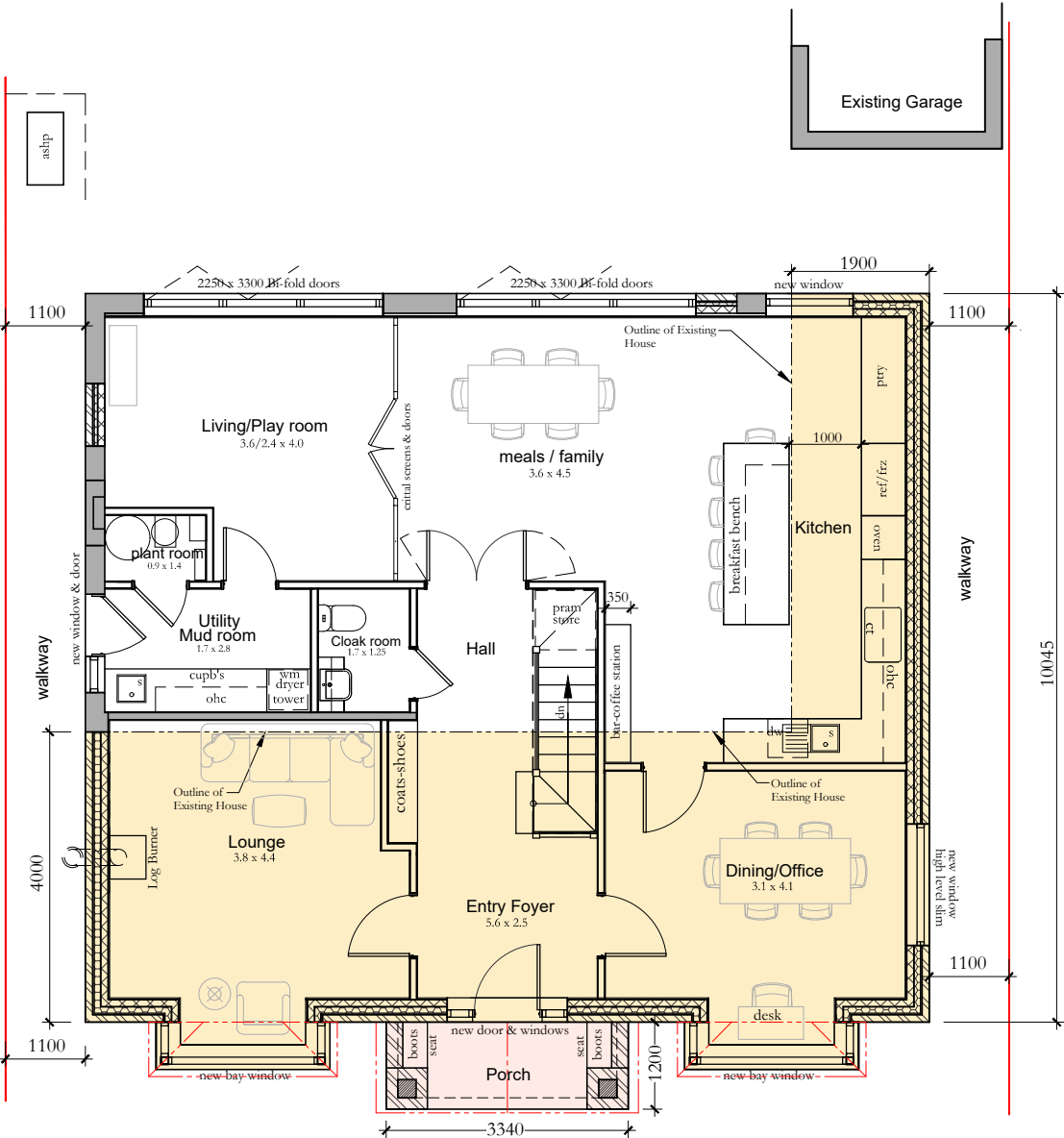
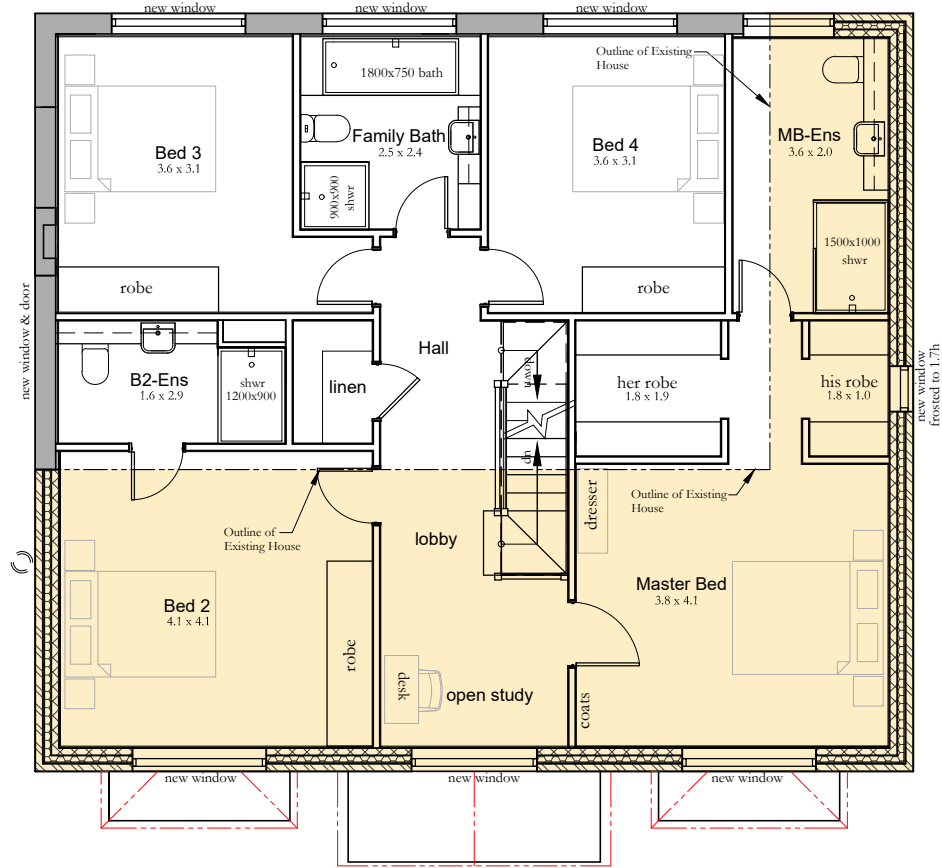




PROPOSED PLAN- GROUND FLOOR
SCALE 1 : 100 @ A3



PROPOSED PLAN- FIRST FLOOR
SCALE 1 : 100 @ A3

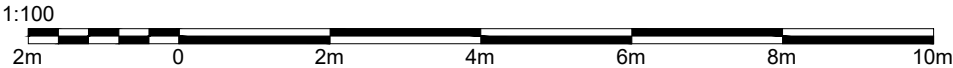
Project Area Summary.	
Measured to outside of external walls	
Existing Dwelling Areas	
Ground Floor	58.87 m ²
First Floor	58.87 m ²
Proposed Extension Added Areas	
Ground Floor	61.14 m ²
First Floor	58.02 m ²
Loft Floor	74.02 m ²

Drawing Legend

- Existing walls to remain.
- Proposed Masonry Cavity Wall
- Proposed loft space external walls (Dormer & Gable)
- Proposed loft space Stud Walls- Dwarf Walls- Ashlar Walls.
- Proposed Internal Stud Walls
- Proposed Extension Zone , Front & Side Double Storey Extension, & New Loft with Dormers, shown colour hatched
- Proposed New Porch, shown colour Hatched
- Existing roof lines, to be read in conjunction with elevations
- Proposed roof lines, to be read in conjunction with elevations
- Proposed roof window within raked ceiling zone. V-Lux or similar approved.

General Project Notes and Caveats.

- Site Survey and Site Measure Note:** The existing plans shown and setting out of proposed works, are to be checked on site by the builder to ensure they align with the existing structures where required.
- OS Map and Title Plan-Deed:** The site plan, title boundaries and adjoining properties drawn are based on the OS map, Title plan & visual inspection on site and are also to be checked on site by the builder when setting out. It's also recommended that the client seeks legal advice on the title boundary position & alignment before works begin.
- Party Wall Agreements:** Client is advised to seek guidance from a Party Wall surveyor for the works proposed and also liaise with the adjoining neighbour (owner) to ensure consent is given for the works proposed.
- Utility-Services, Heating and Hot Water system:** Builder to complete relevant checks on site and records to locate all existing services both in the ground and above ground.
- Permitted Development / Planning Permit:** This project is subject to a Planning Application or Lawful Development Certificate Application being lodged and approved. Type of application required, is to be confirmed once proposed design is frozen.
- Building Regulations-Permit:** This project is subject to an application for a Full Plans Building Regulations Check and Approval prior to commencement on site.
- Structural Engineering:** These plans are subject to and to be read in conjunction with the Structural Engineers advice, design, drawings, calculations and details.
- Existing Sewer/Storm Water:** Client and Builder are to check and locate existing drainage to avoid any digging up or damage during construction. New Sewer Stack/SVP's and Drainage, where required, are to be connected into the existing system, installed to building Regs and standards, subject to the approval of the building inspector.
- Rain Water Pipes (RWP):** Are to be connected into the existing system, unless otherwise stated by the Building Control Office on plan review. A soak away maybe required, to be determined by Building Control and the Local Water Authority.



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PROJECT: Proposed Extension and Alterations
CLIENT: Mr & Mrs Mason
AT : Russets, Sandy Lane, East Grinstead
RH19 3LP



Job No: 25-35
Date: 09-012-25
Drawn By: M. Long
Issue: TP01

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Issue amendment notes:
09-12-25 Final Planning Drawings- Submitted for Approval

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