

General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details, dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.

When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

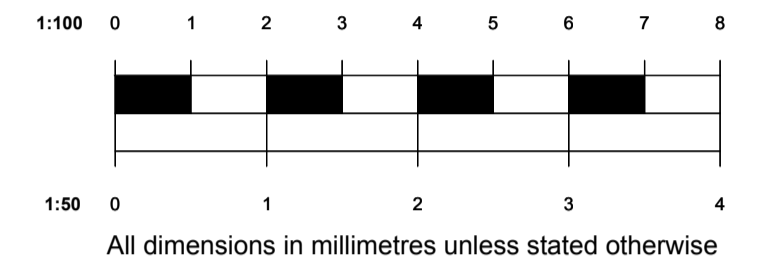


Photo Showing Existing Rear Window To Be Replaced



Photo Showing Existing Conservatory with French Patio Doors Similar to Proposed Doors

e f p
 Easy Forward Planning
 Tel: 0208 320 1105
 Email: info@efplanning.london
 Drawn: Drawing No.

Eralp Semi EFP/1546 - 1

Client: Mrs Edeonyemhen Udofia

Address:

19 Greenaway Gardens
 London
 NW3 7DH

Drawings:

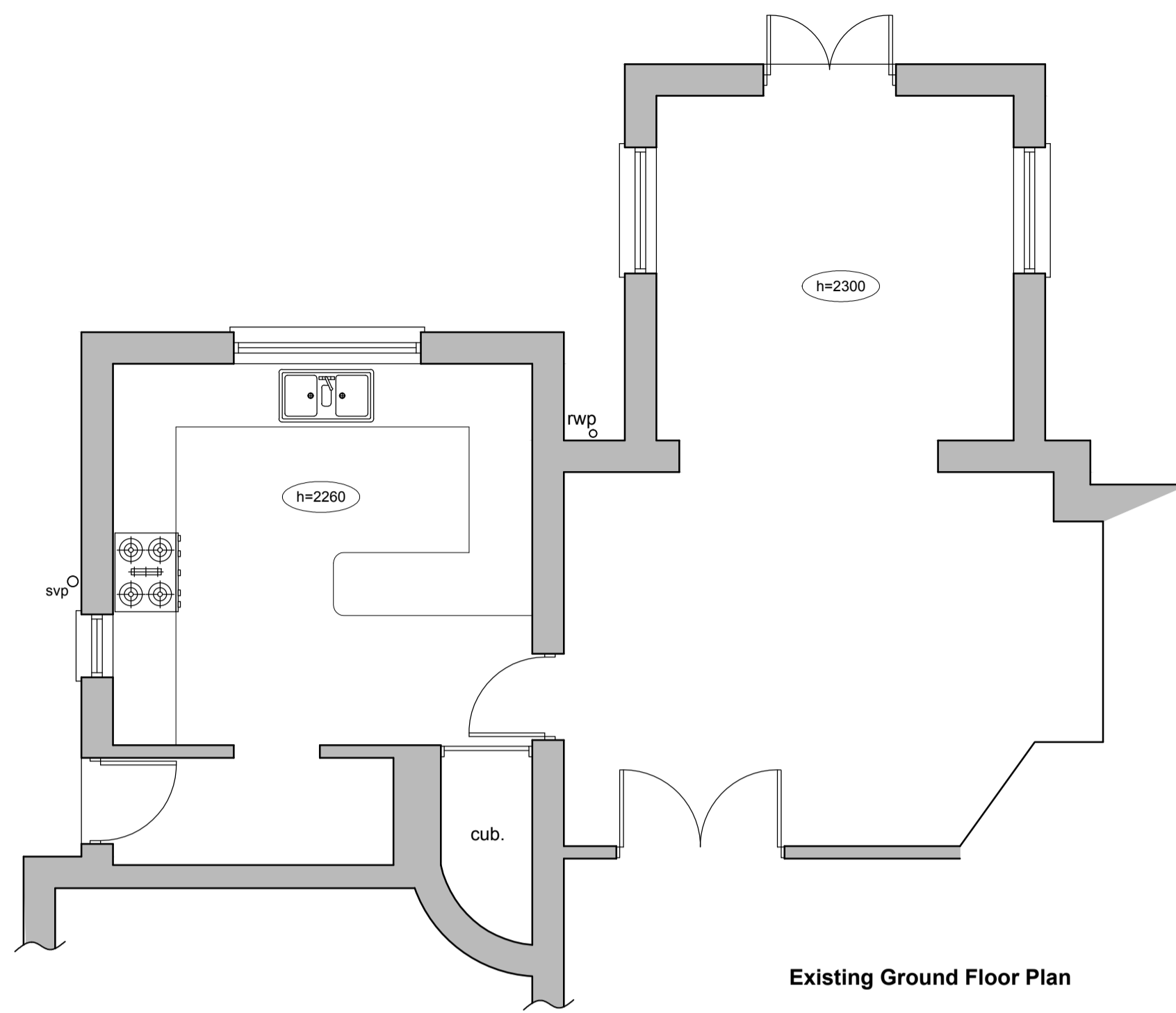
Existing and Proposed Floor Plans and Elevations.

Project:

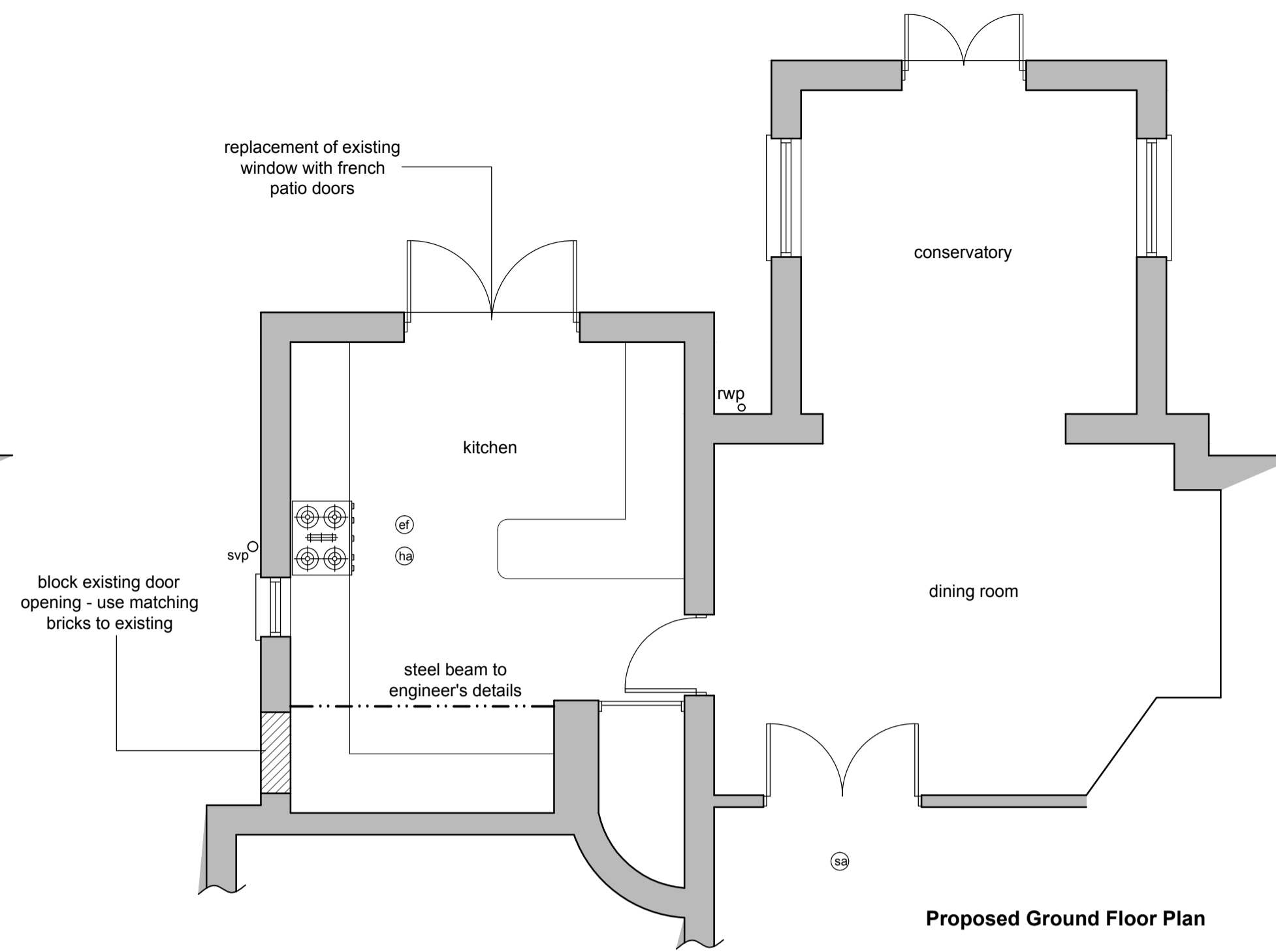
Conservation Area Consent for The Replacement of Rear Window to French Patio Doors, Removal of Side Door.

Date: September 2015

Scale: 1:50 @ A1



Existing Ground Floor Plan



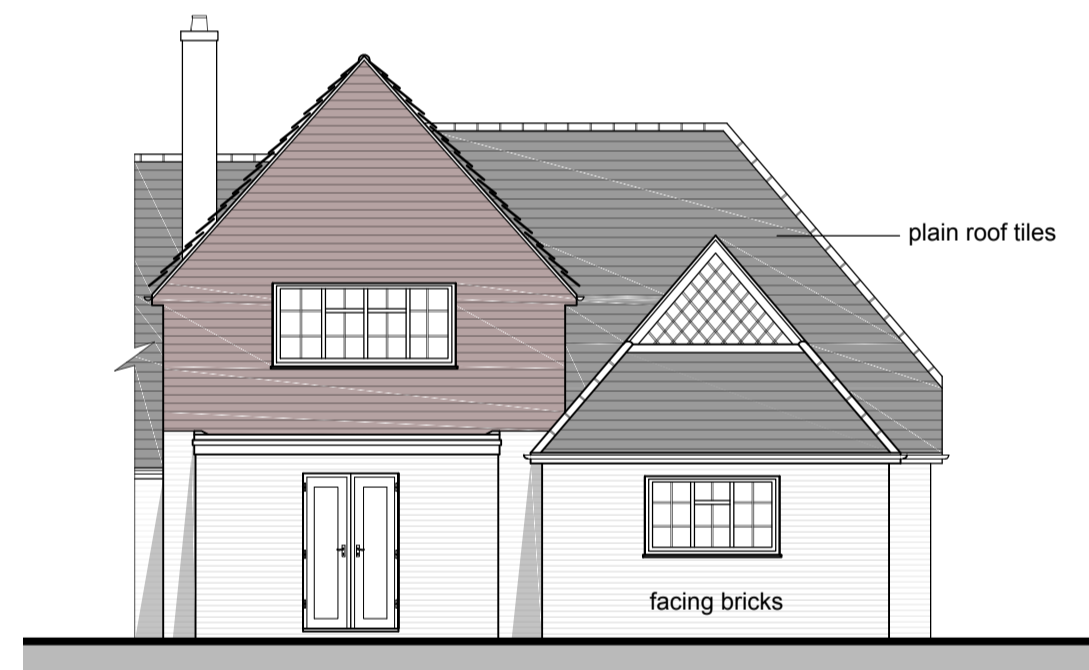
Proposed Ground Floor Plan

KEY

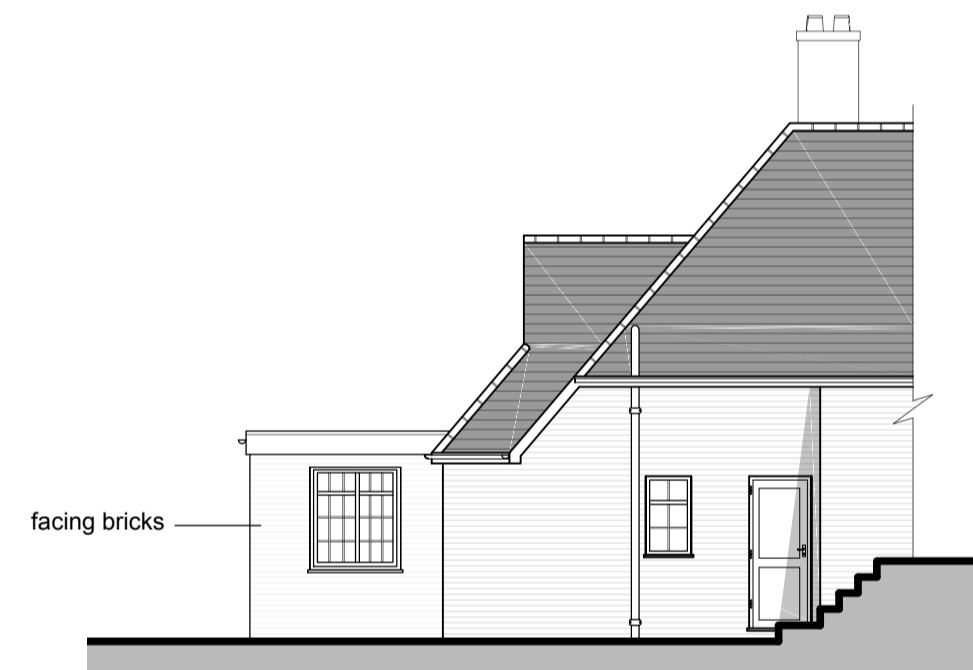
- (ew) Emergency egress windows at first floor bedrooms and any inner rooms, fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m²). Cill height should not be greater than 1100mm from finished floor level.
- (ef) Mechanical extractor ducted to outside air. Shower/WC minimum 15 ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows.
- (sa) (hd) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6: 2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2.

LEGEND

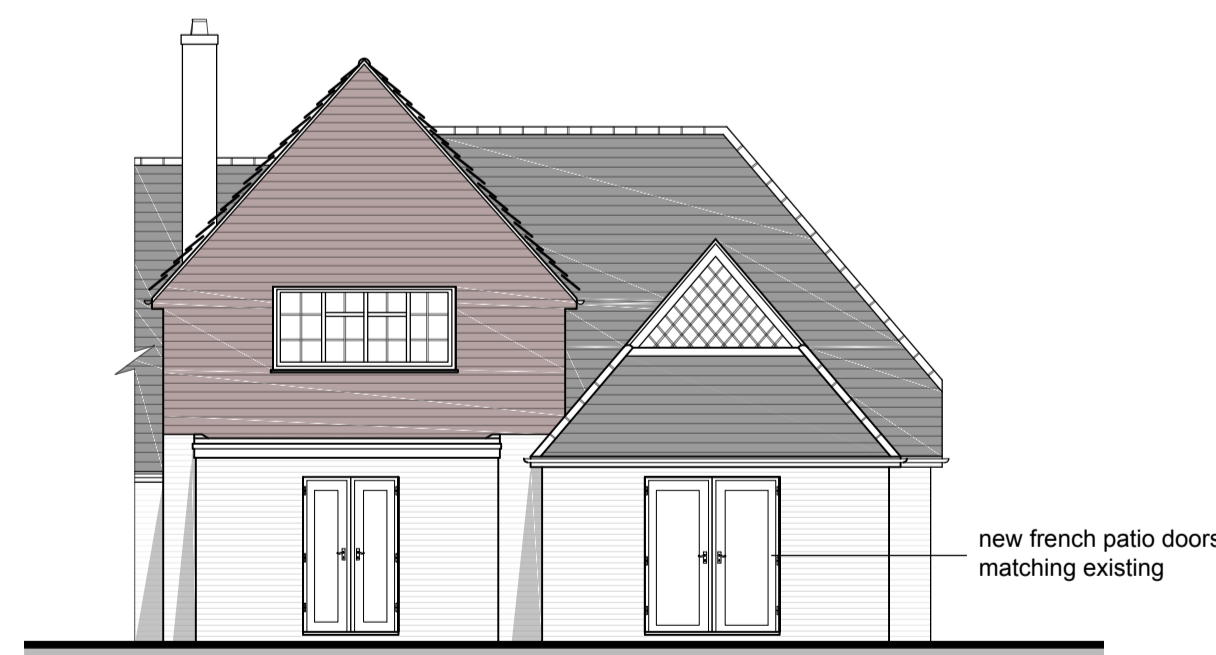
- Indicates proposed foul water drainage run
- Indicates proposed surface water drainage run
- Indicates assumed existing foul water sewer run
- Indicates assumed existing surface water sewer run
- Indicates thermal insulation
- Indicates non-load bearing timber stud partition.



Existing Rear Elevation



Existing Side (North) Elevation



Proposed Rear Elevation



Proposed Side (North) Elevation



Block Plan at 1:250