



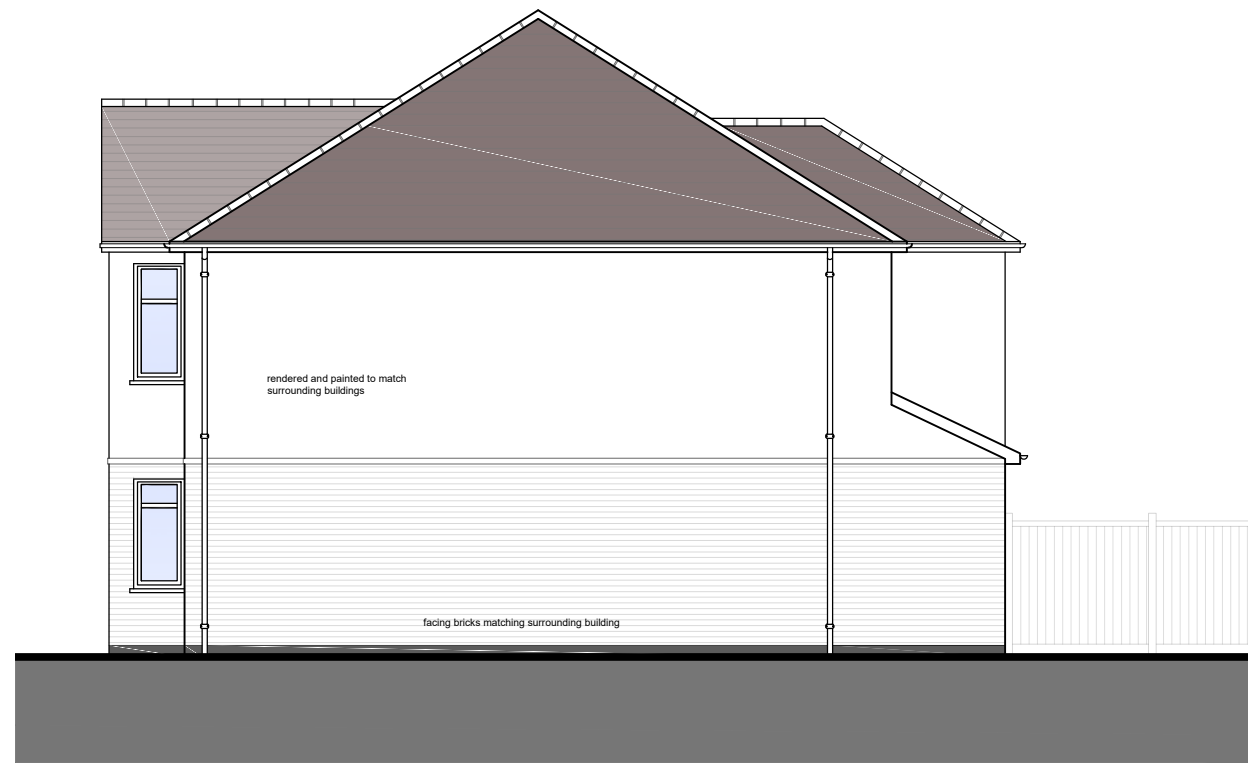
Proposed Front Elevation 1:100



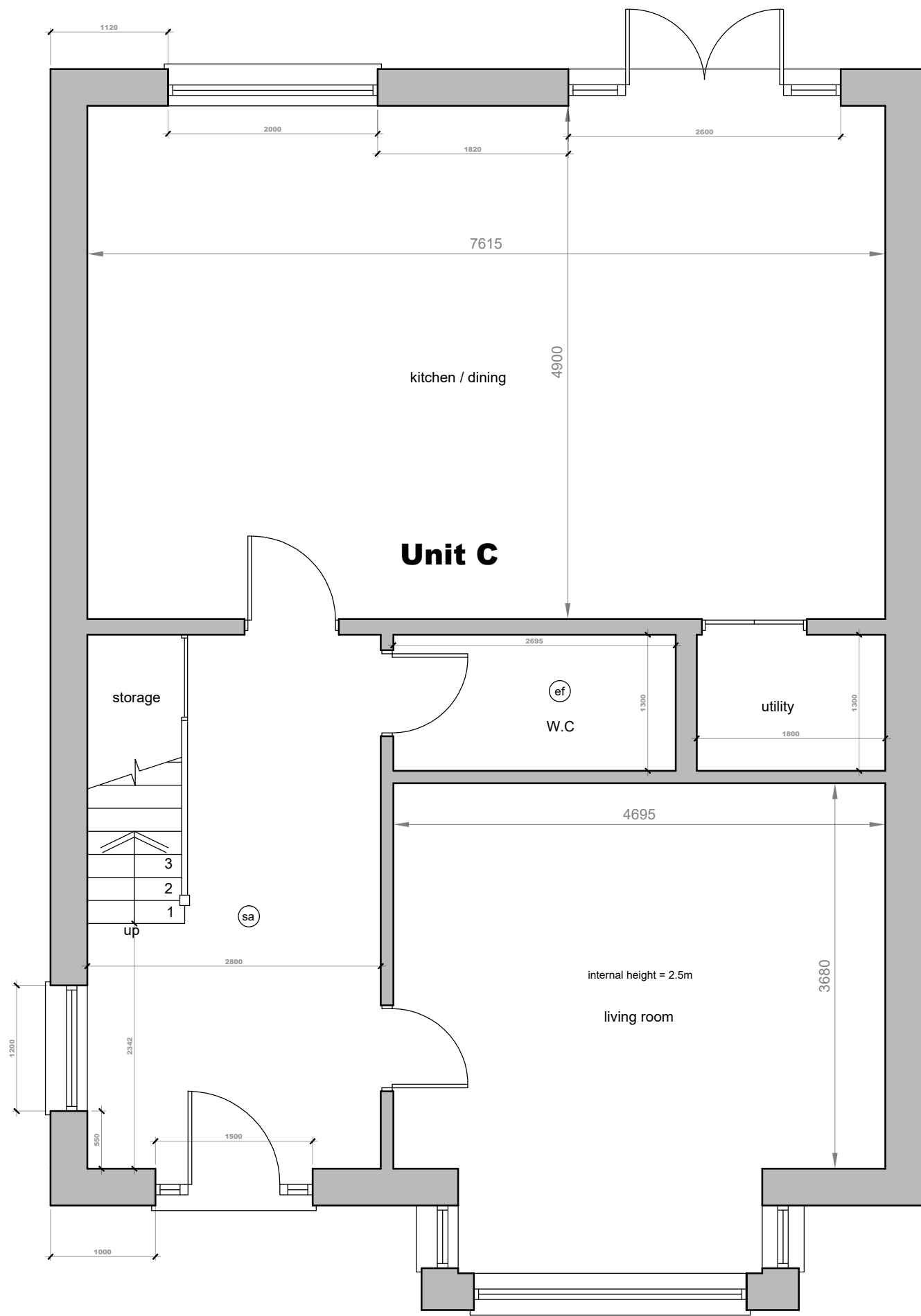
Proposed Rear Elevation 1:100



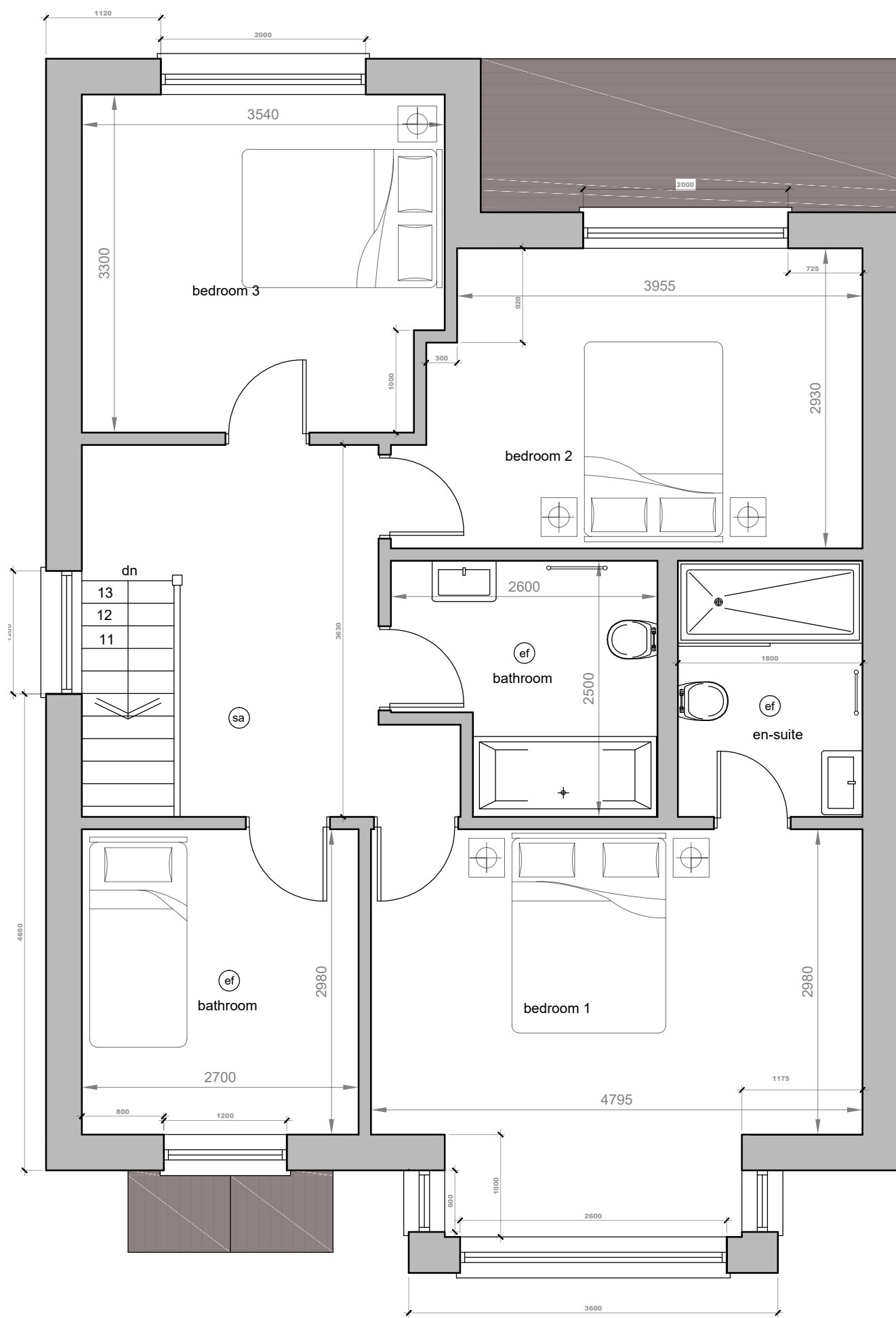
Proposed Side (Eastern) Elevation 1:100



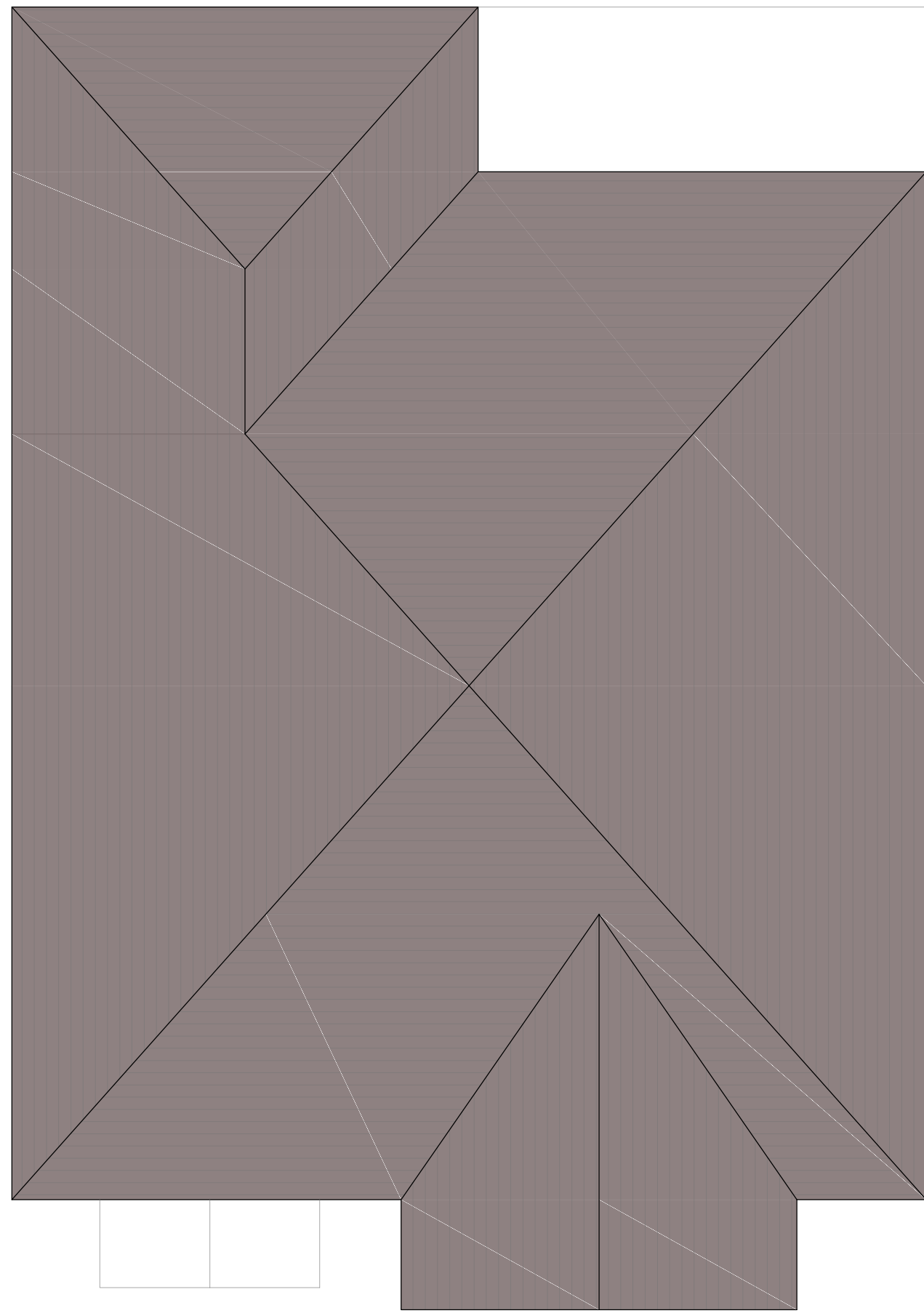
Proposed Side (Western) Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Roof Plan 1:50

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** 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.
- ha**

Floor Area of Dwelling (Unit C) 3 Bedroom 5 People:

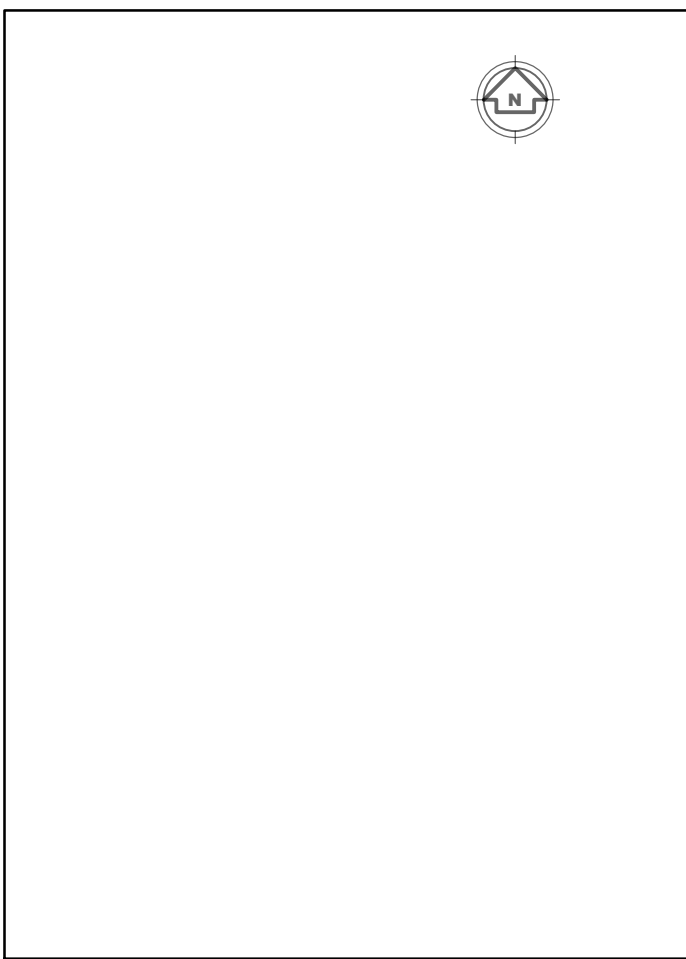
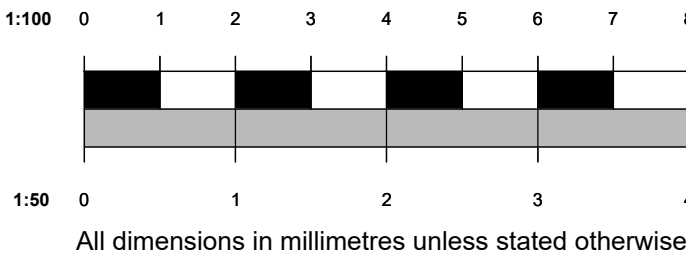
Living Room = 20m²
Kitchen/Dining Room = 37m²
Bedroom 1 = 18.5m²
Bedroom 2 = 16.3m²
Bedroom 3 = 15.4m²

Overall G.I.A = 160m²

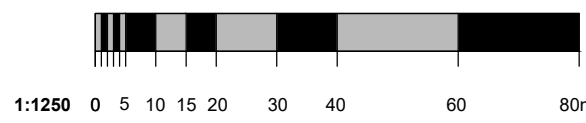
General Notes:

- Dimensions should not be scaled from the drawings where accuracy is essential.
- 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.
- 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.
- 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.
- All works are to be carried out in accordance with Local Authority requirements.
- 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.



Site Plan at 1:1250



rev.	description	date	chkd.
1	Initial Design	15/01/2025	EF
2	Revised Design	20/01/2025	EF
3	Final Design	25/01/2025	EF

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drawing title:	
Proposed drawings for Unit C.	
project:	
Demolition of existing bungalow and erection of a detached 3 bed and a pair of 3 bed semi detached dwellings.	
drawn: Eralp Semi	chkd: sch:
status: Planning	date: April 2025
project no: EFP/24075 - 3 rev a	
scale: 1:50, 1:100 at A1	rev date: October 2025