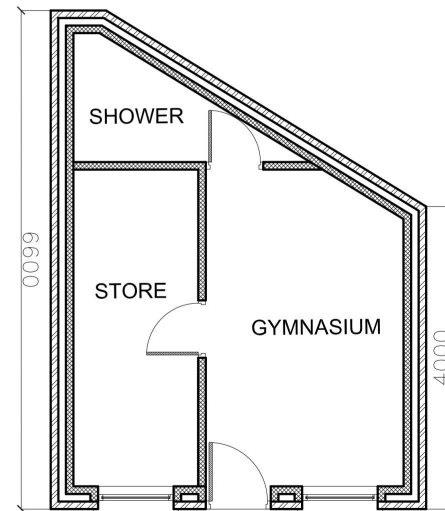
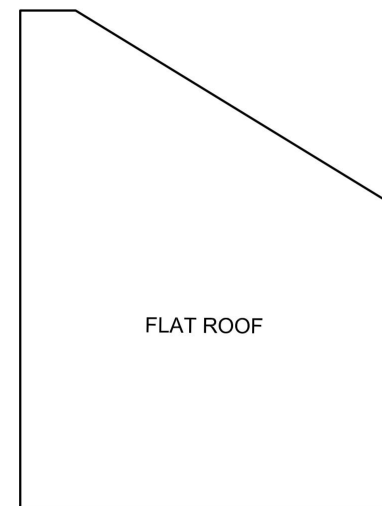


PROPOSED
OUT-BUILDING PLAN

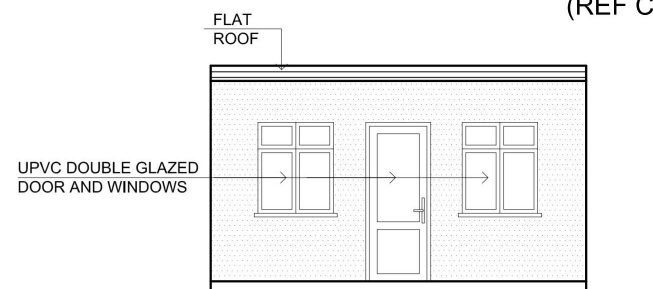


PROPOSED OUT-BUILDING PLAN

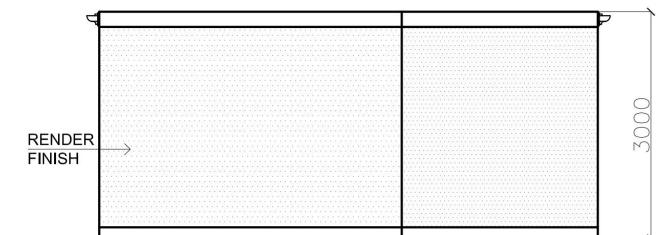


PROPOSED (OUT-BUILDING) ROOF PLAN

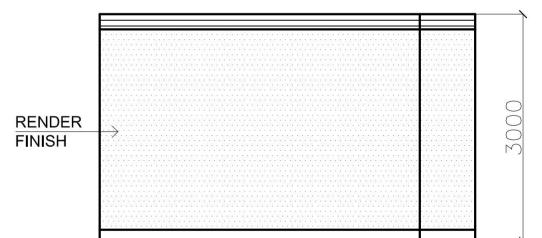
EXTERNAL MATERIAL
THE MATERIALS USED IN ANY EXTERNAL
WORK SHALL BE OF SIMILAR TO THOSE USED
IN THE CONSTRUCTION OF THE EXTERIOR OF
THE EXISTING MAIN DWELLING HOUSE
(REF CLASS A3 A)



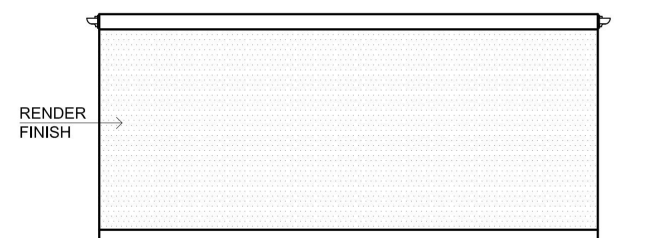
PROPOSED (OUT-BUILDING) FRONT ELEVATION



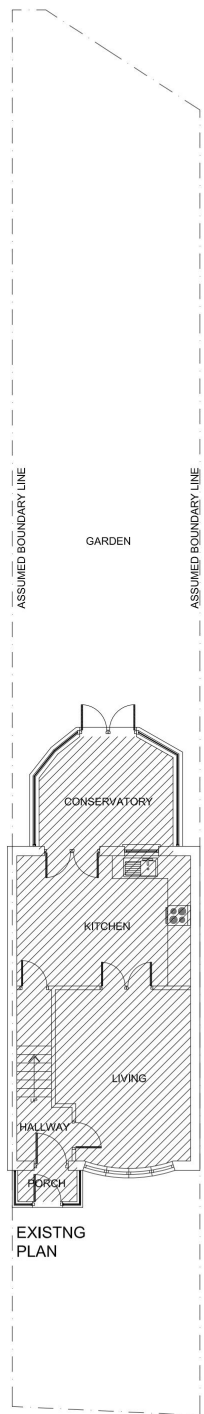
PROPOSED (OUT-BUILDING)
SIDE ELEVATION-1



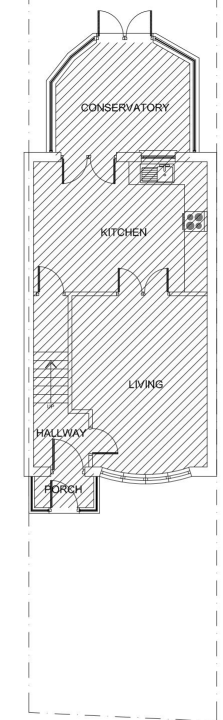
PROPOSED (OUT-BUILDING)
REAR ELEVATION



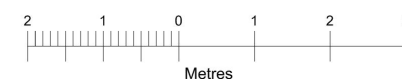
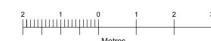
PROPOSED (OUT-BUILDING)
SIDE ELEVATION-2



EXISTNG
PLAN



—



PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE
BUILDING WORKS COMMENCES IT IS
THE RESPONSIBILITY OF BUILDER OR
OWNER TO SERVE PARTY WALL
NOTICES TO ALL NEIGHBOURS

NOTE:

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK
STARTS & REPORT ANY DISCREPANCIES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR
COPIED IN ANY WAY OR FORM.

CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS, MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS HAVE BEEN TAKEN. ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A
CERTIFICATE OF LAWFULLNESS FOR A FORMAL
CONFIRMATION.

ANY DEVELOPMENT WITH OUT A CERTIFICATE OF
LAWFULNESS IS SOLELY AT OWNER'S RISK.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITHOUT OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

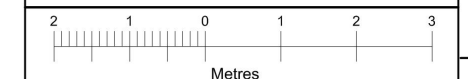
LEGEND

(SD) = SMOKE DETECTOR WITH SOUNDER

● = EMERGENCY LIGHTING TO BS5266: Part 1 1988

(HD) = HEAT DETECTOR

FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME



A	141125	AA		FIRST ISSUE
ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION



04 OAKS LANE
NEWBURY PARK
LONDON, ESSEX
G2 7PX
Mob. 079 0386 5705
Off: 020 3983 4205
info@livarch.co.uk
www.livarch.co.uk

PROJECT 24 MERLIN ROAD
ROMFORD
RM5 3YA

DWG TITLE	EXISTING & PROPOSED PLANS ELEVATIONS – ROOF PLAN
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CLIENT	HJ PROPERTIES (LONDON)LTD &
--------	-----------------------------

DWG NO:	ISSUE
LIVARCH/24MR/201	

SCALE	DATE	DRAWN BY
1:100, 1:200	14 NOV	AA

