



L00 Ground Floor Cut Plan



L01 Loft Floor Cut Plan

**KEY**

- Existing Building Footprint
- New Extension Area
- New Beam Supporting Wall Above
- Existing drainage connection from neighbouring properties

- New Doors
- Existing Doors

- 7 All new windows UPVC PPC Grey
- 8 Existing door opening converted to window. Window height to match existing kitchen window.
- 9 New windows x 2100h UPVC PPC grey window. Width approx TBC
- 10 New kitchen to specialist design connected to existing drainage
- 11 Existing porch openings filled with brickwork to match existing and new front door
- 12 Existing door to new extension moved to increase usable space in living room. New window to replace existing to create glazed link to garden. New dormer and loft floor extended over extension.
- 13 New build connection to existing garage. Existing garage to be refurbished to work as gym / habitable space.
- 14 New UPVC PPC grey bi-fold doors 2100mm high
- 15 Existing windows replaced with UPVC PPC grey doors
- 16 New stair access to converted loft space. Building control to confirm if acceptable
- 17 New arrangements of ground floor bedrooms, jack/jill ensuite and wc connected to existing drainage
- 18 New loft dormer to be used as office space. Internal height 2300mm. Dormer window 1400mm high
- 19 New loft ensuite connected to existing drainage
- 20 New 800x1200 rooflights

**Notes**

Contractor to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Approval only. No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted. Any work carried out before building regulations approval has been granted will be strictly at clients own risk.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.

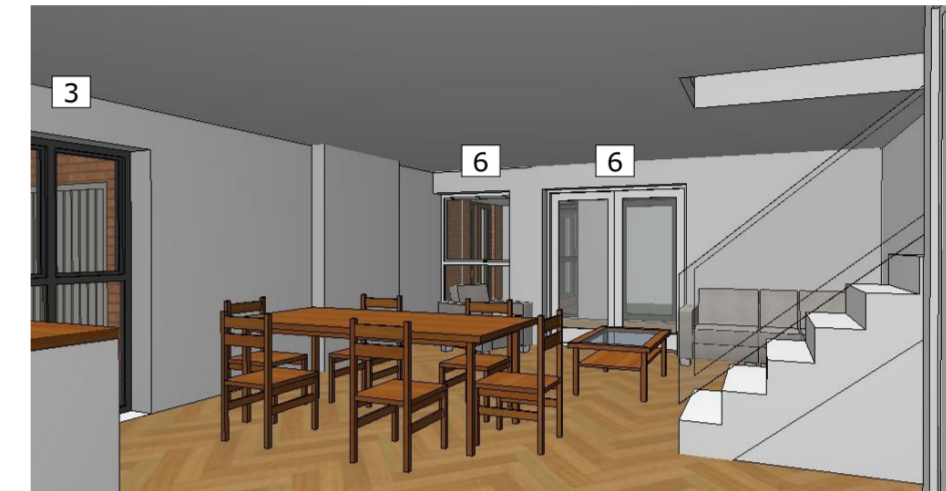
Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Explanatory Party Wall guidance can be found on the gov.uk website.

Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of Architect.

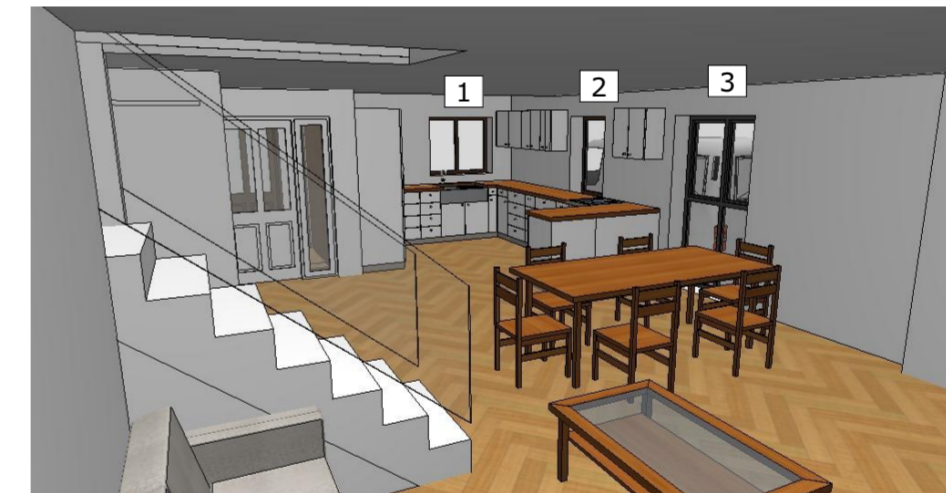
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made.

The client is responsible for providing architect with correct site boundary/ ownership definitions and any covenants or easements relating to the site. Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. IF IN DOUBT ASK.



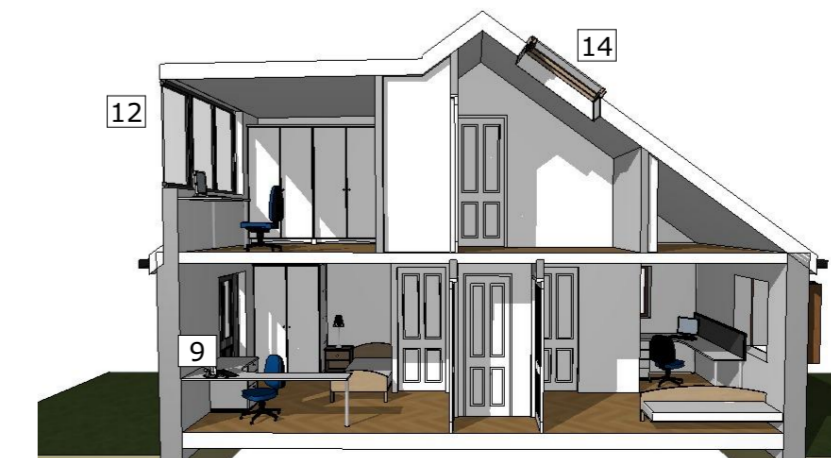
V1 View From Entrance



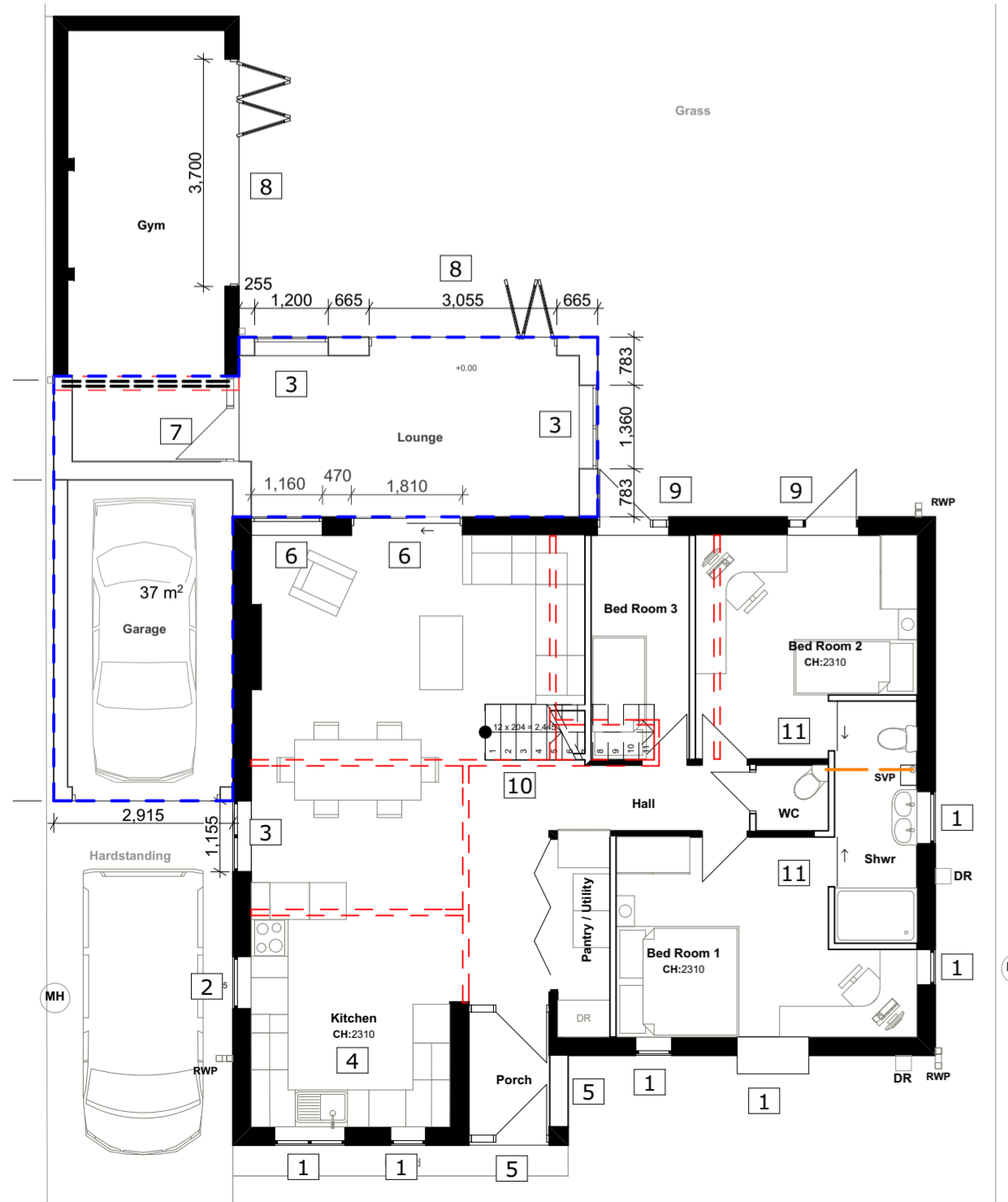
V2 View From Living Space



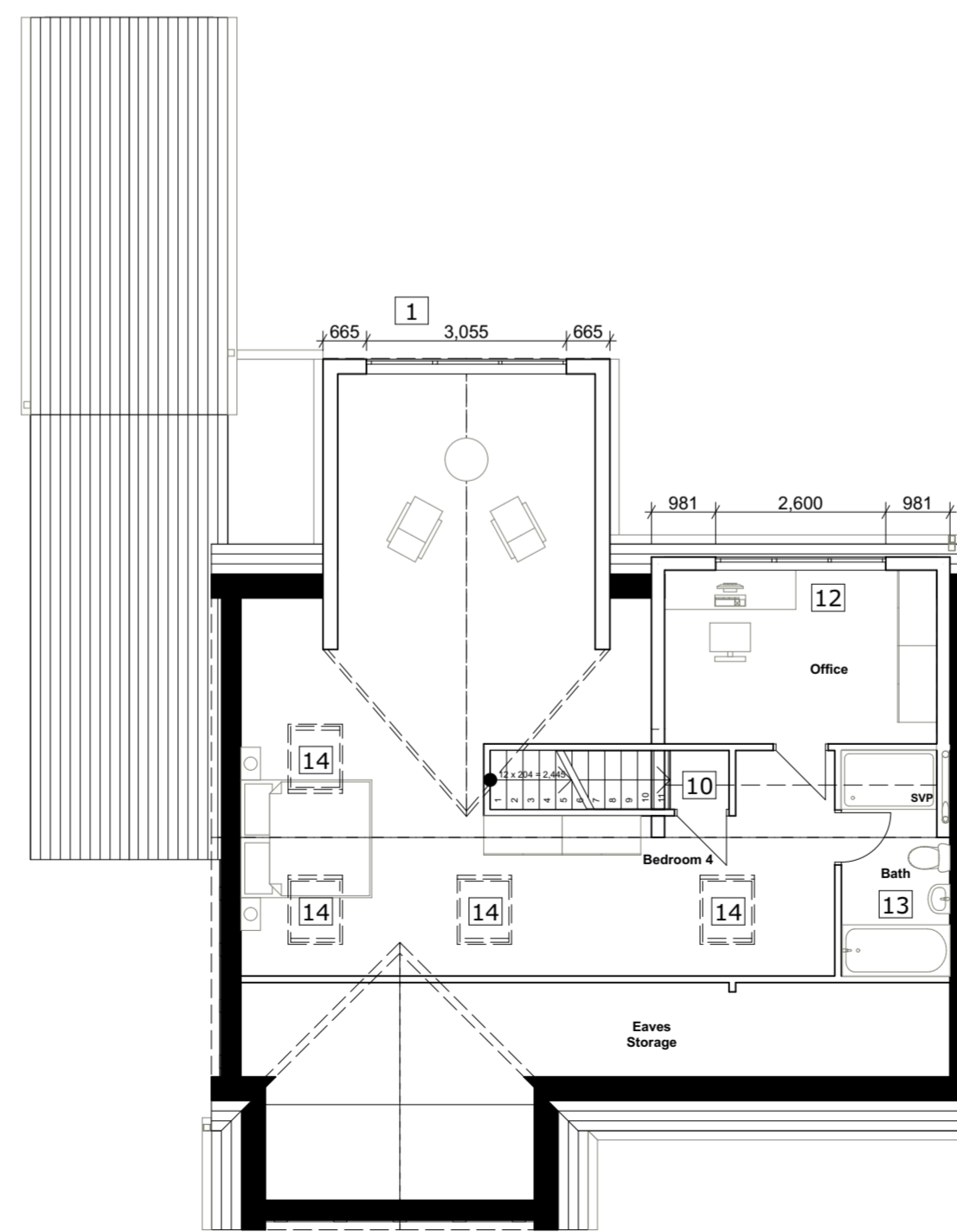
V3 Rear View



S1 Cut Section



L00 Ground Floor Plan



L01 Loft Floor Plan

**MAAD Studio**

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<b>Status:</b> SKETCH		
<b>Client:</b> MR. & MRS. JASINSKA		
<b>Project:</b> 89 MEADOW GATE AVENUE		
<b>Title:</b> SKETCH OPTION 3		
<b>Scale:</b> 1:100 @ A2	<b>Date:</b> 11.08.21	
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