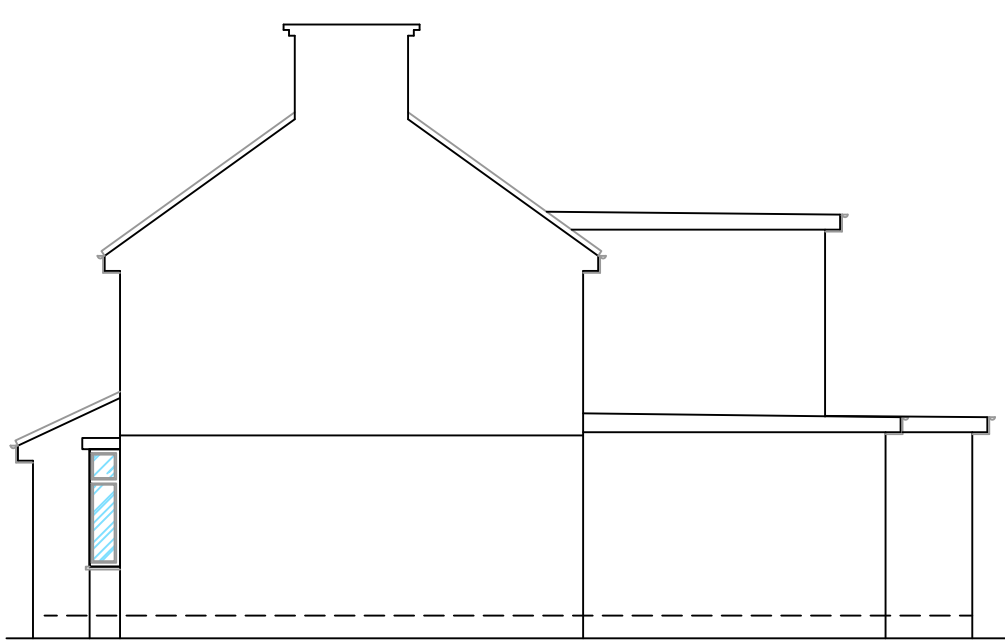
LOCATION PLAN
SCALE 1:250@A1



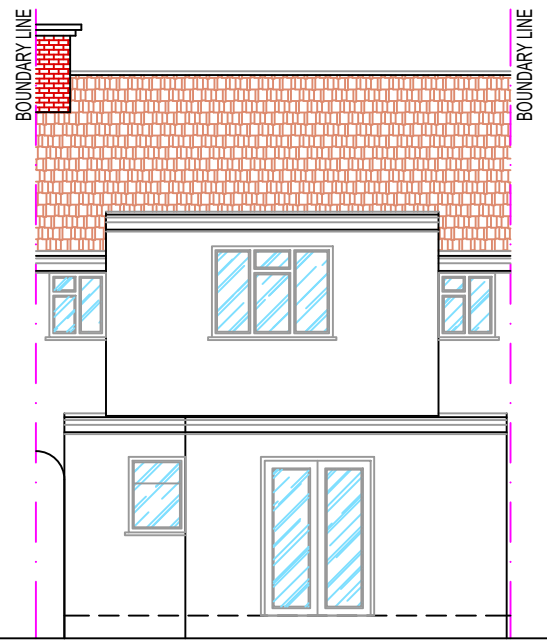
SIPSON ROAD
PRE-EXISTING SITE PLAN
SCALE 1:200@A1



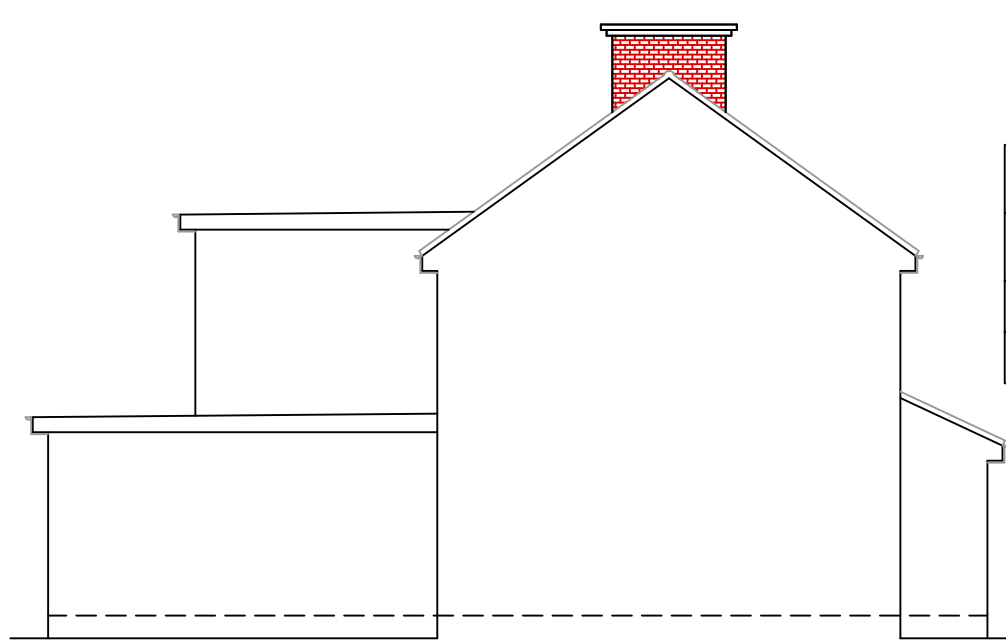
EXISTING & PROPOSED FRONT ELEVATION
SCALE 1:100@A1



EXISTING & PROPOSED SIDE ELEVATION
SCALE 1:100@A1

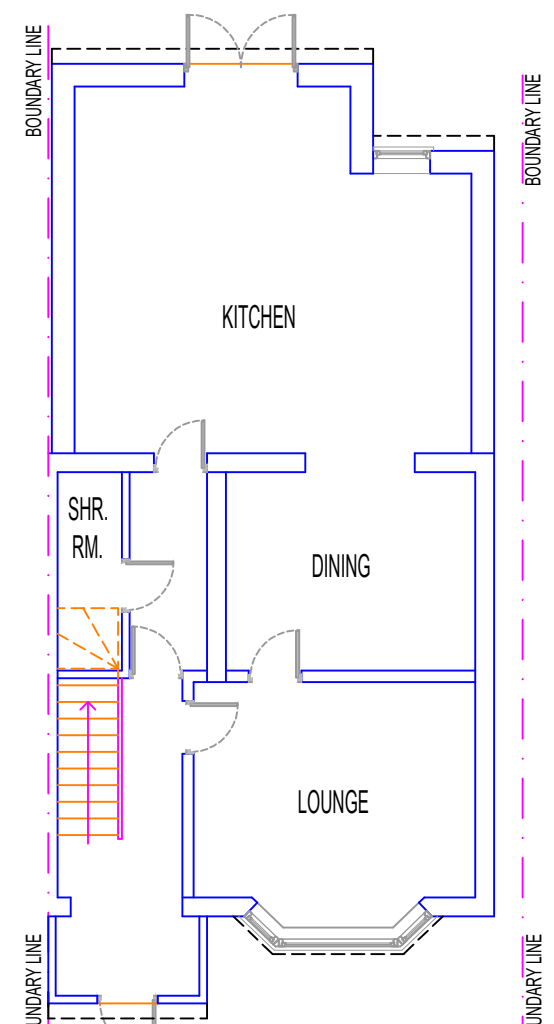


EXISTING & PROPOSED REAR ELEVATION
SCALE 1:100@A1

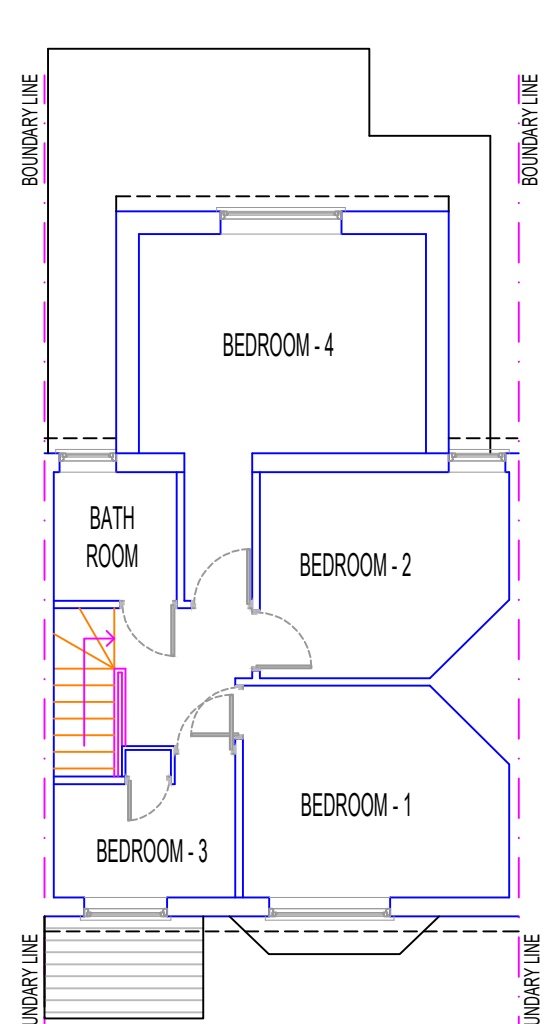


EXISTING & PROPOSED SIDE ELEVATION - 2
SCALE 1:100@A1

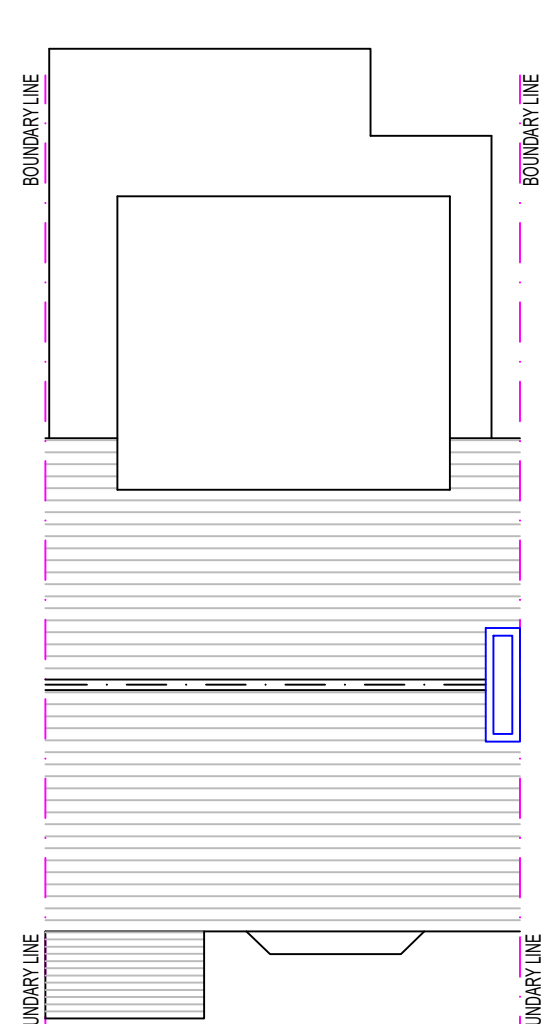
AREA CALCULATION		
FLAT	DESCRIPTION	TOTAL INTERNAL AREA
FLAT - A	ONE BEDROOM FLAT / 2P	54 SQUARE METRES
FLAT - B	ONE BEDROOM FLAT / 2P	49 SQUARE METRES



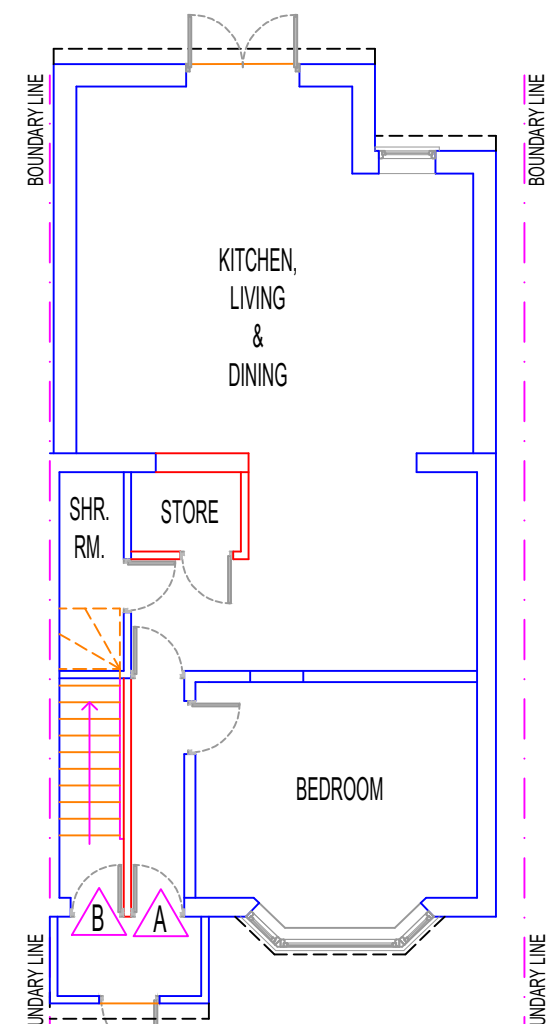
EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



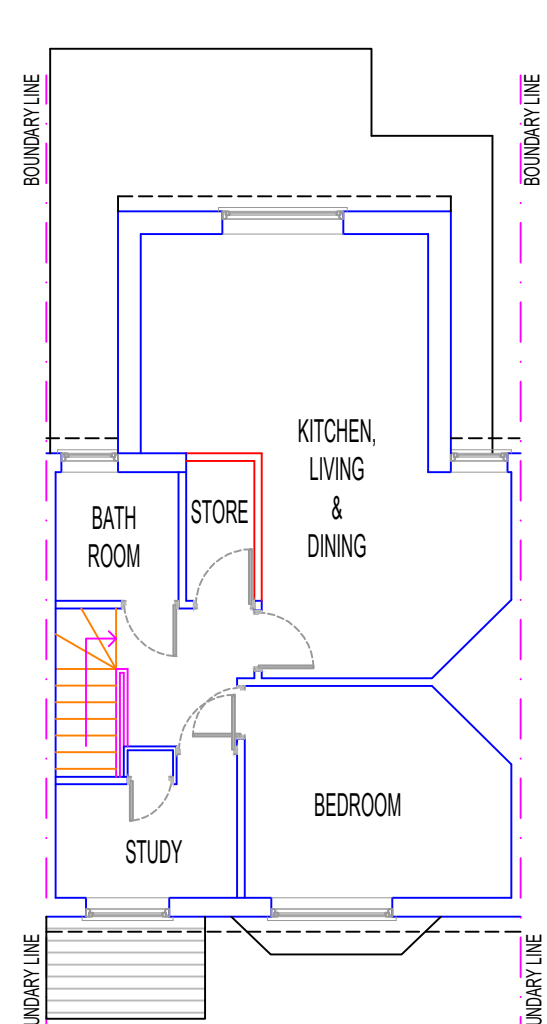
EXISTING FIRST FLOOR PLAN
SCALE 1:100@A1



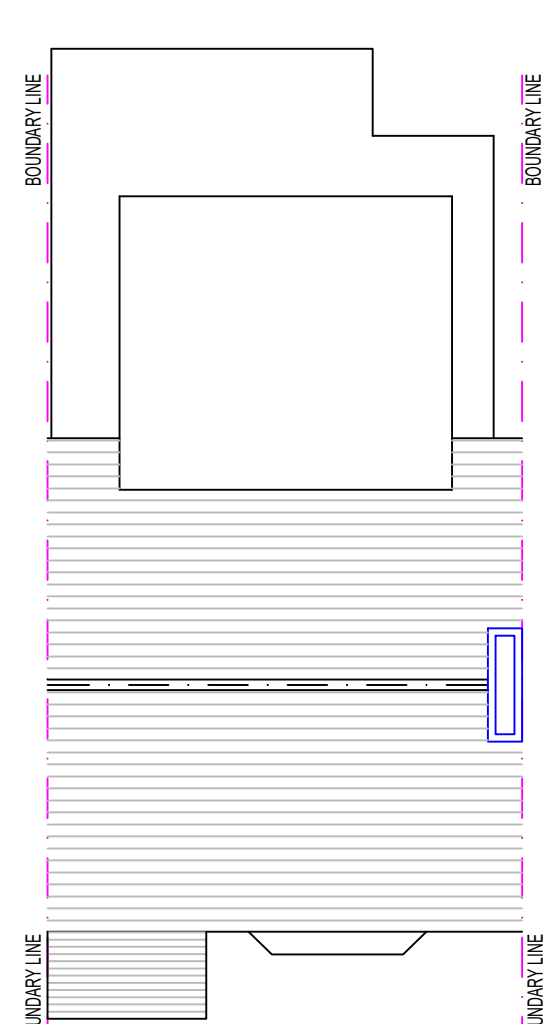
EXISTING ROOF PLAN
SCALE 1:100@A1



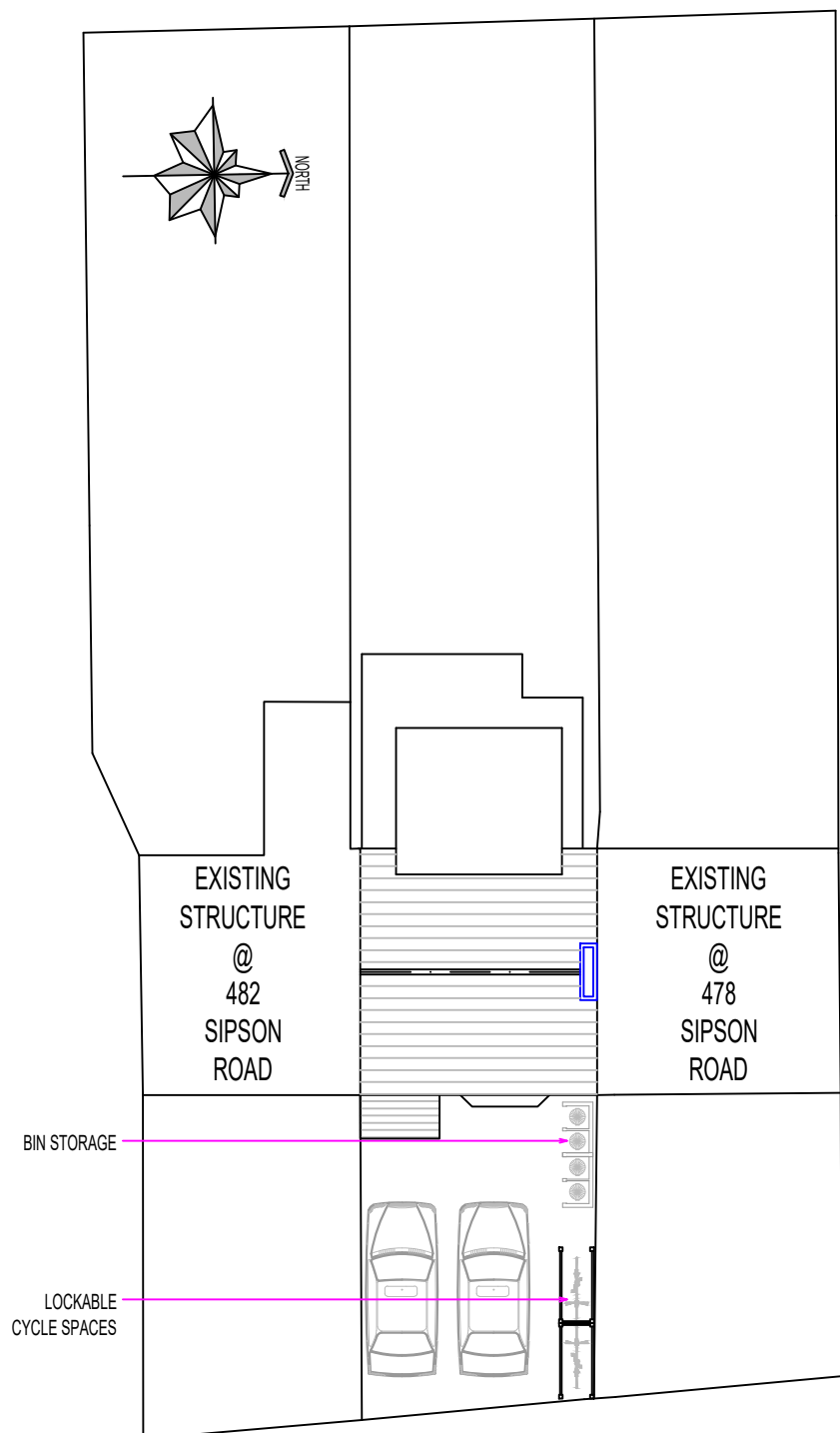
PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A1



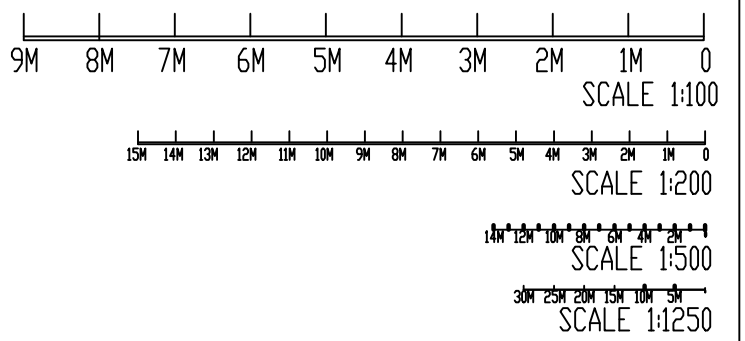
PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A1



PROPOSED ROOF PLAN (UNCHANGED)
SCALE 1:100@A1



SIPSON ROAD
EXISTING / PROPOSED SITE PLAN
SCALE 1:200@A1



NOTES:

1. THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION.
2. PRIOR TO COMMENCEMENT OF WORK, DRAWINGS TO BE SIGNED OFF BY BUILDING CONTROL INSPECTOR.
2. PARTY WALL (ETC) ACT 1997 TO BE AGREED WITH ADJOINING NEIGHBORS PRIOR TO CONSTRUCTION.
3. ALL MEASUREMENTS TO BE CHECKED ON SITE & NOT BE SCALED FROM THIS DRAWING.
4. ALL WORKS TO MEET LOCAL AUTHORITY'S SET STANDARDS.

Comments

The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

Do not scale from this drawing. Use figure dimension only.

All furniture shown in drawings is for illustration purposes only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

Fire Precautions:

All doors marked with FD30 to be to current British Standards.
All new fire doors to be fitted with 3x4" steel butt hinges or 3x30min fire rated hinges, with appropriate CE and BS EN stamps on each hinge if using brass or chrome.

Self contained mains operated interlinked smoke alarms (BS 5446) and fitted with battery backup to be provided to all landings and hall ceiling shown as (SD).

Staircases:

Actual size of riser & tread for the proposed staircase, to be confirmed on site prior to installation by staircase specialist to avoid any issues with headroom/pitch.

PRELIMINARY DESIGN

PLEASE PRINT, SIGN AND DATE TO APPROVE DRAWINGS FOR CLIENT/S.

SIGNATURE:
PRINT NAME:
DATE:

REVISIONS:

DATE	DESCRIPTION

PROJECT DESCRIPTION:

ERECTION OF A PART SINGLE, PART DOUBLE STOREY REAR EXTENSION AND CONVERSION OF EXISTING 3-BEDROOM DWELLING INTO 2 X 1-BEDROOM FLATS. (PART RETROSPECTIVE)

PROJECT DETAILS:

480 SIPSON ROAD
SIPSON, WEST DRAYTON
UB7 0HZ

DRAWING NO.: 480SR/24062025/REV-C

DATE: 25 JUNE 2025

SCALE: 1:100, 1:200 & 1:1250 @A1

DRAWN BY: SC

CHECKED BY: