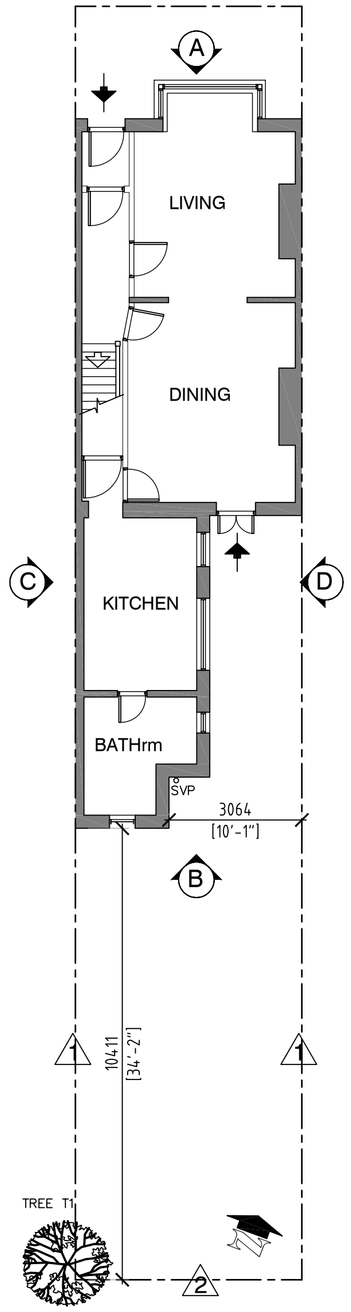
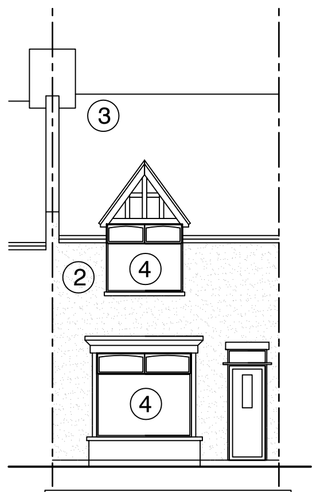
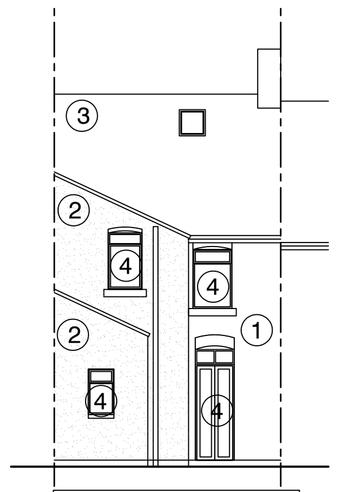


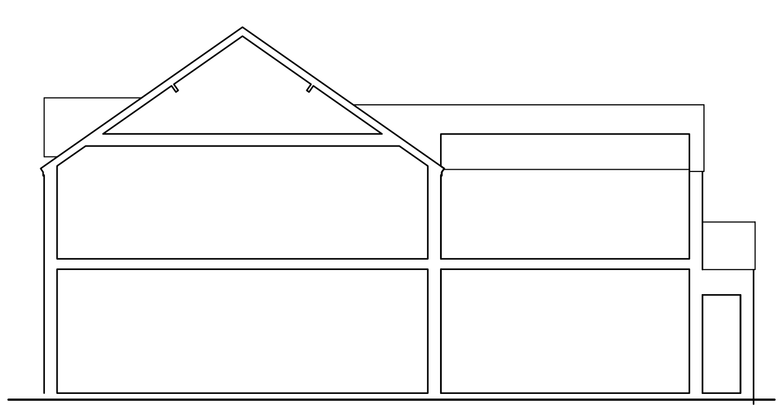
EXISTING GROUND FLOOR PLAN 1:100



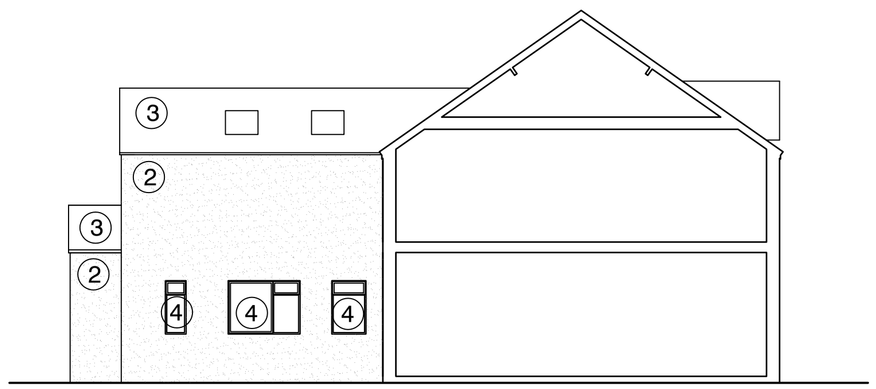
EXISTING FRONT ELEVATION (A) 1:100



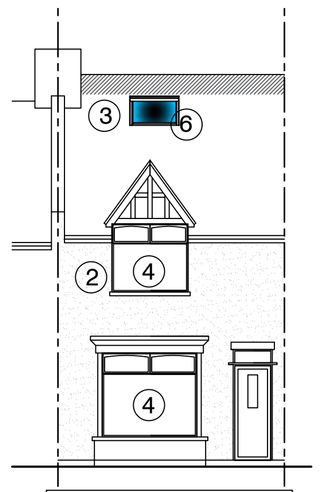
EXISTING REAR ELEVATION (B) 1:100



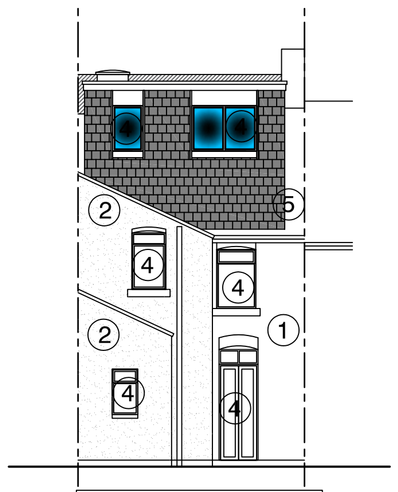
EXISTING SECTION/ ELEVATION (C) 1:100



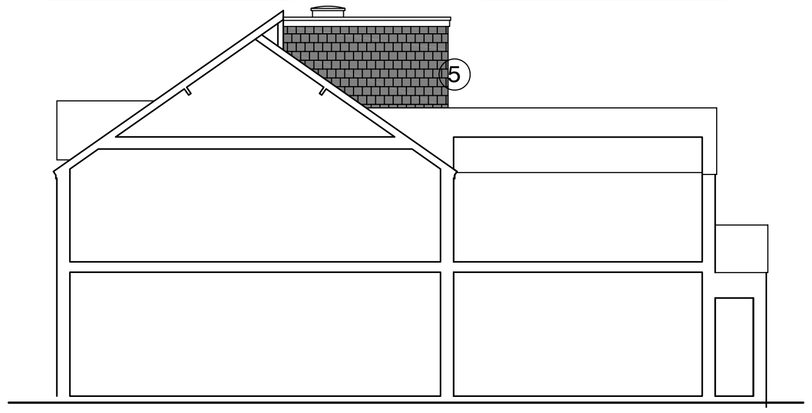
EXISTING SECTION/ ELEVATION (D) 1:100



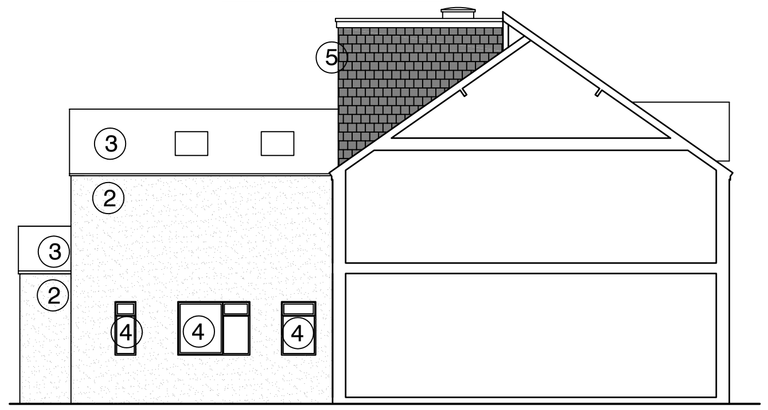
PROPOSED FRONT ELEVATION (A) 1:100



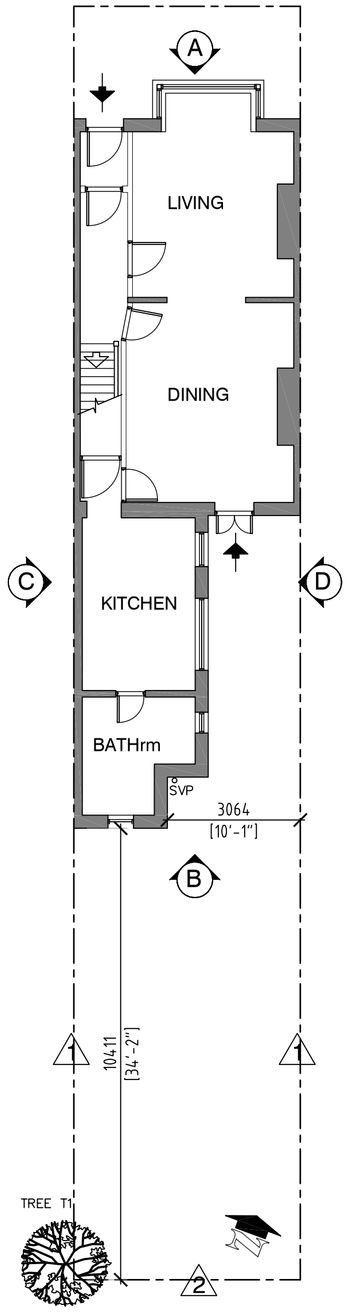
PROPOSED REAR ELEVATION (B) 1:100



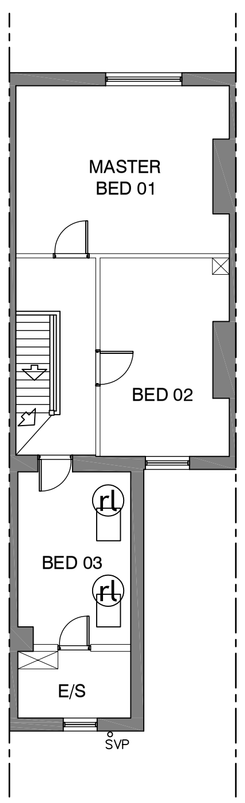
PROPOSED SECTION/ ELEVATION (C) 1:100



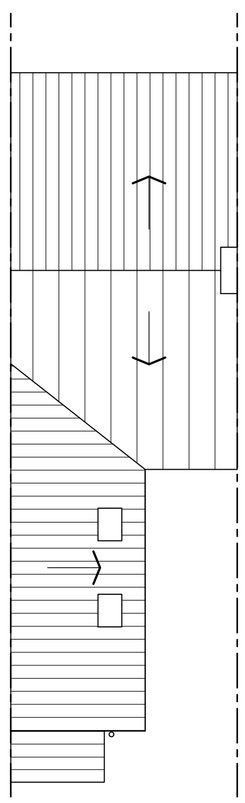
PROPOSED SECTION/ ELEVATION (D) 1:100



PROPOSED GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



EXISTING ROOF PLAN 1:100

LEGEND

- A — ELEVATION DESIGNATION
- RAMP/STAIR DIRECTION OF RISE
- EXTERNAL ENTRANCE/EXIT
- A — REVISION CLOUD AND LETTER
- DIRECTION OF ROOF FALL

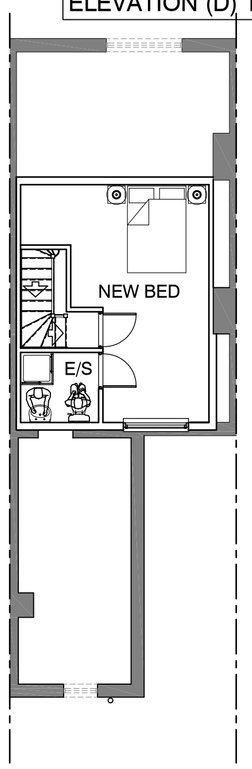
MATERIALS-STRUCTURE

1. FAIR FACED BRICKWORK.
2. RENDER.
3. SLATE ROOF FINISH.
4. uPVC DOORS/ WINDOWS.
5. HANGING TILES/ SLATES TO MATCH EXTG.
6. ROOFLIGHT.
7. SINGLE PLY MEMBRANE

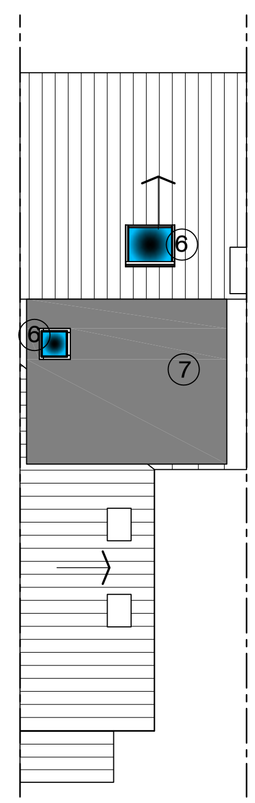
MATERIALS-BOUNDARY/ ENCLOSURE

1. TIMBER PALE FENCE (1800 HIGH)
2. 215mm BRICK WALL (2400 HIGH)

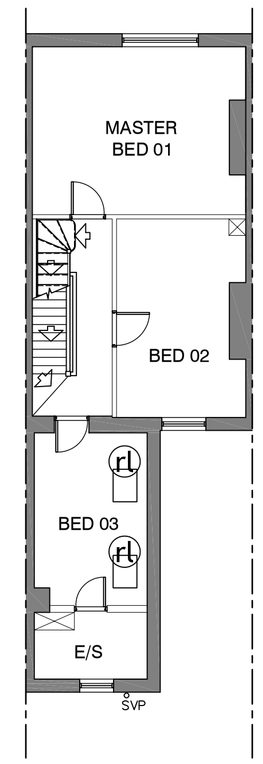
WARNING !! NO WORKS TO COMMENCE WITHOUT FULL PLANNING AND BUILDING REGULATION APPROVAL.
ANY WORKS STARTED PRIOR TO APPROVAL(S) IS DONE SO AT CLIENTS OWN RISK



PROPOSED SECOND FLOOR PLAN 1:100



PROPOSED ROOF PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

GENERAL NOTES:

GENERAL NOTES:

1. ALL FIGURES GIVEN IN MILLIMETRES.

2. WRITTEN DIMENSIONS TO BE TAKEN OVER SCALED DIMENSIONS.

3. ANY DISCREPANCIES TO BE REPORTED TO JOSEPH JAMES LOFTS Ltd IMMEDIATELY.

4. THIS DRAWING IS FOR SOLE PURPOSE OF APPROVAL UNDER THE CURRENT TOWN AND COUNTRY PLANNING ACT.

5. ATTENTION IS DRAWN TO CLIENTS RESPONSIBILITIES UNDER THE PARTY WALL ACT. NO WORK TO BE UNDERTAKEN TO ADJACENT PROPERTIES WITHOUT EXPRESS WRITTEN CONSENT GIVEN BY NEIGHBOURING PROPERTY. THIS IS A CIVIL MATTER AND CLIENT SHOULD SEEK ADVICE FROM AN APPROVED PARTY WALL SURVEYOR ON THE APPLICATION OF THE "ACT" RELATIVE TO THIS PROJECT, THE BEARING THE "ACT" MAY HAVE ON THIS PROJECT AND THE PROCEDURE FOR SERVING NOTICE (IF APPLICABLE).

6. ALL MATERIALS TO BE FIXED/APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND TO HOLD A CURRENT AGREMENT CERTIFICATE.

7. BUILDER/MAIN CONTRACTOR TO OBTAIN ALL NECESSARY CERTIFICATION FROM LOCAL AUTHORITY FOR POSITIONING AND SITING OF SKIPS AND TO PROVIDE SUFFICIENT SKIPS TO CART AWAY ALL DEBRIS. ALSO ANY PROVISION OF SCAFFOLDING/GANTRYS, etc TO BE APPROVED AND LICENSED BY LOCAL HIGHWAYS AUTHORITY.

8. NO WORKS TO COMMENCE WITHOUT FULL APPROVAL UNDER THE CURRENT BUILDING REGULATIONS AND TOWN AND COUNTRY PLANNING ACT.
ALL WORKS AND MATERIALS TO COMPLY WITH CURRENT B.REGS, BS's, CP's, AND/OR EQUIVALENT EUROPEAN STANDARDS.

9. HEATING AND ELECTRICAL INSTALLATIONS TO BE EXTENDED TO CLIENTS REQUIREMENTS AND IN FULL ACCORDANCE WITH ALL CURRENT RELEVANT LEGISLATION.
GENERALLY TO INCLUDE GENERAL LIGHTING, SOCKETS, SWITCHES, RADIATORS TO OWNER/CLIENTS REQUIREMENTS.
PROVIDE THERMOSTATIC RADIATOR VALVES (TRVs) TO ALL NEW RADIATORS.
SEE NOTES ELSEWHERE ON PLAN(S) REGARDING ELECTRICAL DESIGN.

10. ALL WORKS TO BE EXECUTED BY BUILDER SAFELY UNDER UNDER CURRENT LEGISLATURE, AND ADHERE TO ALL HEALTH AND SAFETY EXECUTIVE REQUIREMENTS.

11. ALL TIMBERS TO BE MINIMUM C16 GRADE WITH FULL DOUBLE VACUUM PRESERVATIVE TREATMENT.

12. ALL DECORATION ASSUMED TO BE OWNERS RESPONSIBILITY UNLESS AGREED OTHERWISE, HOWEVER, WORK TO INCLUDE THE PROVISION OF ALL SKIRTINGS, ARCHITRAVES,etc, TO CLIENTS REQUIREMENTS.

13. CLIENT AND BUILDERS ATTENTION IS DRAWN TO THEIR OBLIGATIONS UNDER THE CURRENT HEALTH AND SAFETY (CONSTRUCTION AND DESIGN MANAGEMENT) REGULATIONS. ADVICE SHOULD BE SOUGHT FROM THE LOCAL HEALTH AND SAFETY EXECUTIVE OFFICE AND, WHERE APPROPRIATE, A CDM ADVISOR.

PLANNING NOTE: NO GROUND WORKS PROPOSED THEREFORE NO BLOCK/ SITE PLAN REQUIRED FOR SUBMISSION.
HOUSEHOLDER APPLICATION, THEREFORE NO DESIGN AND ACCESS STATEMENT REQUIRED FOR SUBMISSION

1:100

CLIENT:
Ms TAMMY CORRIGAN-SMITH
Proposed Loft Conversion

LOCATION:
24 FERNDALE AVENUE,
EAST BOLDON,
TYNE AND WEAR. NE36 0TQ.

DRAWING TITLE:
EXISTING AND PROPOSED

DRG No:	SCALE:	DATE:
ST/PL/0115v01/001	AS SHOWN	01.10.2020

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