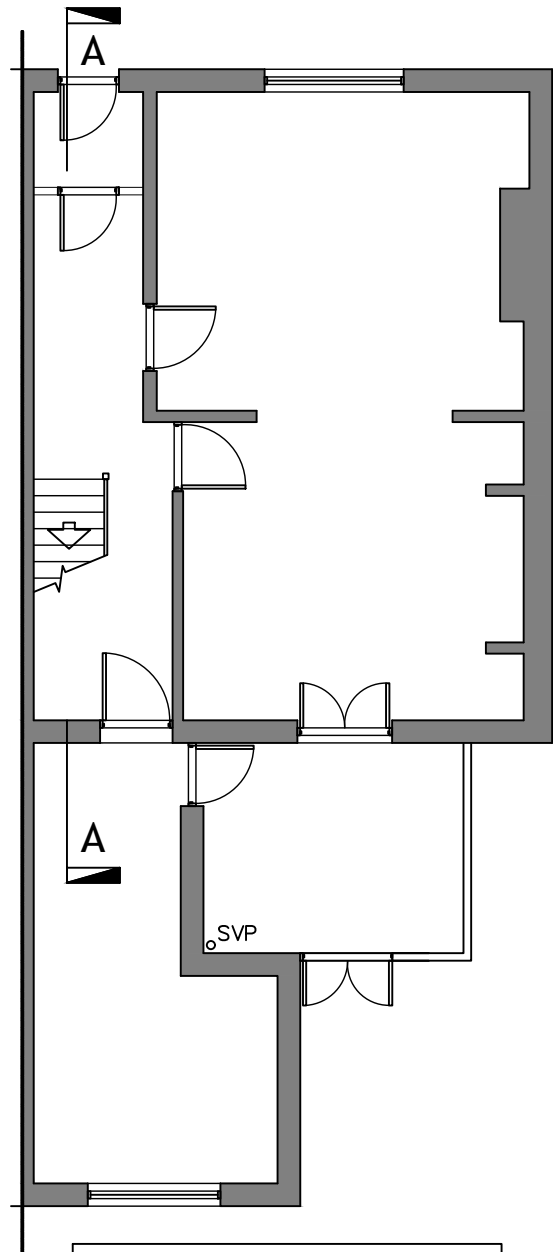
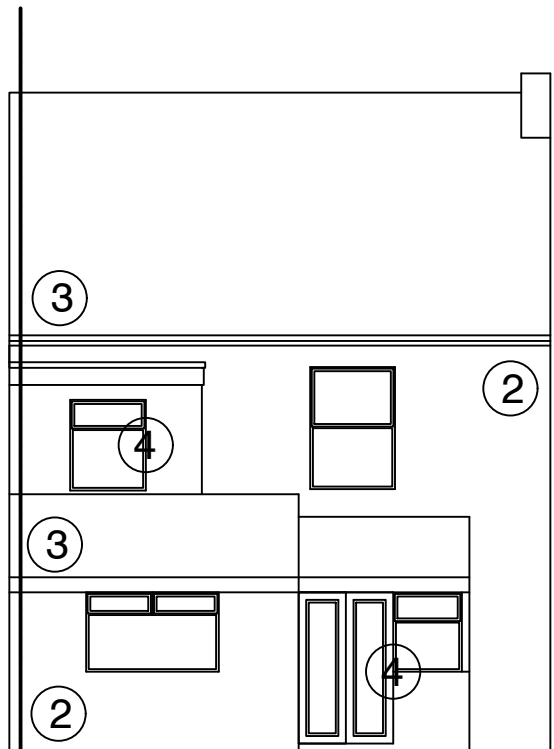


MATERIALS-STRUCTURE

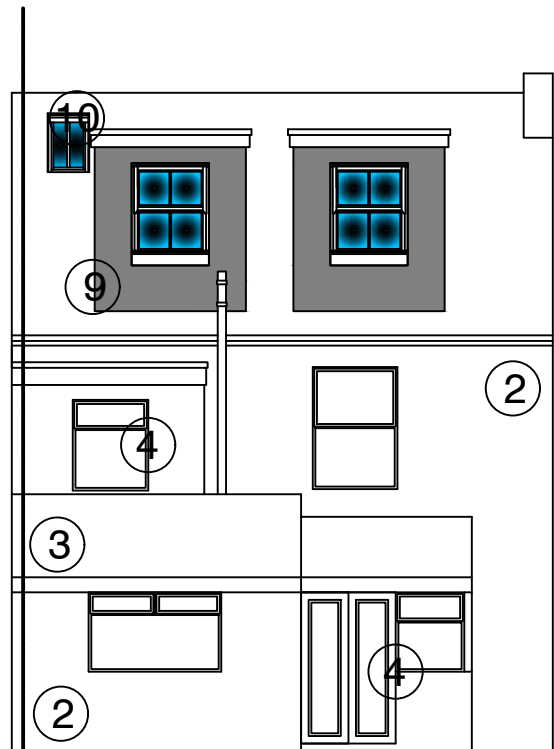
- 1 FAIR FACED BRICKWORK.
2 RENDER.
3 CONCRETE INTERLOCKING ROOF TILES.
4 uPVC DOORS/ WINDOWS.
5 SLATE ROOF FINISH.
6 STONE WATER TABLE.
7 STONE QUOINS.
8 STONE EXTERNAL WALL FINISH.
9 HANGING TILES TO MATCH EXISTING.
10 ROOFLIGHT.
11 STONE DOOR/ WINDOW HEAD/ CILL.



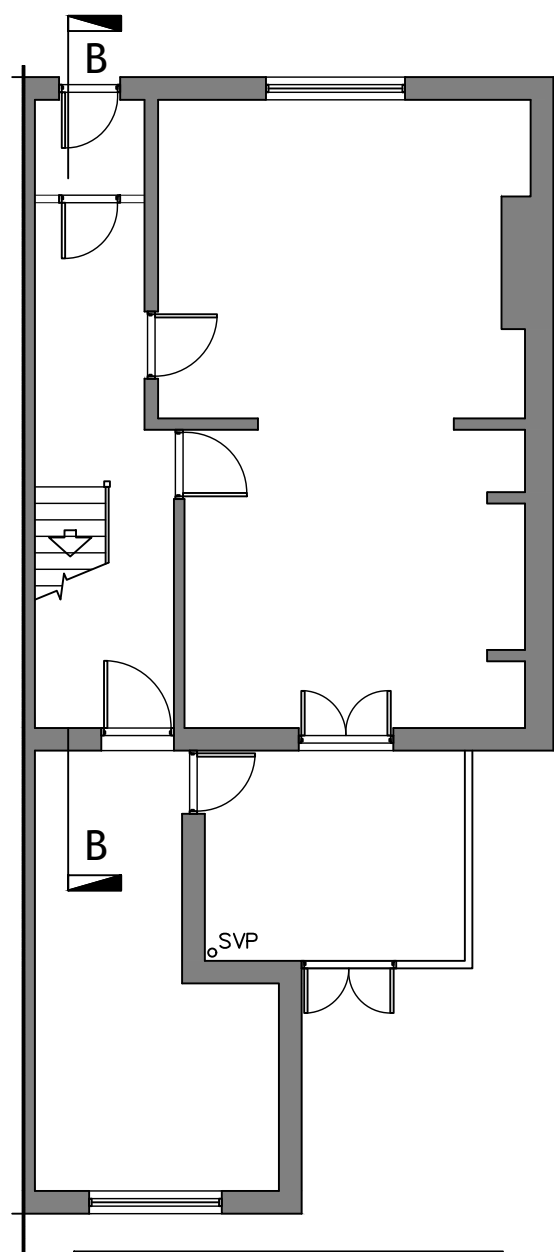
EXISTING GROUND FLOOR PLAN 1:100



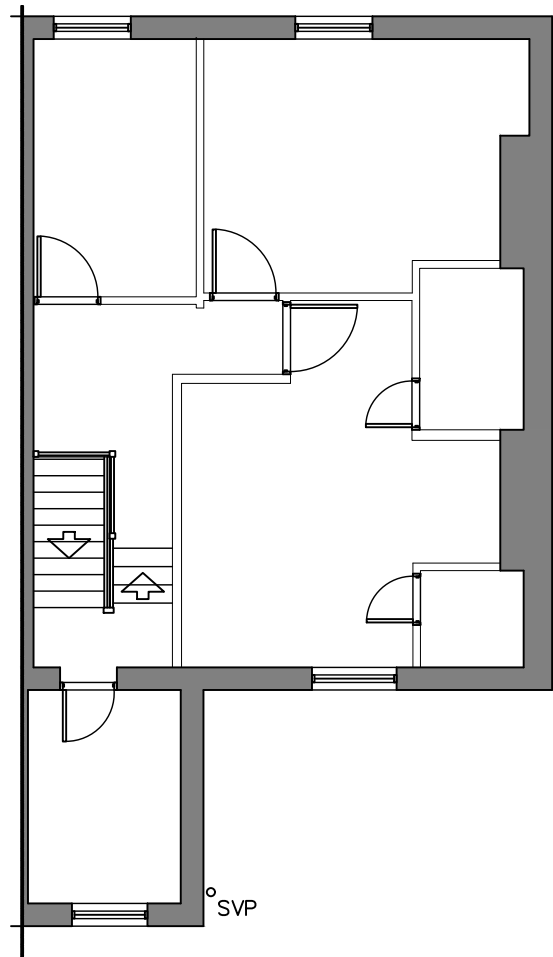
EXISTING REAR ELEVATION 1:100



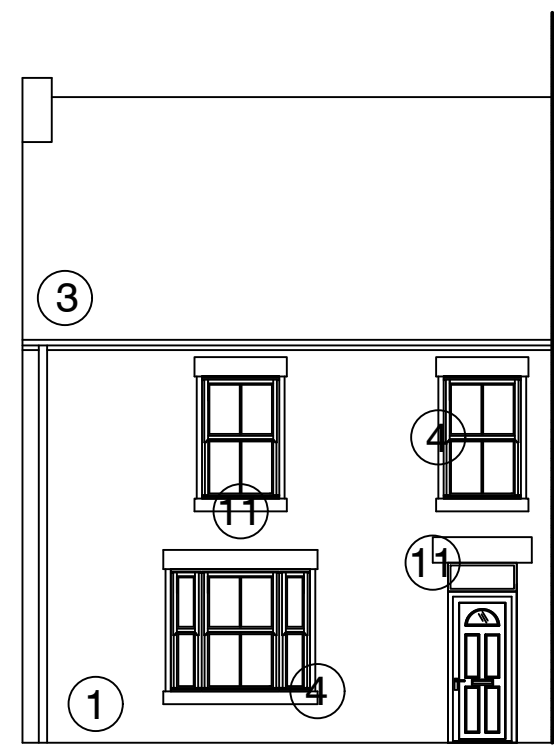
PROPOSED REAR ELEVATION 1:100



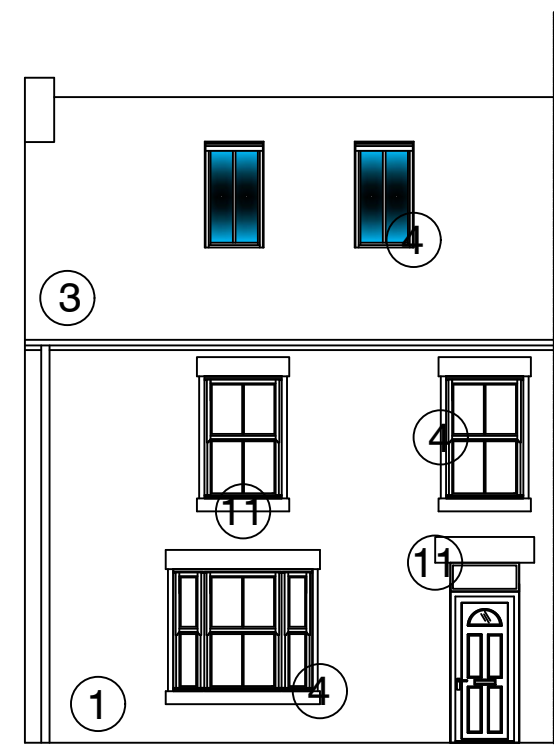
PROPOSED GROUND FLOOR PLAN 1:100



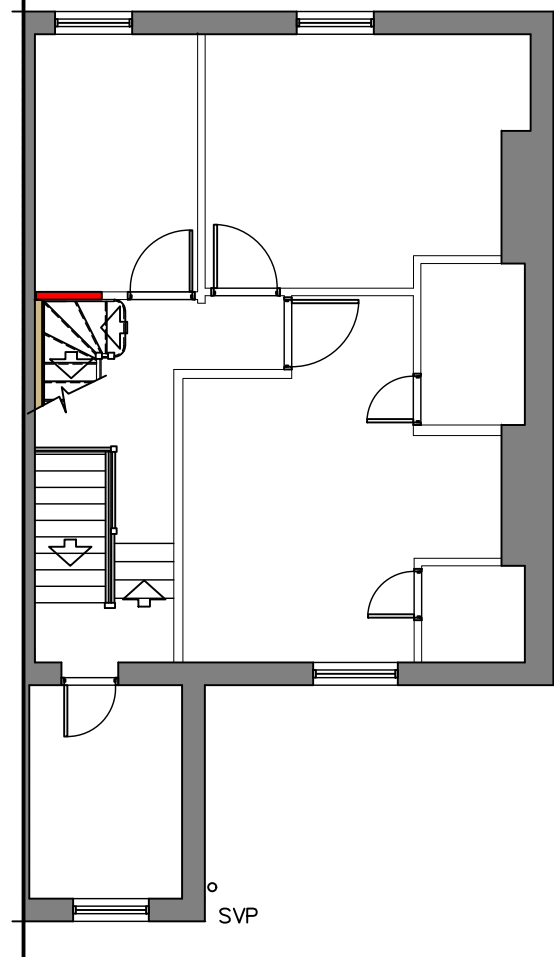
EXISTING FIRST FLOOR PLAN 1:100



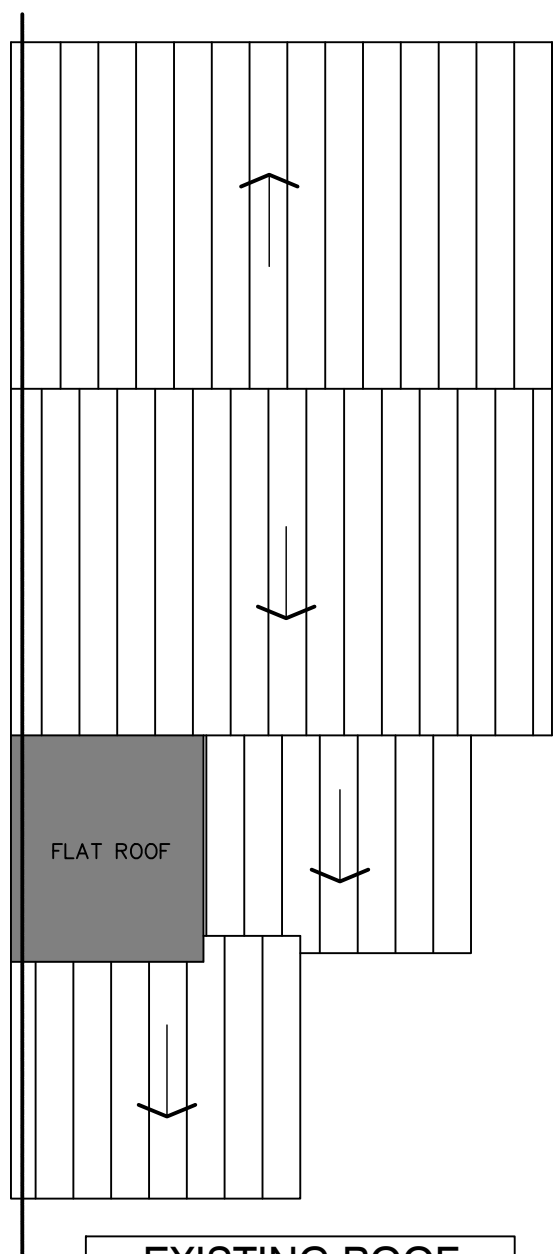
EXISTING FRONT ELEVATION 1:100



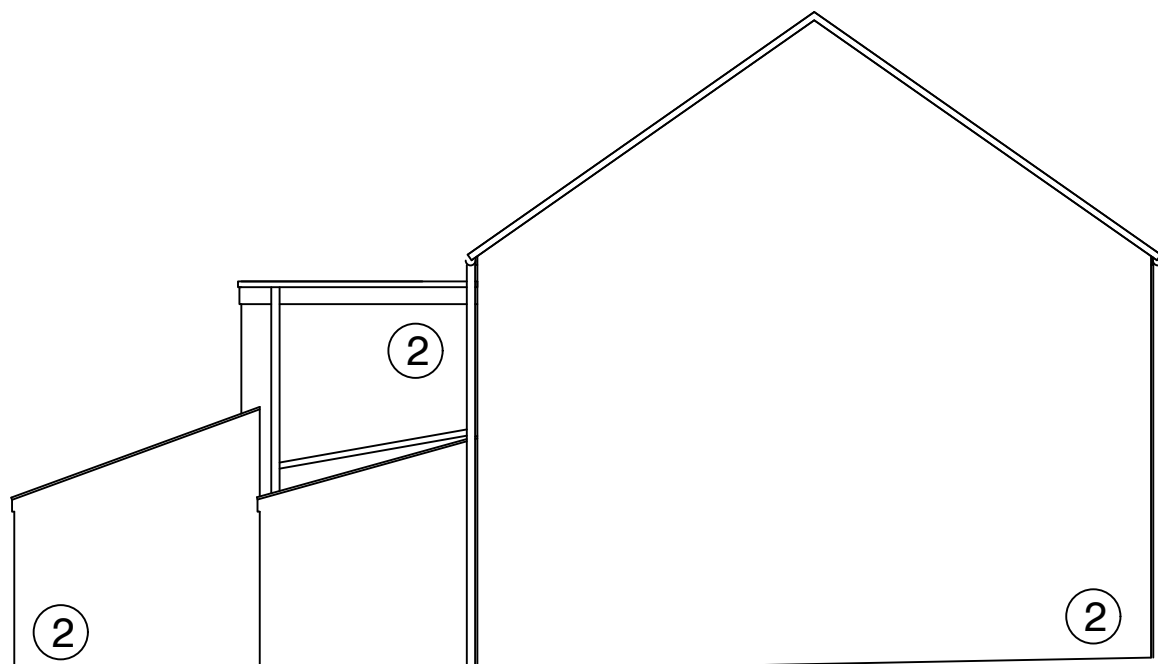
PROPOSED FRONT ELEVATION 1:100



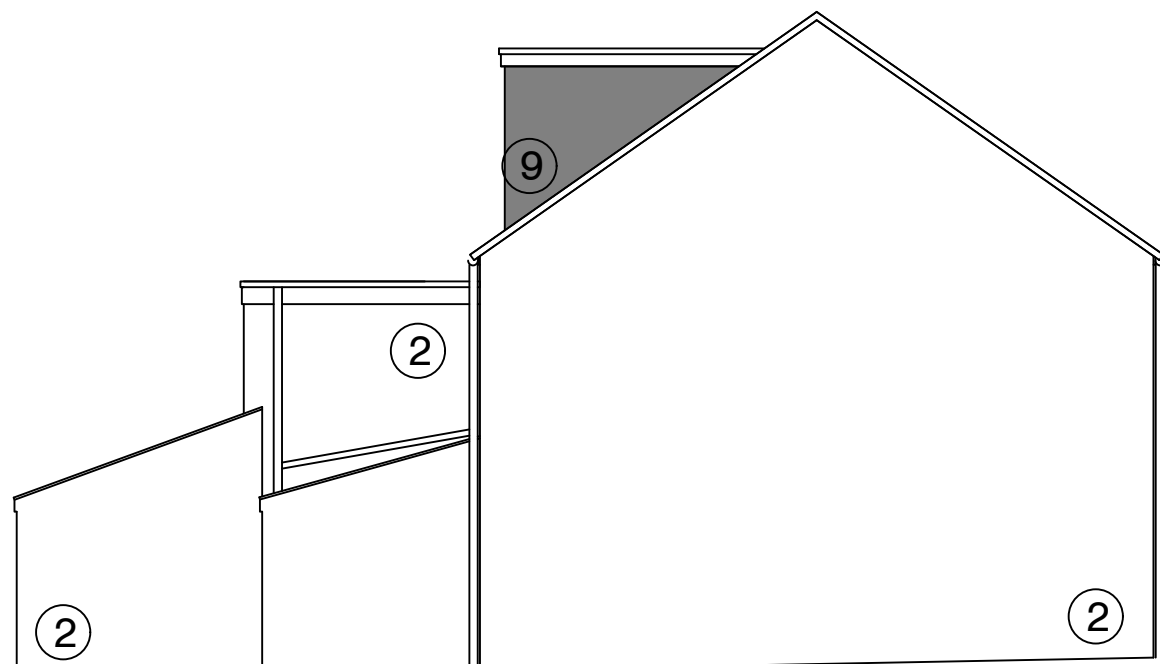
PROPOSED FIRST FLOOR PLAN 1:100



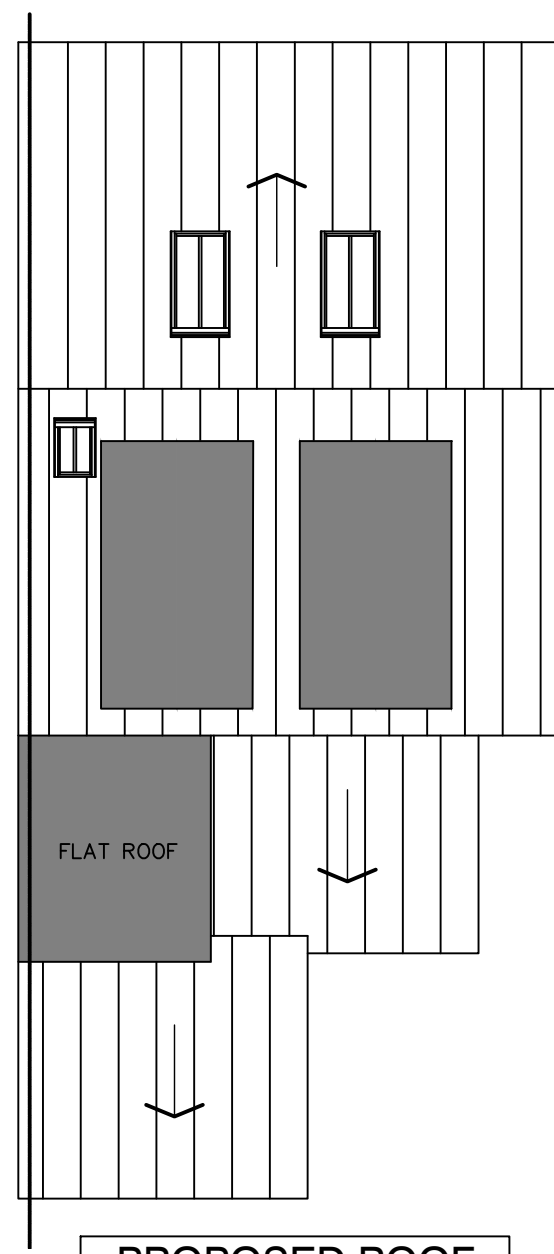
EXISTING ROOF PLAN 1:100



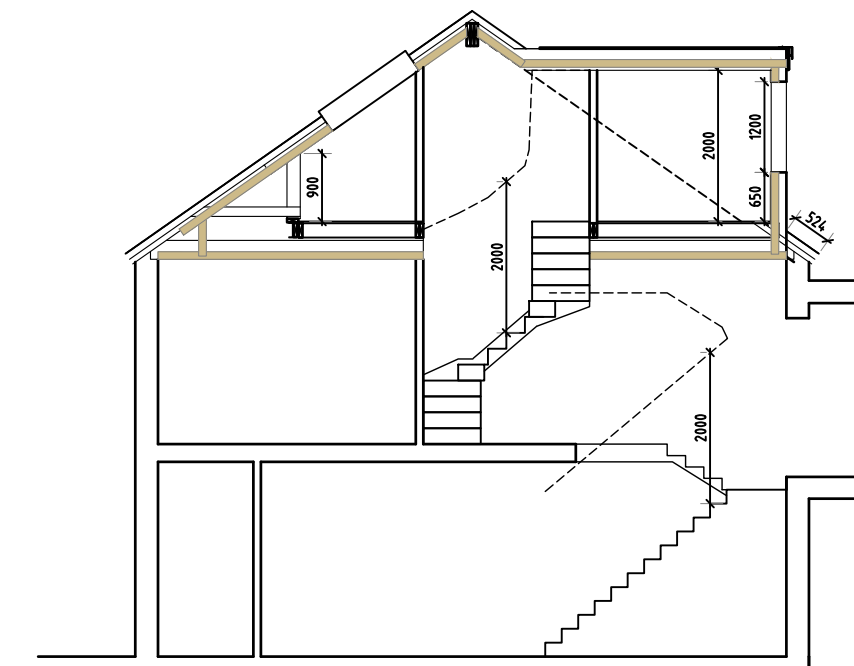
EXISTING SIDE ELEVATION 1:100



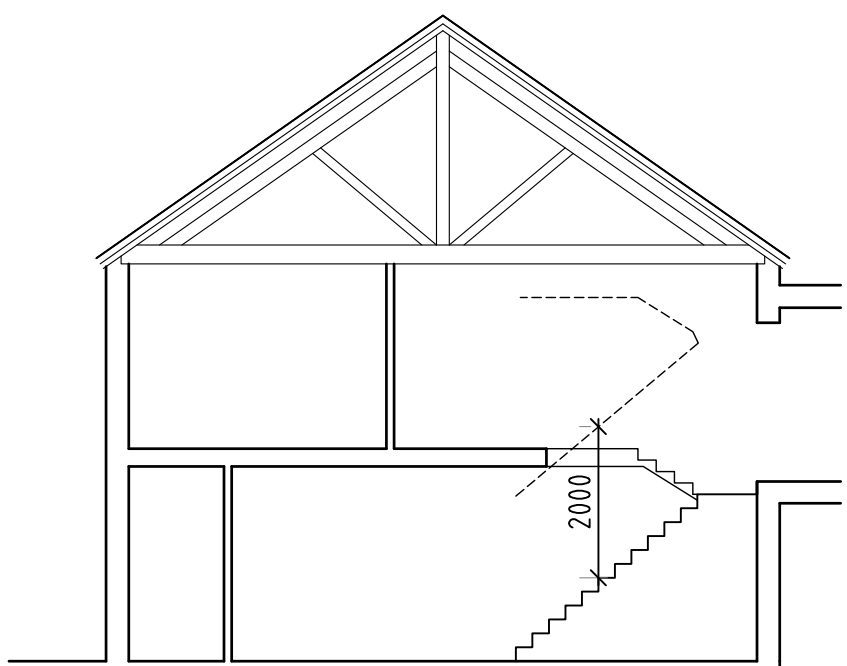
PROPOSED SIDE ELEVATION 1:100



PROPOSED ROOF PLAN 1:100



PROPOSED SECTION B/B 1:100



EXISTING SECTION A/A 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 BUILDING REGULATIONS/ 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 AGREEMENT 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

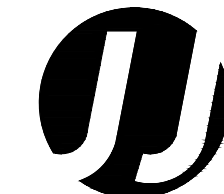
- RAMP/STAIR DIRECTION OF RISE
REVISION CLOUD AND LETTER
MAINS LINKED SMOKE DETECTOR
MAINS LINKED HEAT DETECTOR
NEW ESCAPE STYLE WINDOW: SEE "TYPICAL DETAIL"
FD30S FIRE DOOR, MINIMUM HALF HOUR FIRE RESISTANCE - SEE NOTES
EXTRACT FAN

- RIDGE (PROP.)
TRUSS
RIDGE (EXTG)
BEAM
FLOOR JOIST

DRAFT 09

STATUS: PLANNING
CLIENT: Mr/Mrs Moses
Proposed Loft Conversion
LOCATION: 112, Front Street, East Boldon, NE36 0SG.
DRAWING TITLE: EXISTING AND PROPOSED
DRG No: 001 SCALE: AS SHOWN DATE: 18.01.2023

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Sunderland
SR5 2TA
0191-516-6869
info@jjlofts.co.uk

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