



NOTE:

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor immediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attention of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawings are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

NOTE: ALL FINAL LAYOUTS ARE TO BE AGREED BETWEEN THE CLIENT AND THE CONTRACTOR PRIOR TO WORKS STARTING ON SITE. THE POSITION, TYPE, MAKE AND STYLE OF MATERIALS ARE FOR ILLUSTRATION PURPOSES ONLY

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS AND SPECIFICATION

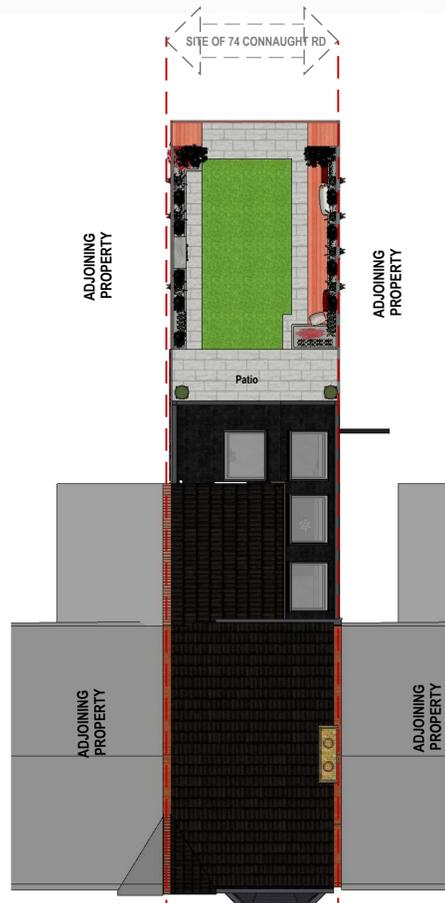
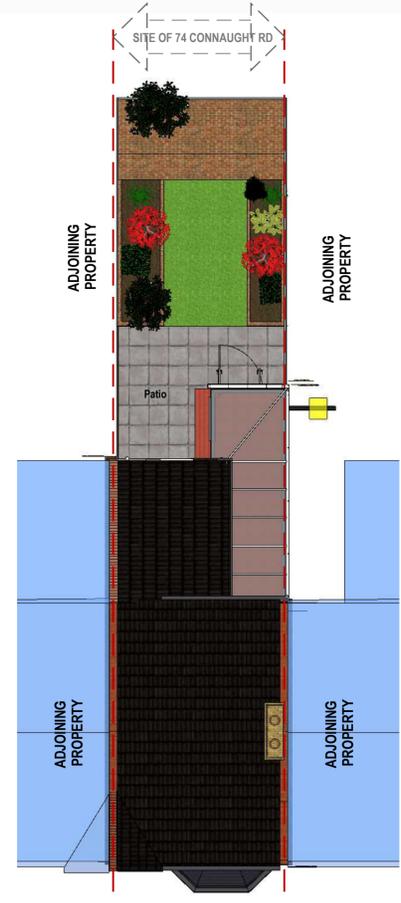
DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE



REAR



REAR



DESIGN TEAM

OWNER:
NAME: Chris Frisk
ADDRESS: 74 Connaught Road Teddington TW11 0PX

ARCHITECT:
NAME: Great West Design
ADDRESS: 30 Heath Road, Twickenham, Tw1 4bz

LAND SURVEYOR:
FIRM
ADDRESS
TEL

STRUCTURAL ENGINEER:
NAME: Great West Design
ADDRESS: 30 Heath Road, Twickenham, Tw1 4bz

ENGINEER:
FIRM
ADDRESS

GEOTECHNICAL ENGINEER:
FIRM
ADDRESS

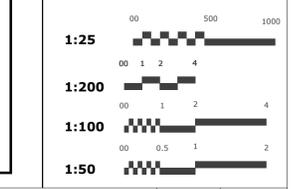
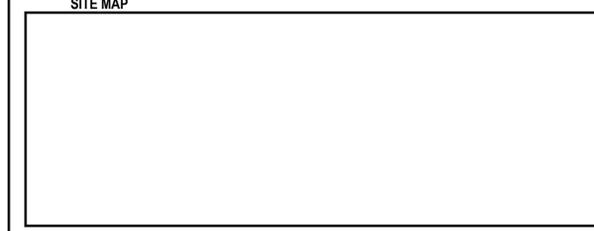
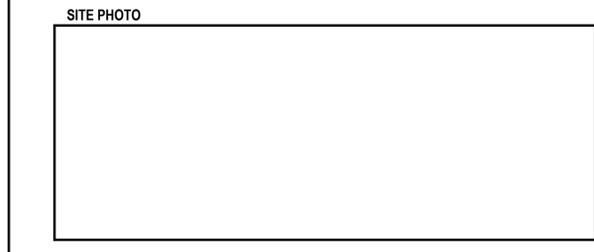
PROJECT DATA

BUILDING AREA:
AREA:

SITE COVERAGE:
PARCEL AREA:

TOTAL IMPERVIOUS COVERAGE:
TOTAL ALLOWABLE IMPERVIOUS COVERAGE:

CONSTRUCTION SUMMARY:
CONSTRUCTION TYPE:



COORDINATION

■ Preliminary Design	 Building Upgrade
 Planning Submitted	 Building Control Sing off
 Planning Granted	 Thames Water

GREAT WEST DESIGN



QR CODES FOR RENDERS



All structural openings and steel lengths must be measured on site before steel beams are ordered and over all length of each steel to be checked against structural calculations and detailed drawings

NOTE: Party Wall Structure/ 3M/ Line of Junction notice) to be signed and agreed with affected neighbouring property/properties a minimum of 60 days prior to building works commencing on site

ALL OUTSIDE SURFACES AND FINISHED MATERIALS TO BE AGREED WITH CLIENT PRIOR TO WORKS STARTING ON SITE

ALL FLOOR FINISHES TO BE AGREED WITH CLIENT PRIOR TO WORKS STARTING ON SITE

ALL KITCHEN LAYOUTS TO BE AGREED WITH CLIENT PRIOR TO WORKS STARTING ON SITE. DRAWINGS AND 3D'S ARE FOR ILLUSTRATION PURPOSES ONLY

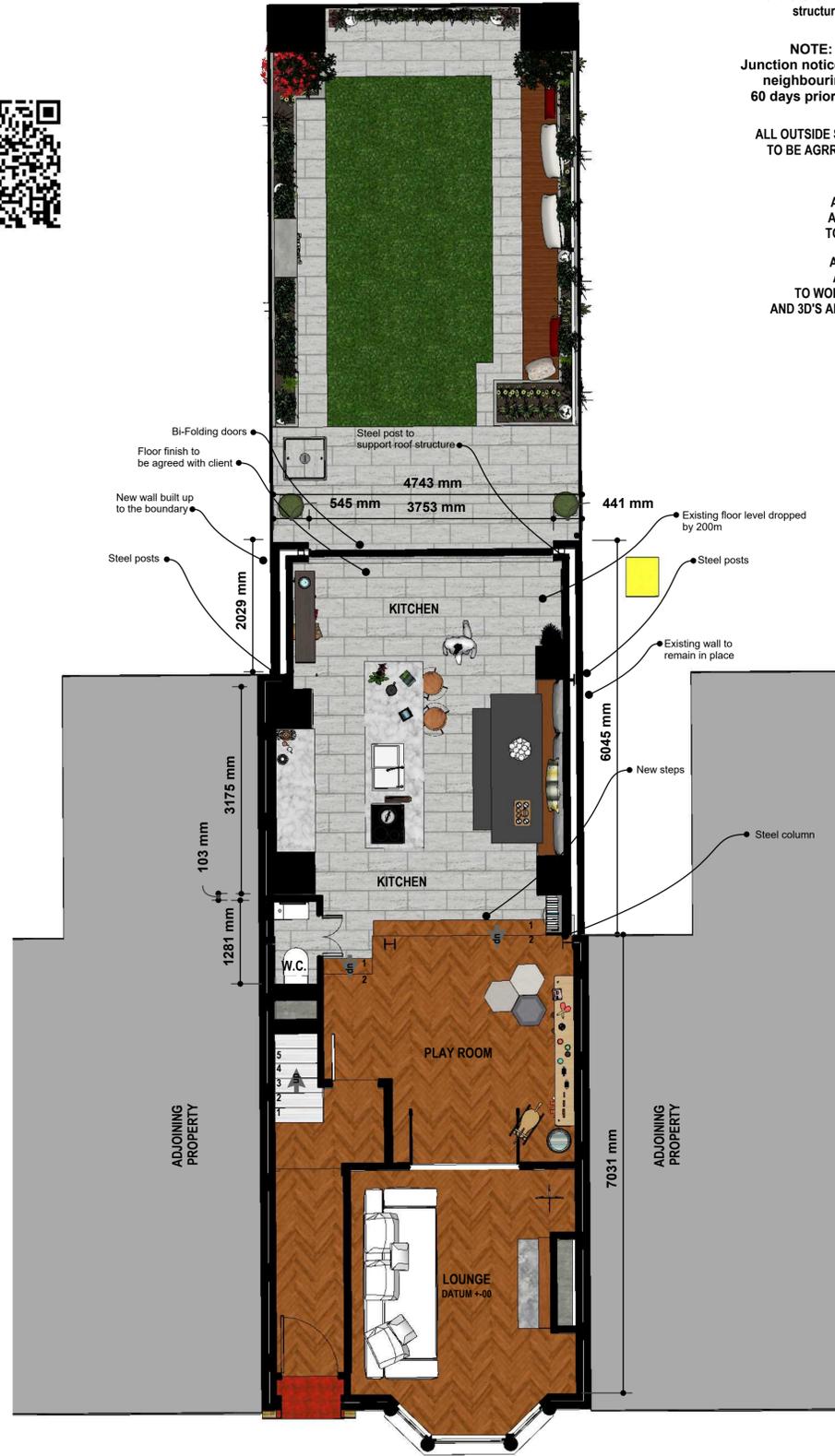
NOTE: Minimum one per four new fixed lighting fittings to be capable of taking only a lamp a luminous efficacy greater than 40 lumens per circuit/watt



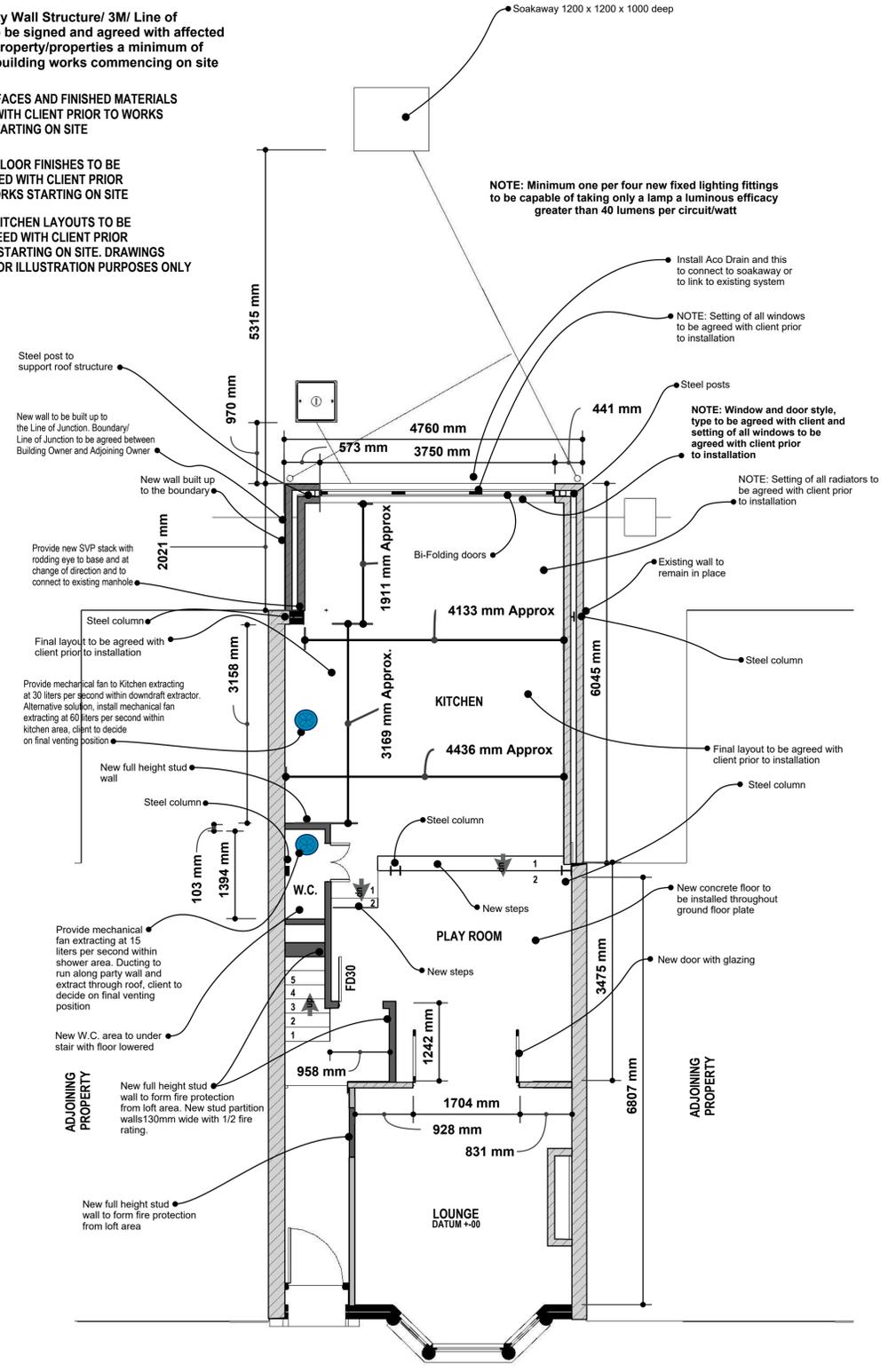
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EXISTING FIRST FLOOR PLAN scale: 1:100

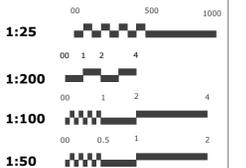


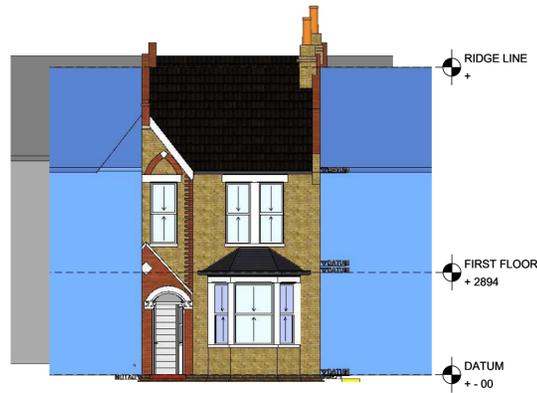
PROPOSED GROUND FLOOR PLAN scale: 1:50



PROPOSED GROUND FLOOR PLAN scale: 1:50

COORDINATION	
■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water

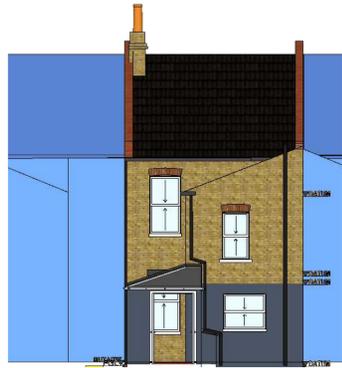




EXISTING FRONT ELEVATION
scale: 1:100



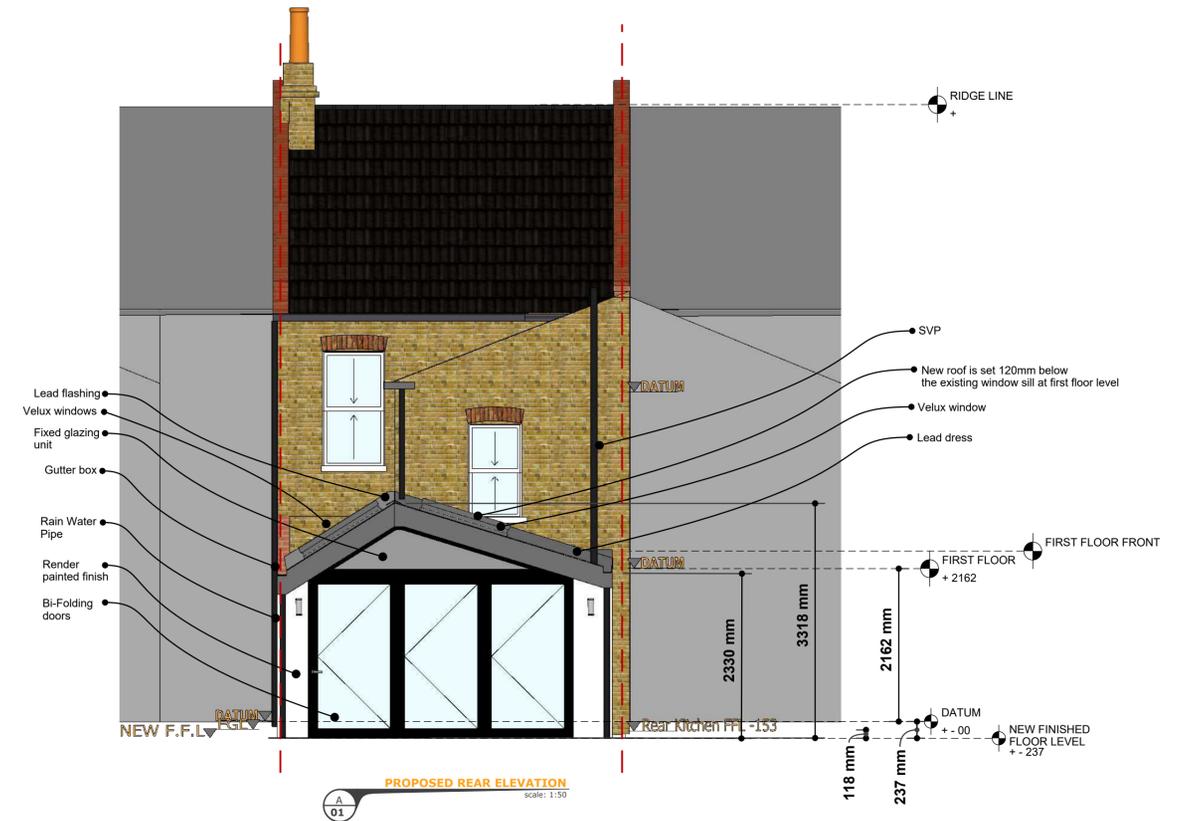
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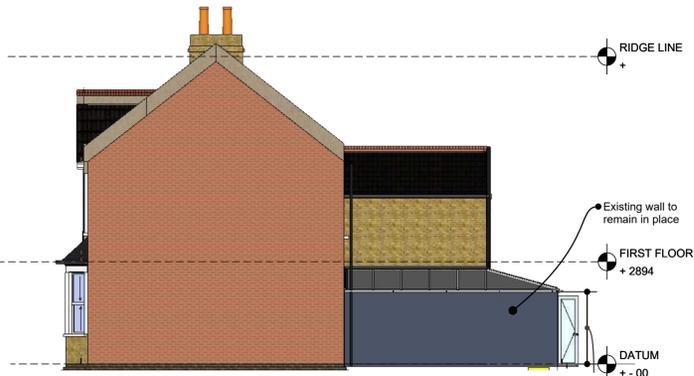
EXISTING REAR ELEVATION
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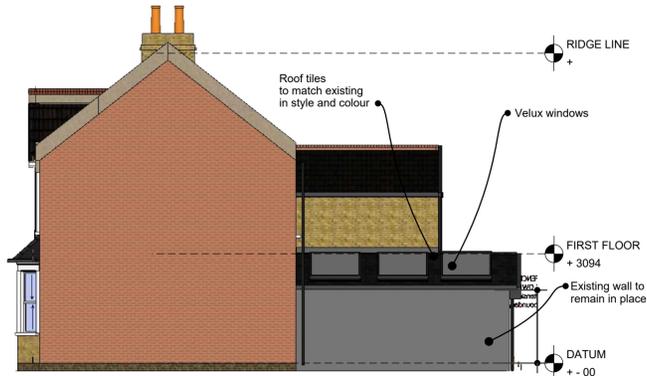
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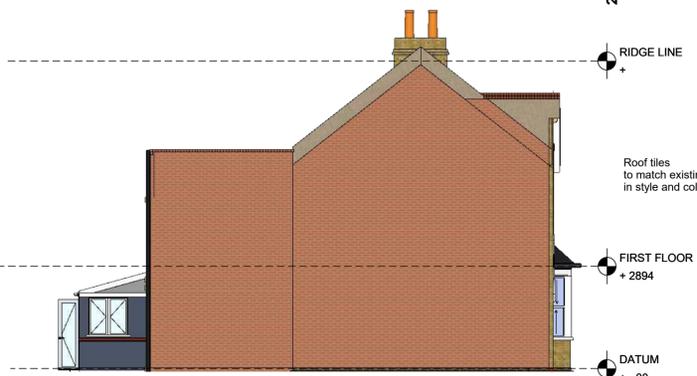
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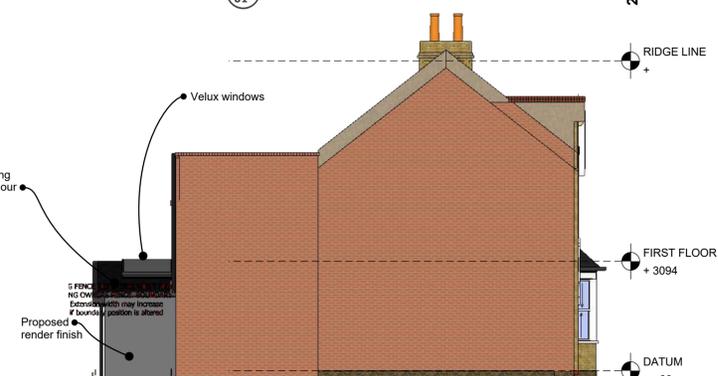
EXISTING SIDE ELEVATION
scale: 1:100



PROPOSED SIDE ELEVATION
scale: 1:100

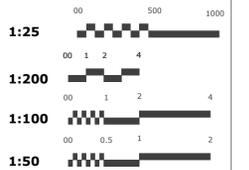


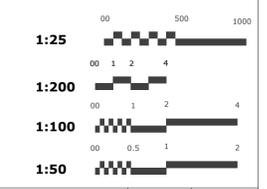
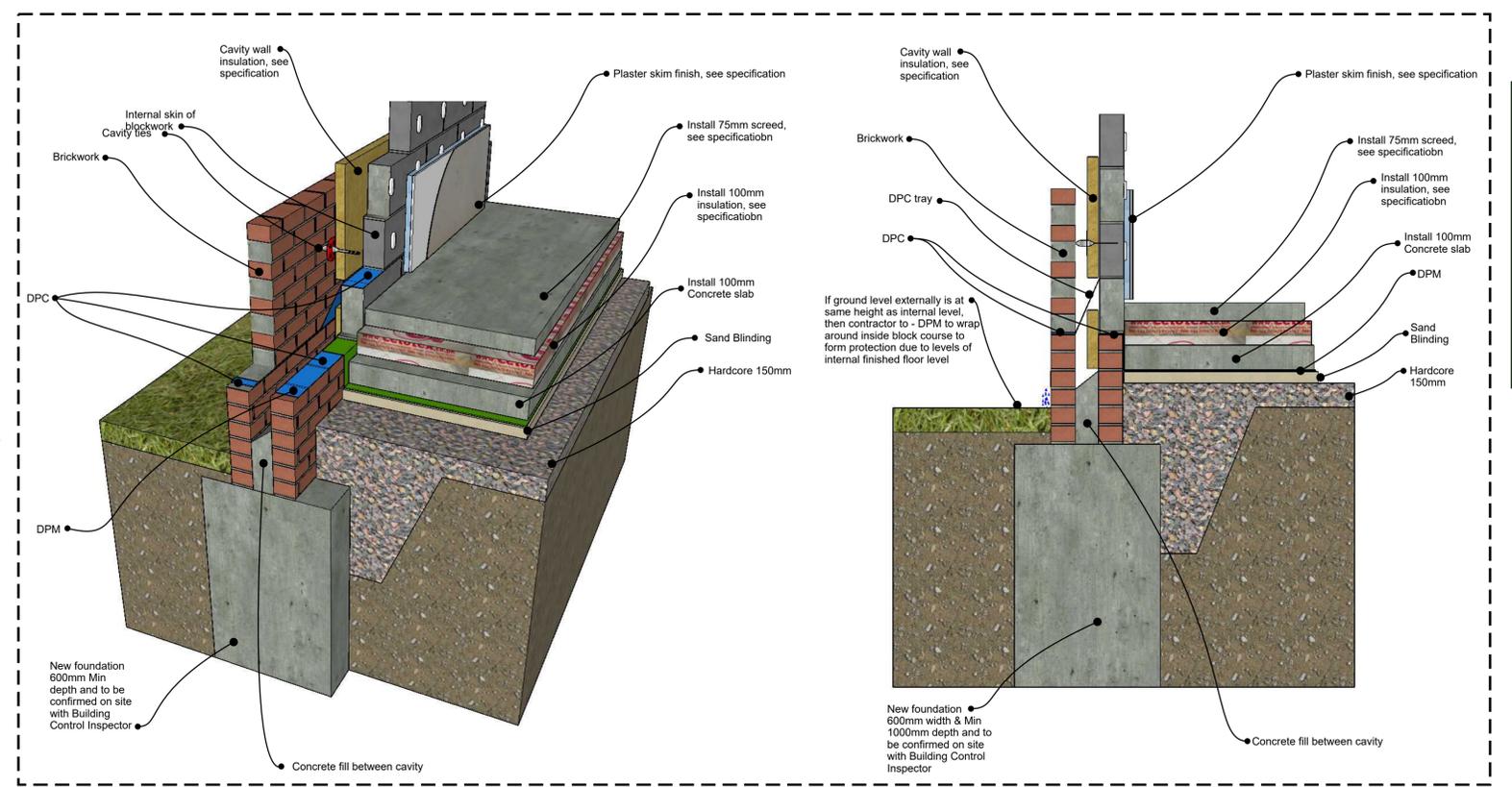
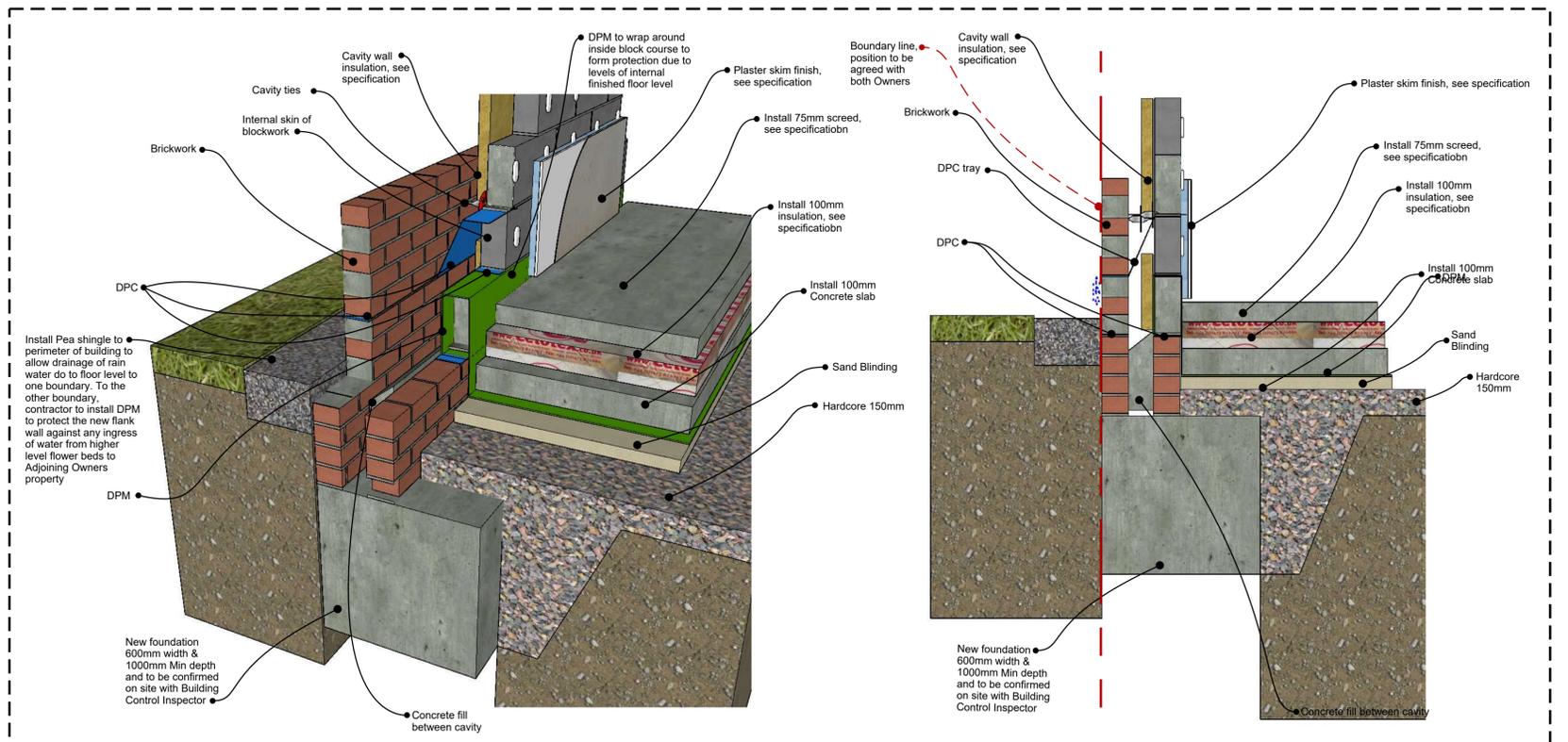
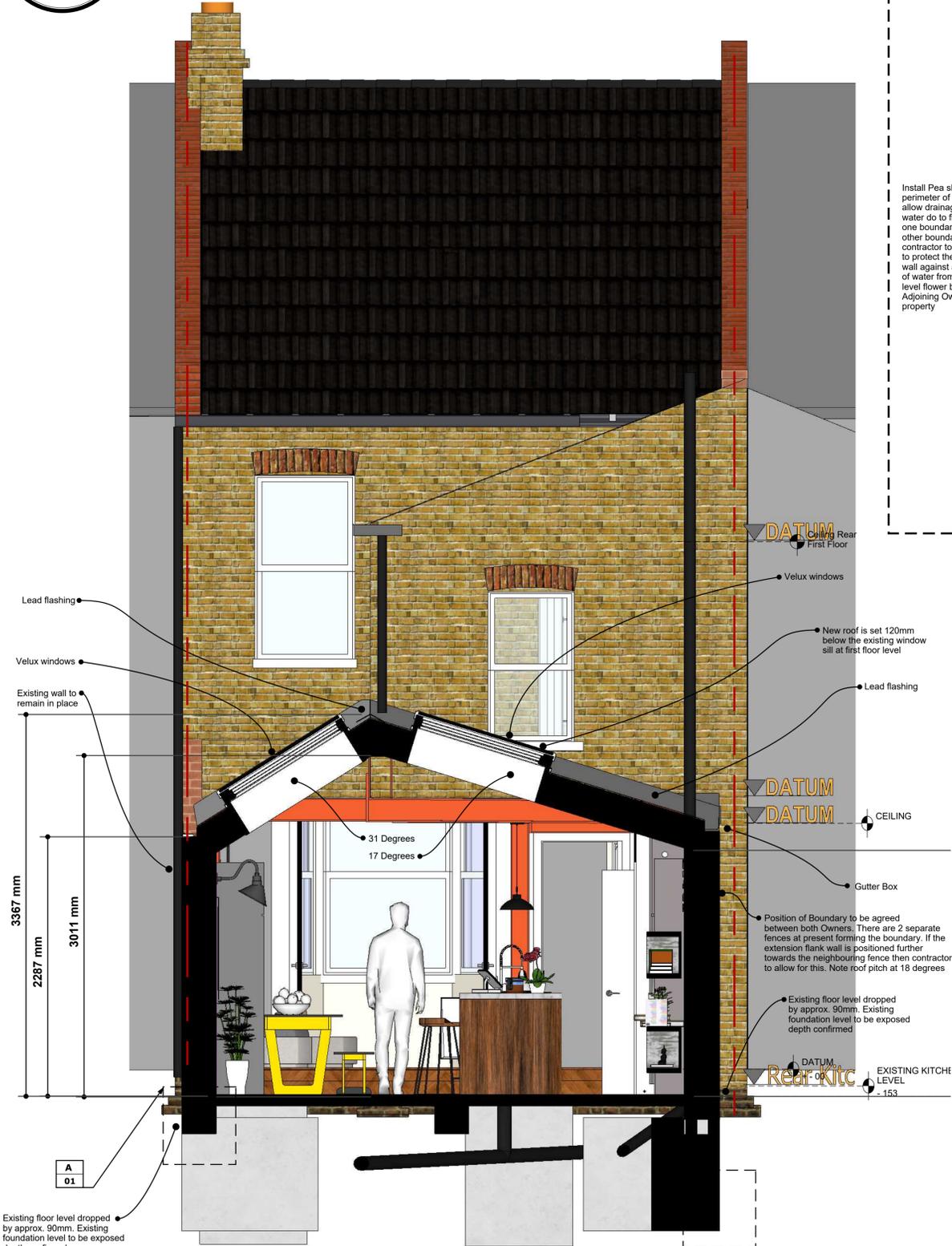
EXISTING SIDE ELEVATION
scale: 1:100



PROPOSED SIDE ELEVATION
scale: 1:100

COORDINATION	
■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water







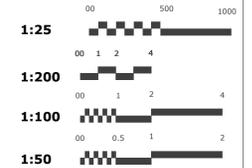
PROPOSED SECTION B-B
Scale: 1:25

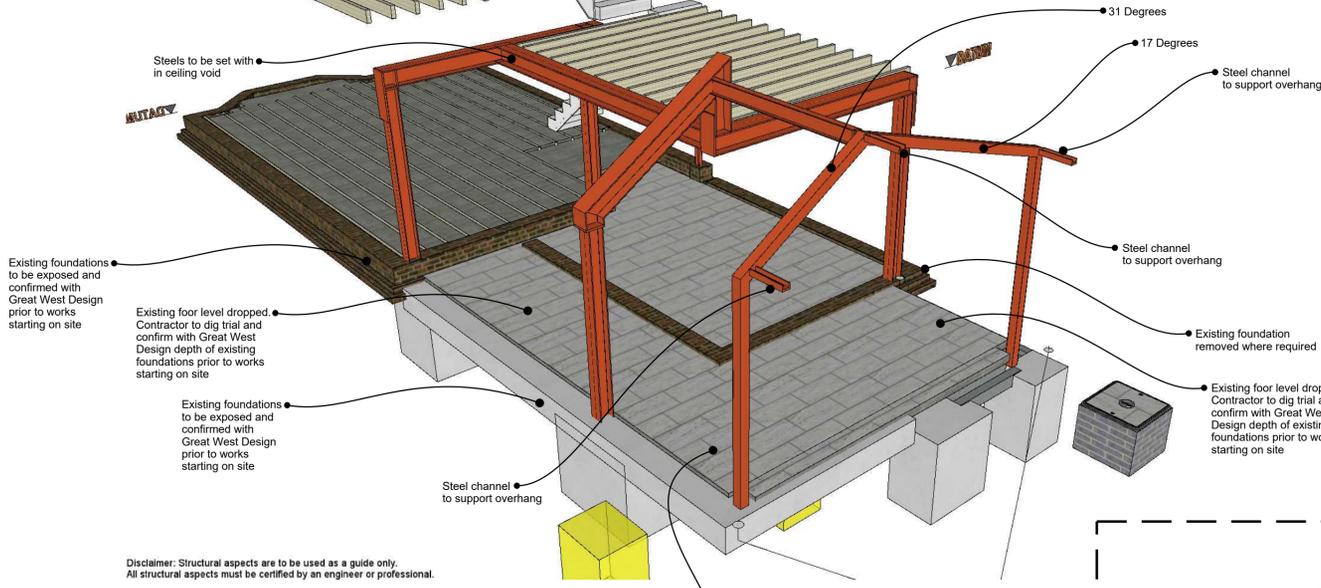


PROPOSED SECTION D-D
Scale: 1:25

COORDINATION

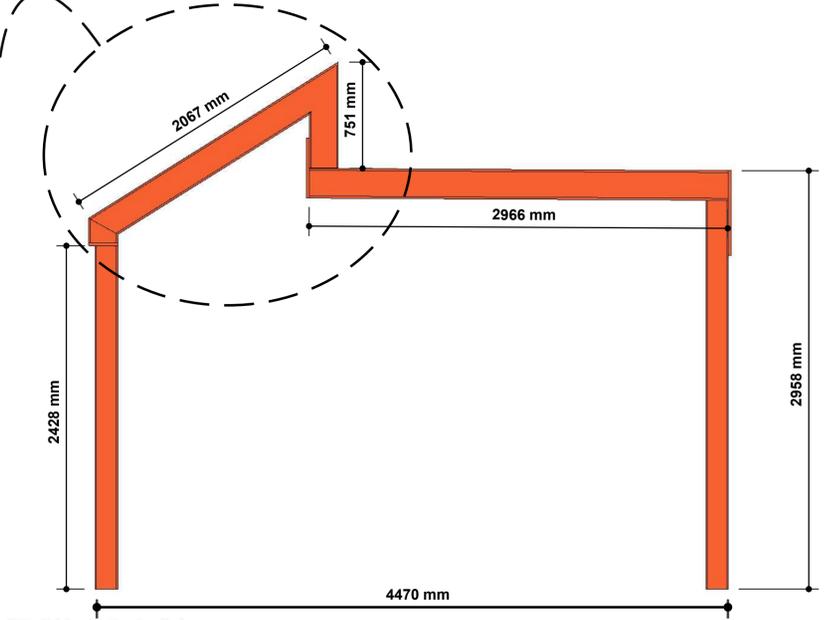
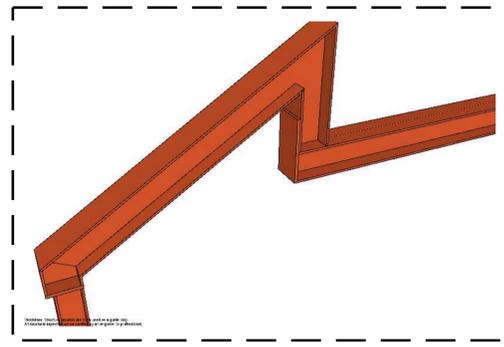
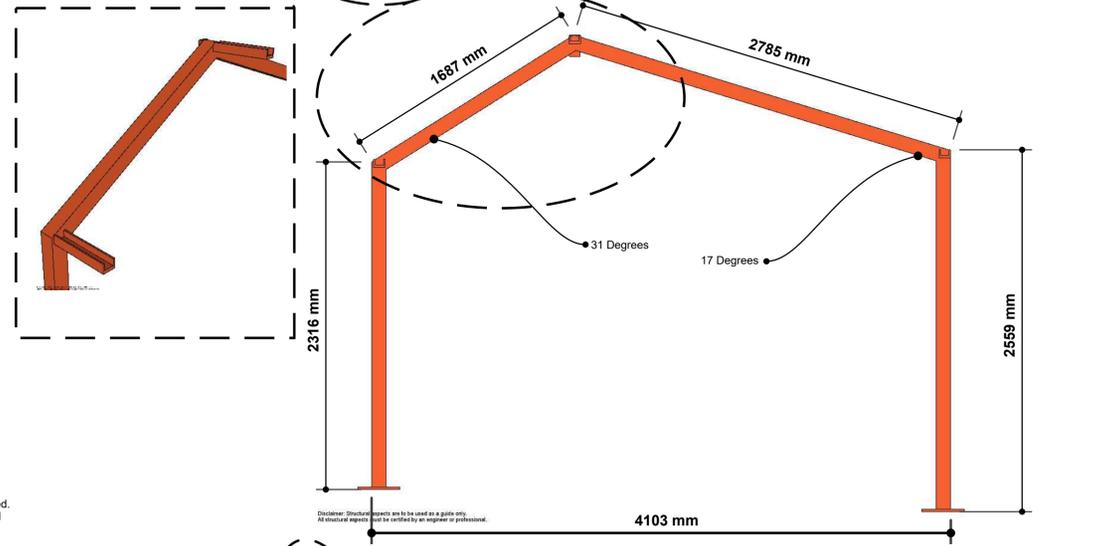
■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water



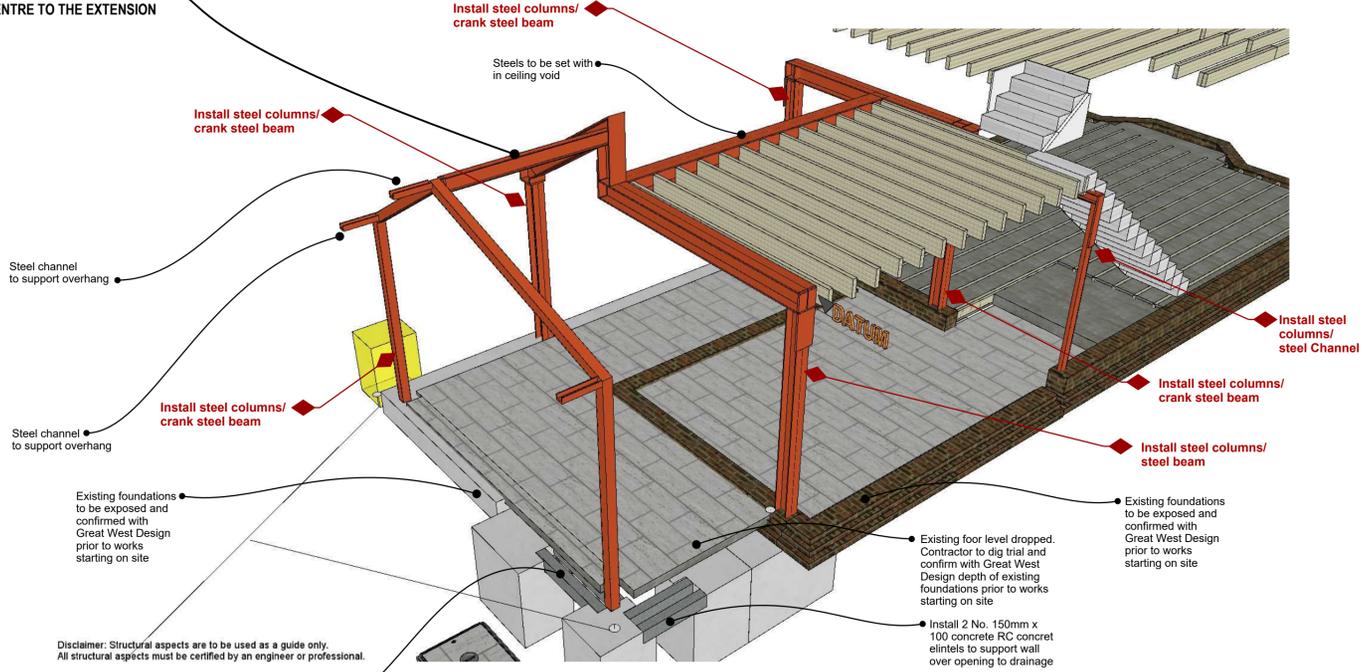


Disclaimer: Structural aspects are to be used as a guide only. All structural aspects must be certified by an engineer or professional.

Existing floor level dropped. Contractor to dig trial and confirm with Great West Design depth of existing foundations prior to works starting on site



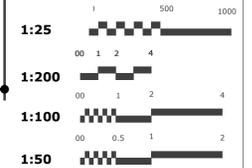
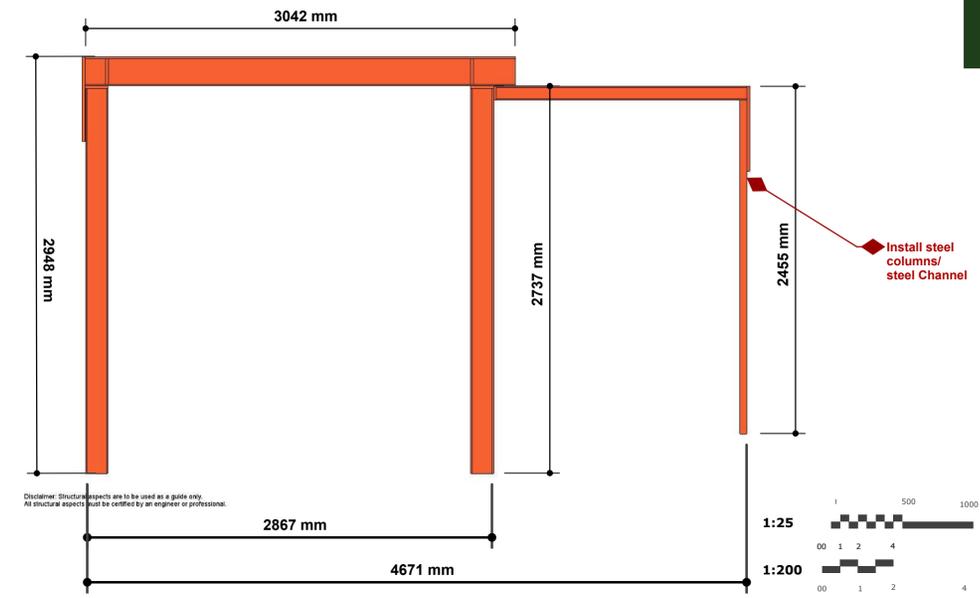
NOTE: STEEL FRAME IS NOT CENTRE TO THE EXTENSION



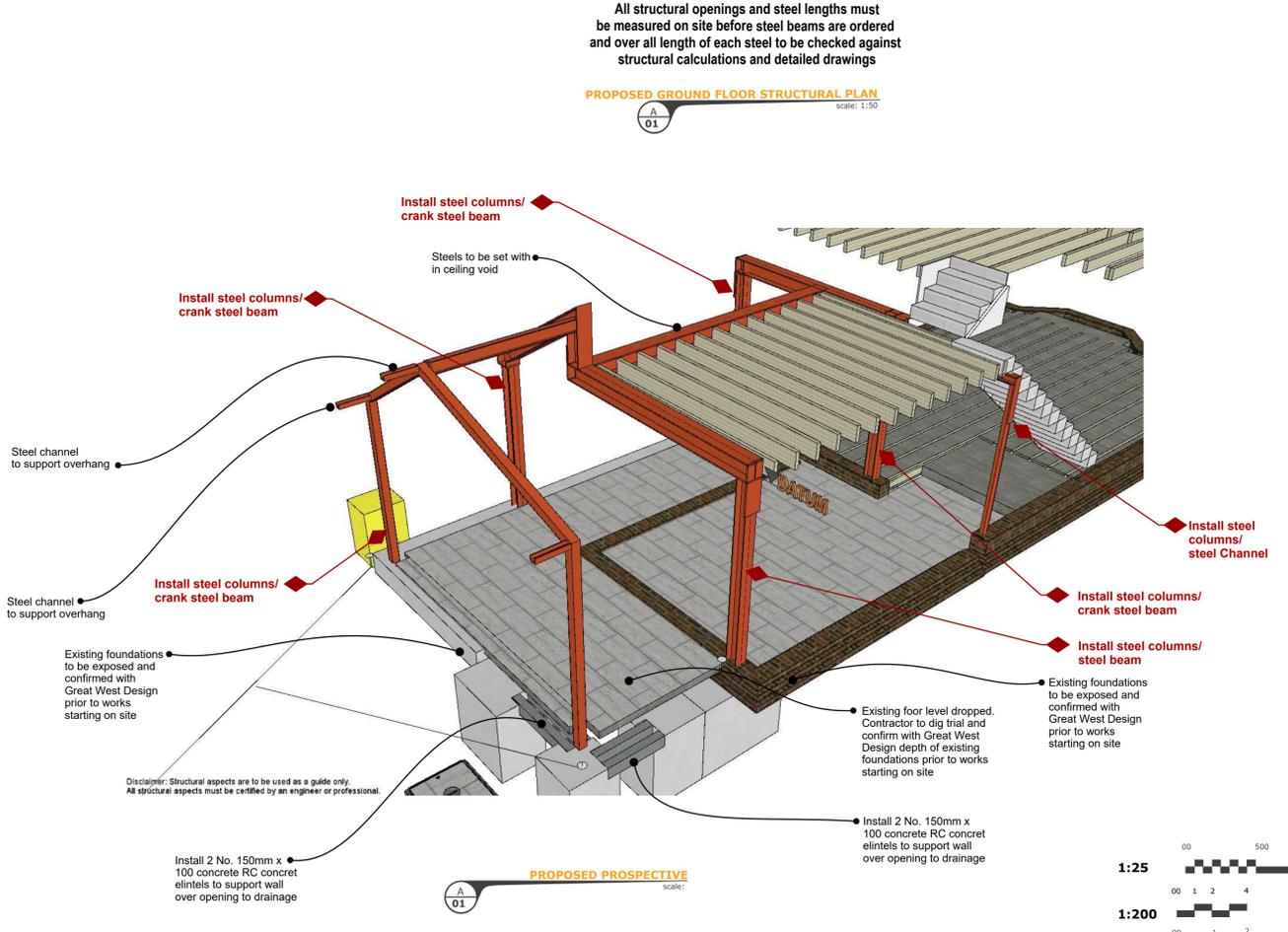
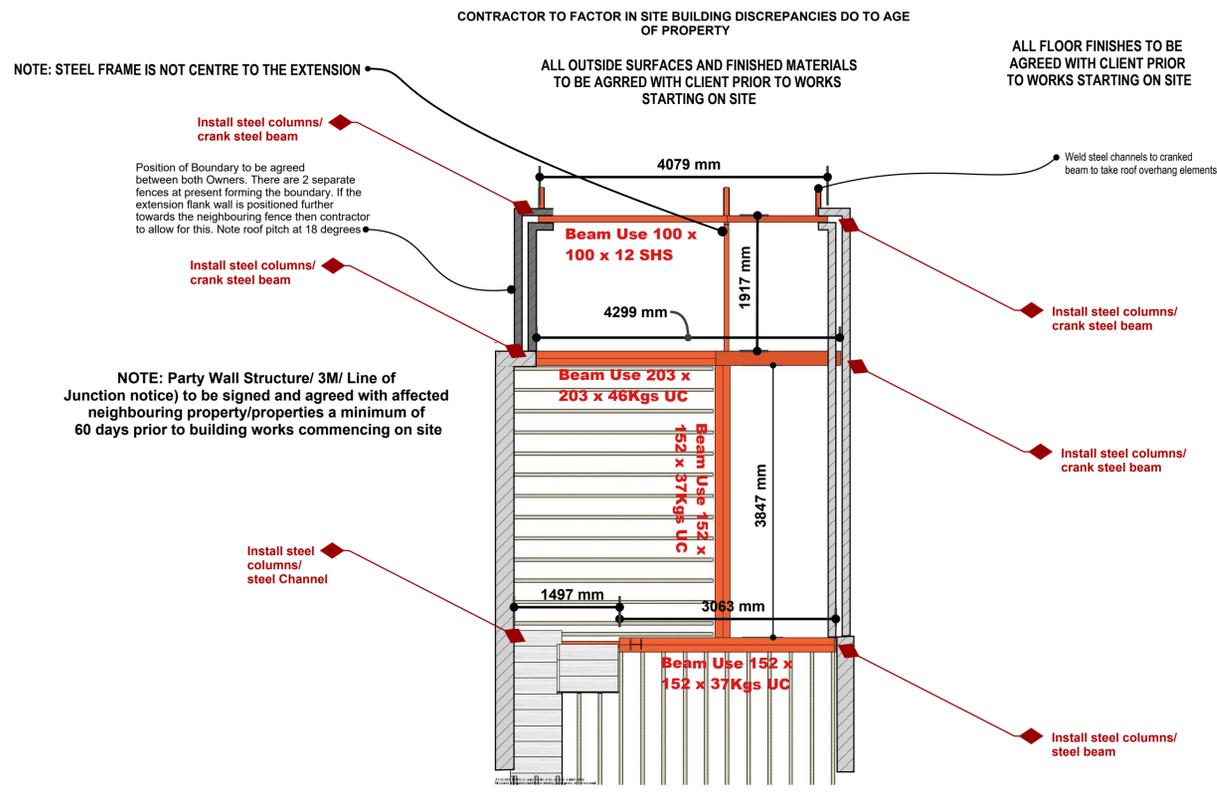
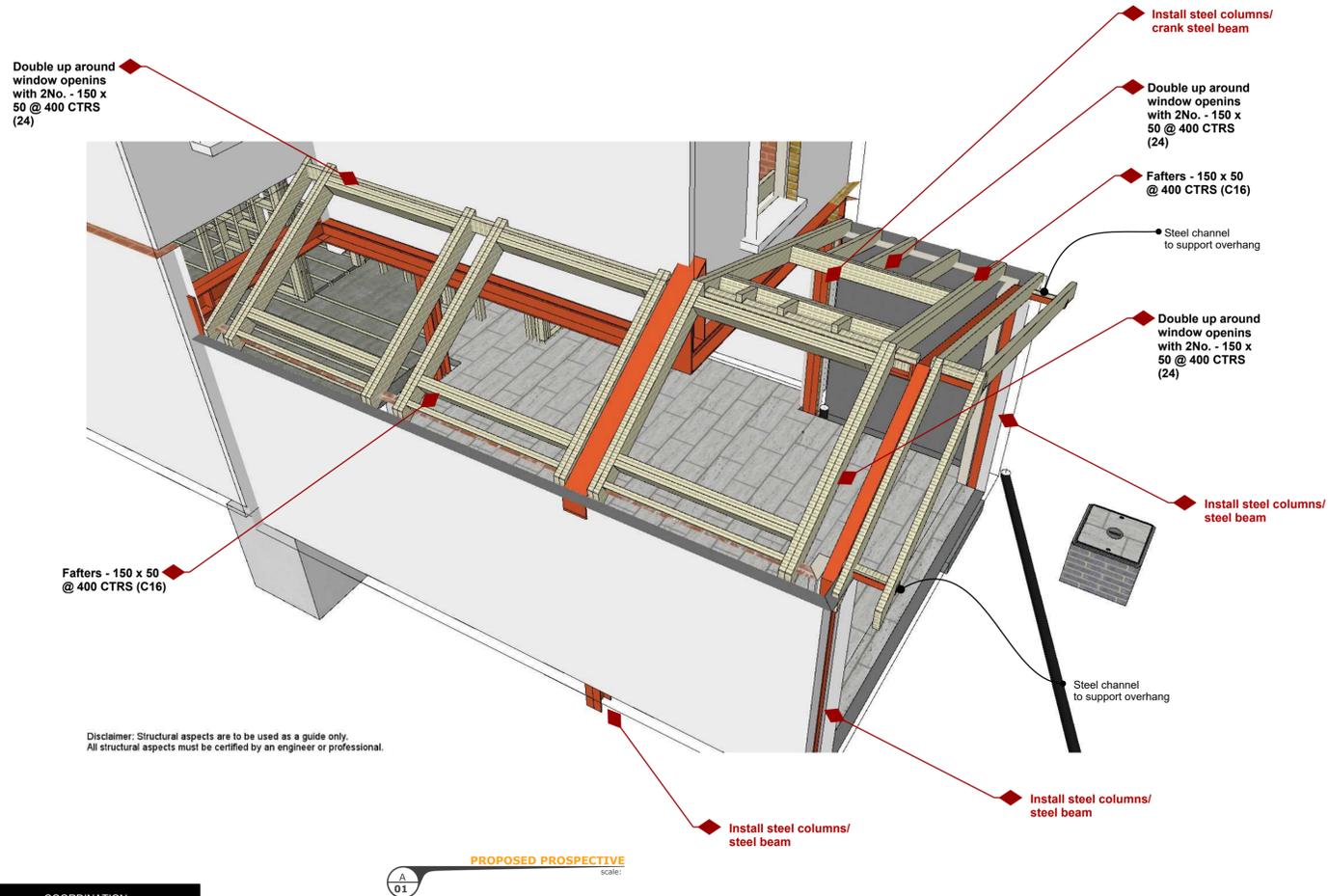
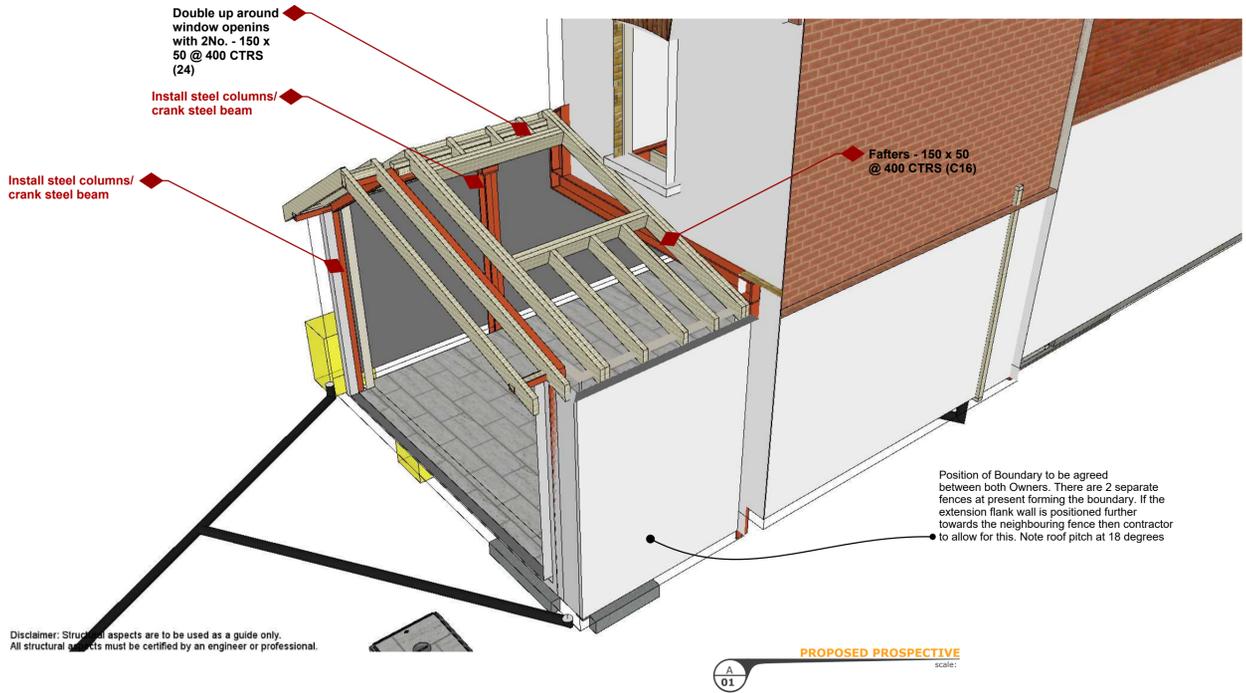
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Install 2 No. 150mm x 100 concrete RC concrete eintels to support wall over opening to drainage

All structural openings and steel lengths must be measured on site before steel beams are ordered and over all length of each steel to be checked against structural calculations and detailed drawings

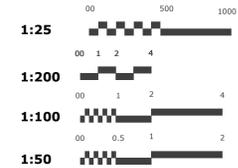


COORDINATION	
■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water

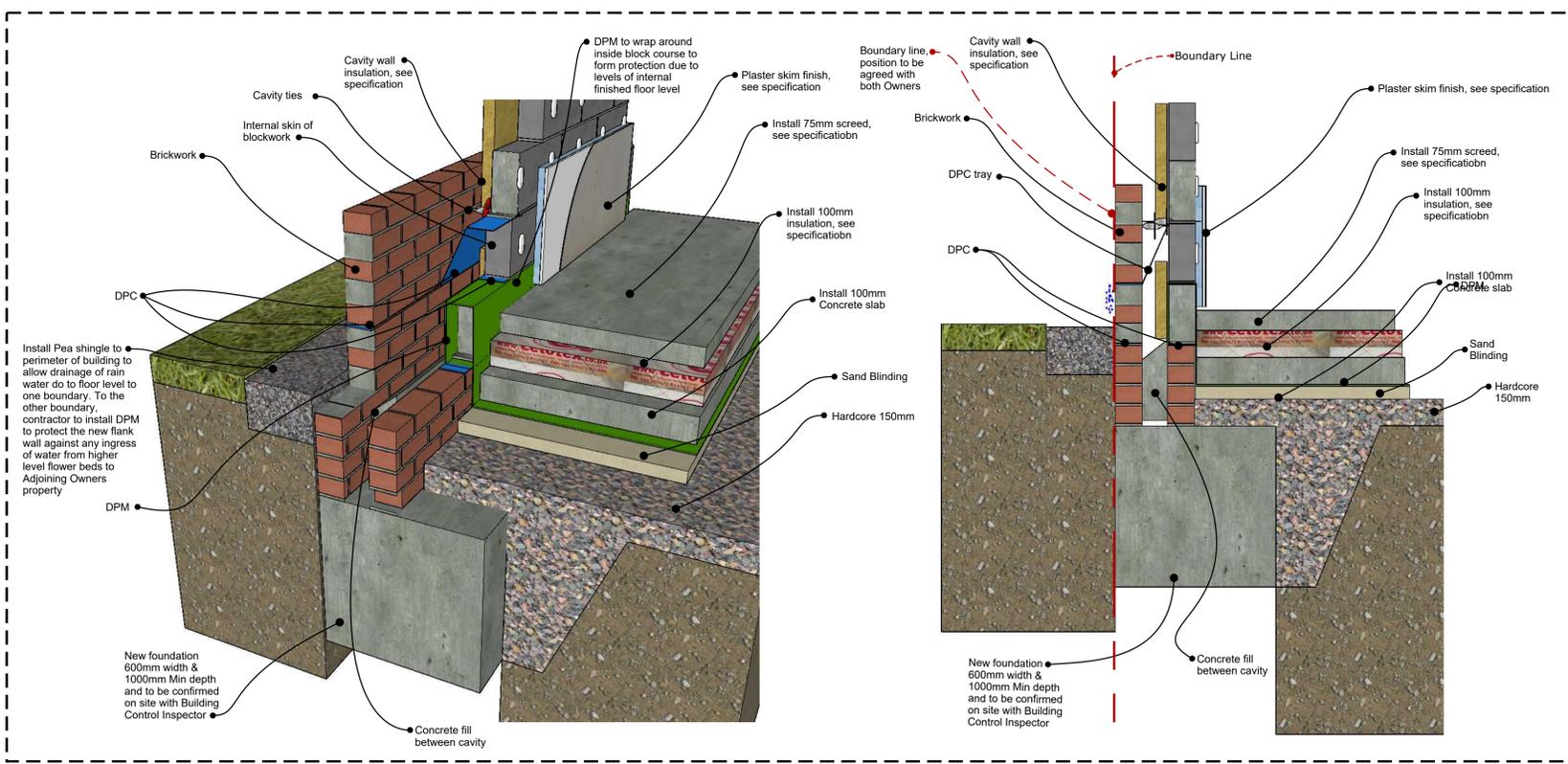


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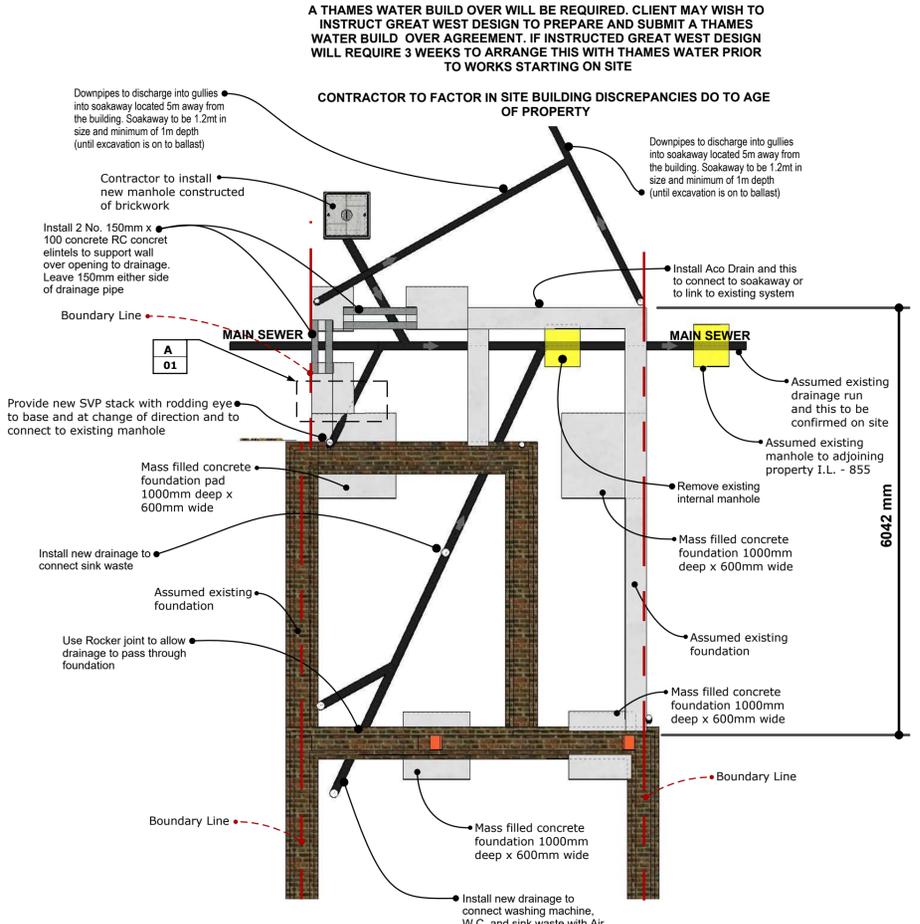
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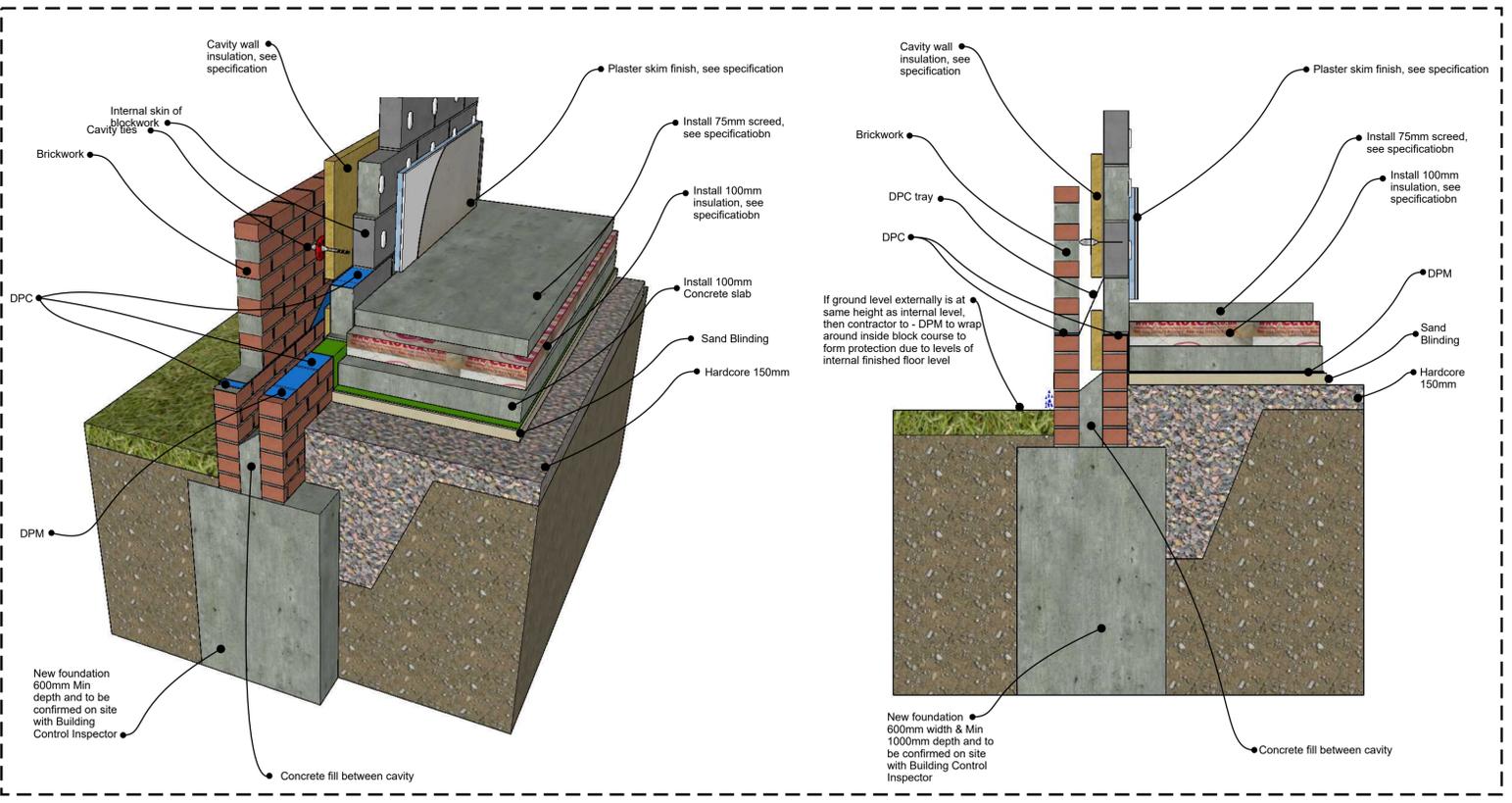
21 Jan 2019
RENEWAL DATE



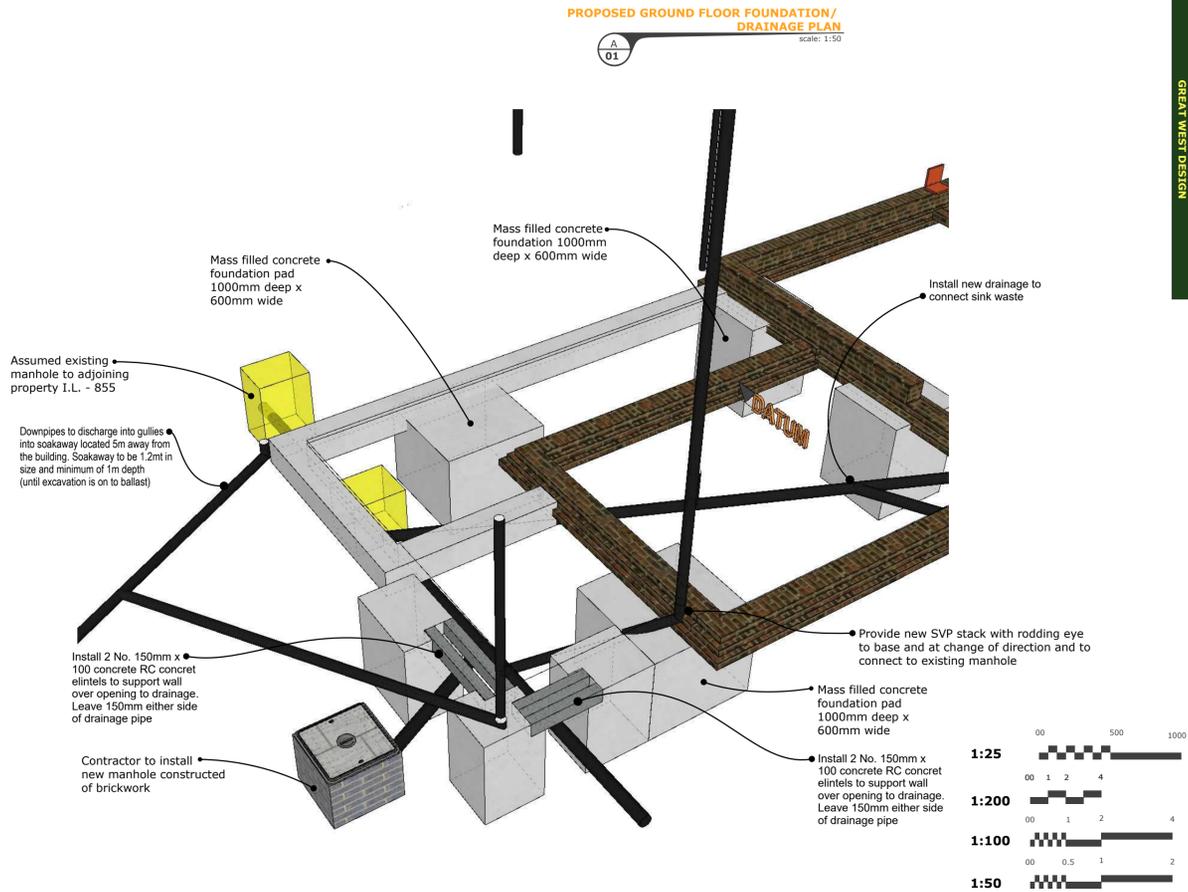
A DETAIL
01 scale: NOT TO SCALE



PROPOSED GROUND FLOOR FOUNDATION/ DRAINAGE PLAN
01 scale: 1:50

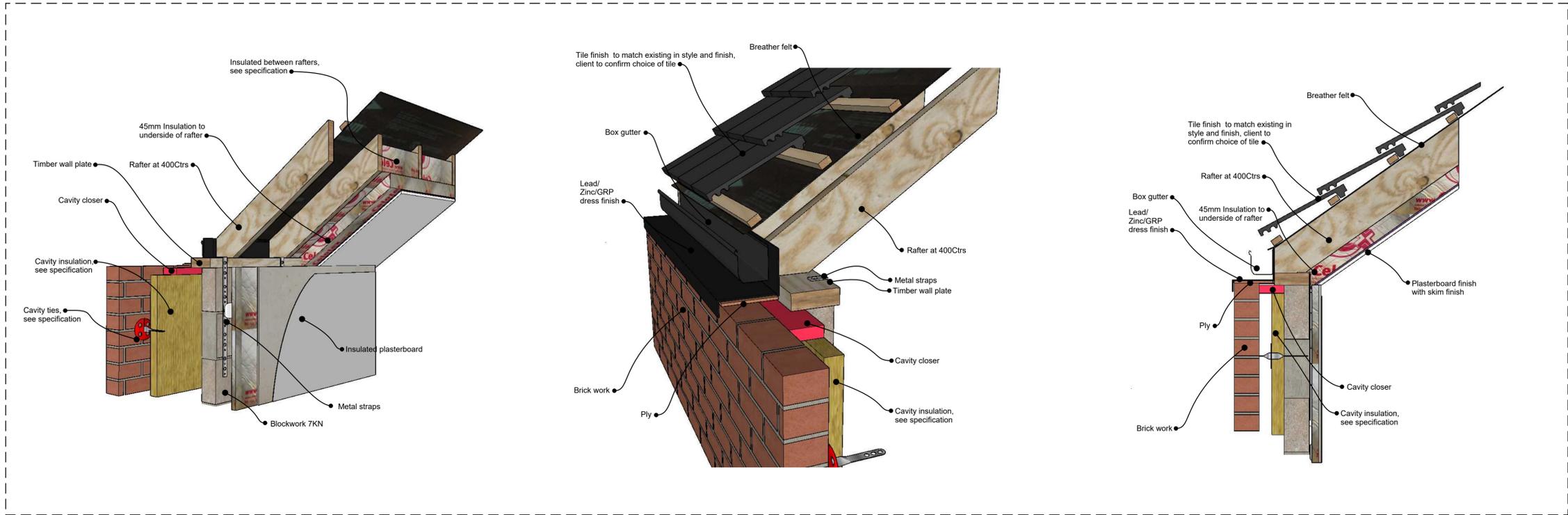


B DETAIL
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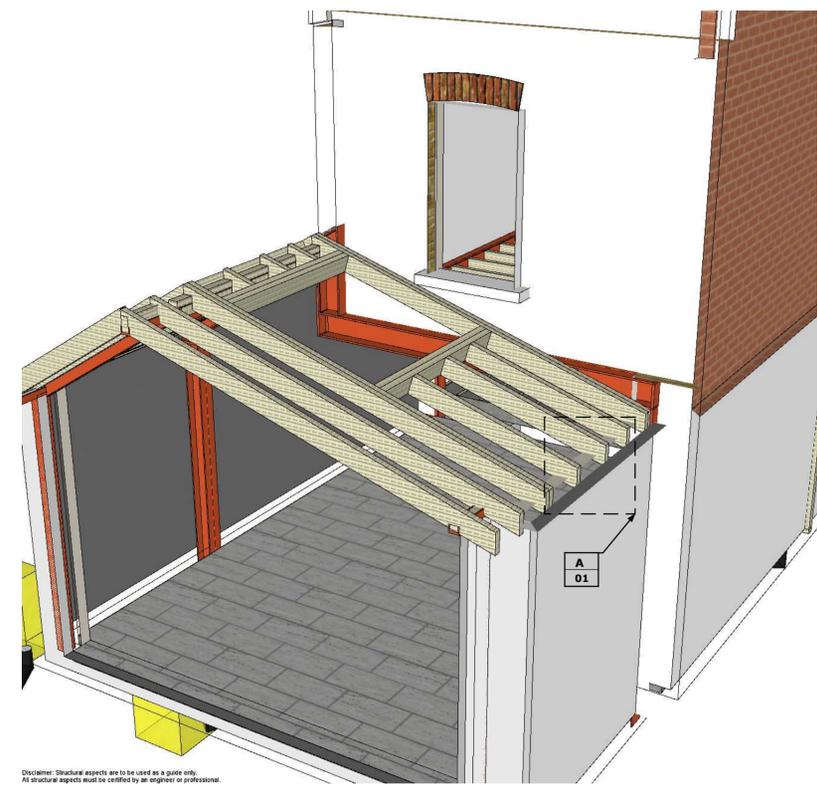


COORDINATION

■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water

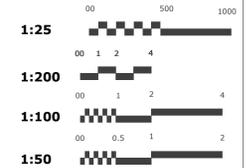


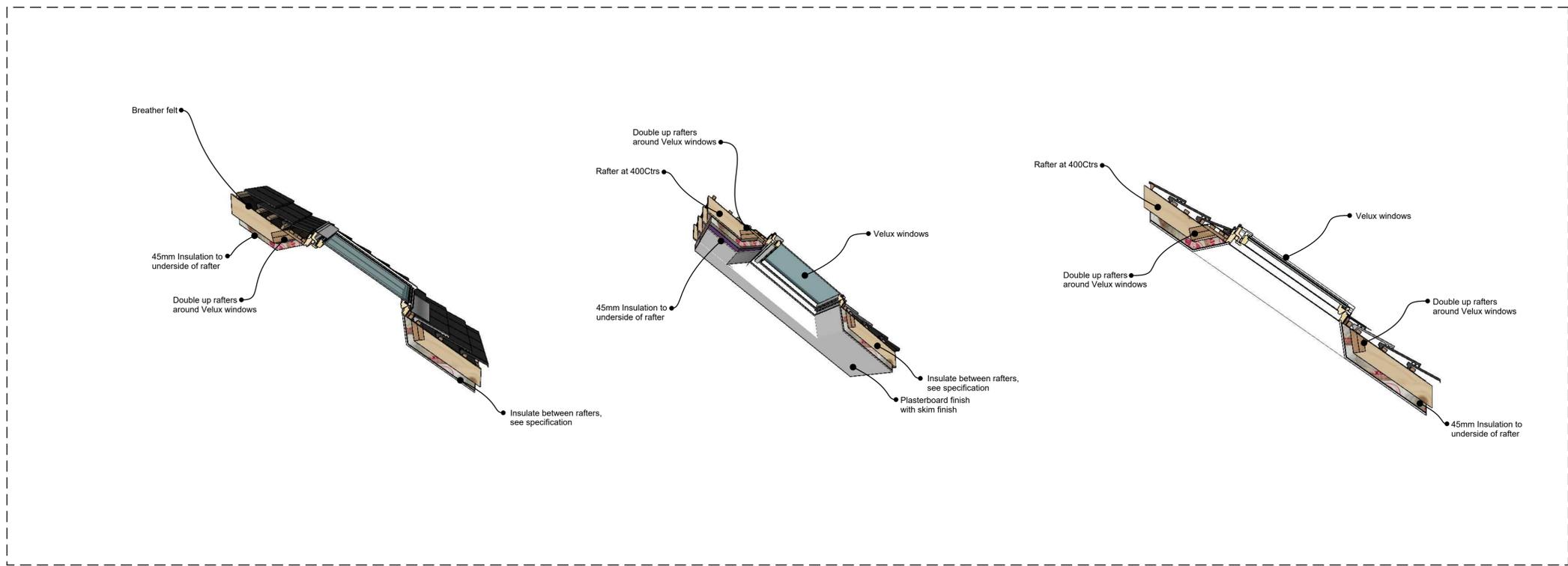
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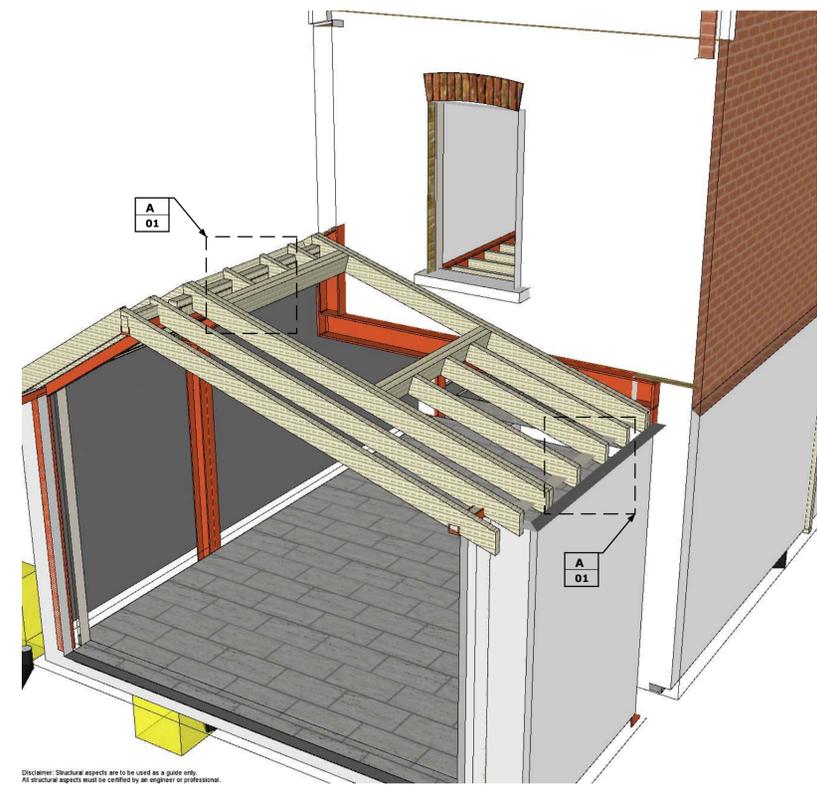
COORDINATION

■ Preliminary Design	■ Building Upgrade
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■ Planning Granted	■ Thames Water





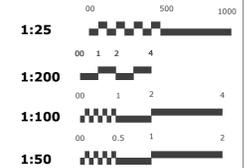
D DETAIL
01 scale: NOT TO SCALE



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COORDINATION	
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New roof is set 120mm below the existing window sill at first floor level



PROPOSED PROSPECTIVE
scale:



New roof is set 120mm below the existing window sill at first floor level



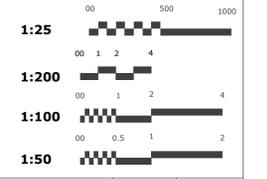
New roof is set 120mm below the existing window sill at first floor level

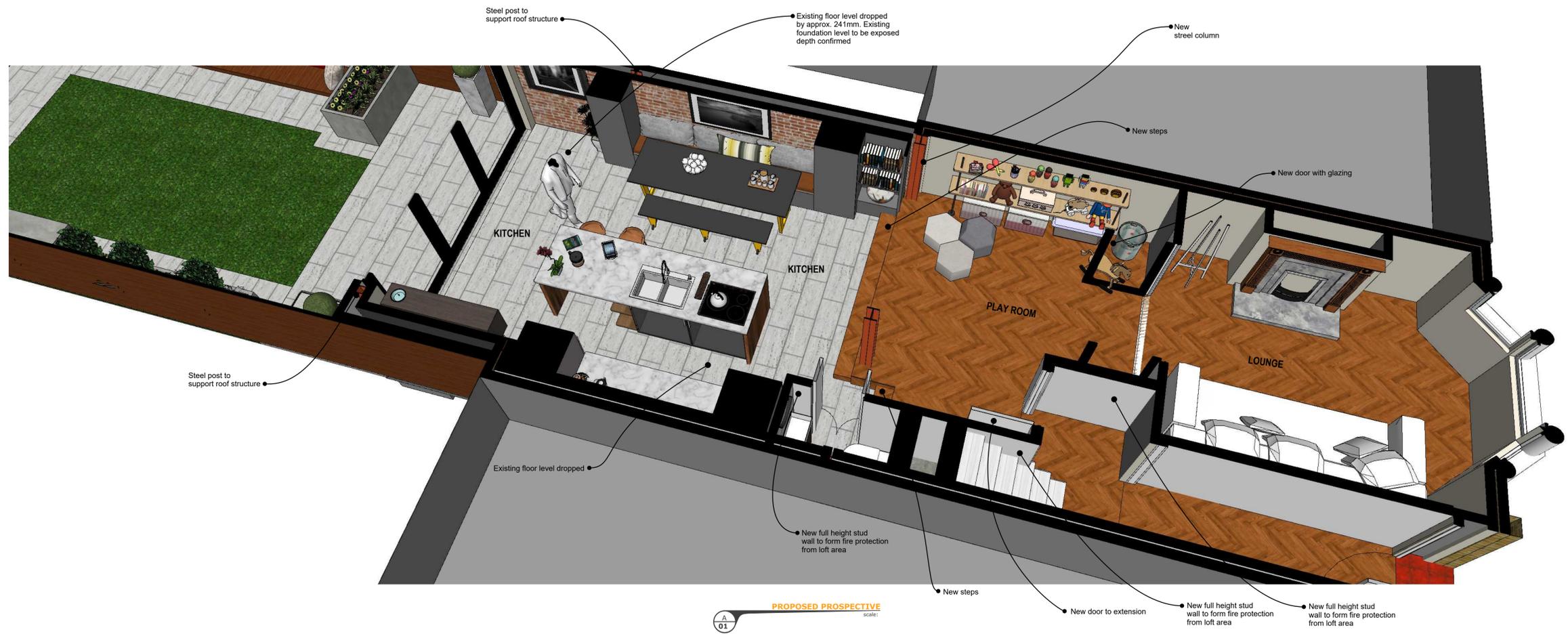


PROPOSED PROSPECTIVE
scale:

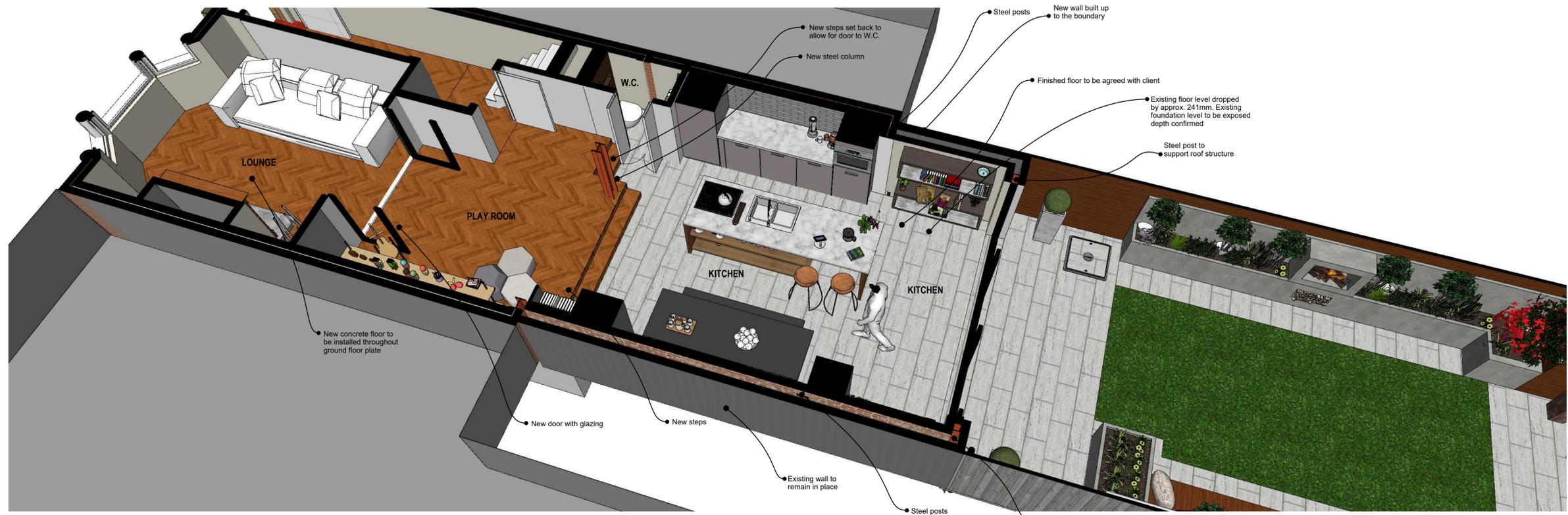
COORDINATION

■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water





PROPOSED PROSPECTIVE
scale: A 01



PROPOSED PROSPECTIVE
scale: A 01

COORDINATION

■ Preliminary Design	■ Building Upgrade
■ Planning Submitted	■ Building Control Sign off
■ Planning Granted	■ Thames Water

