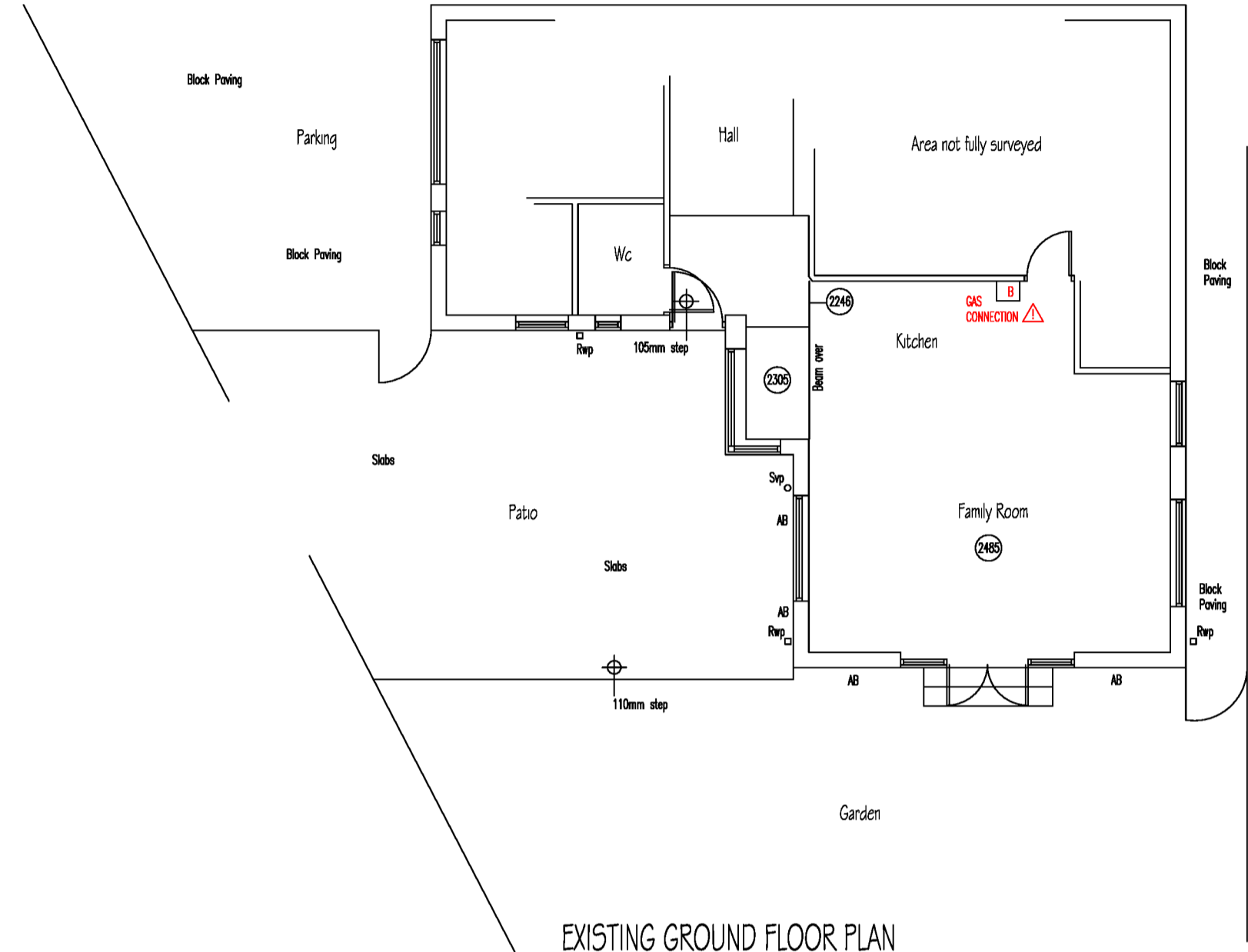
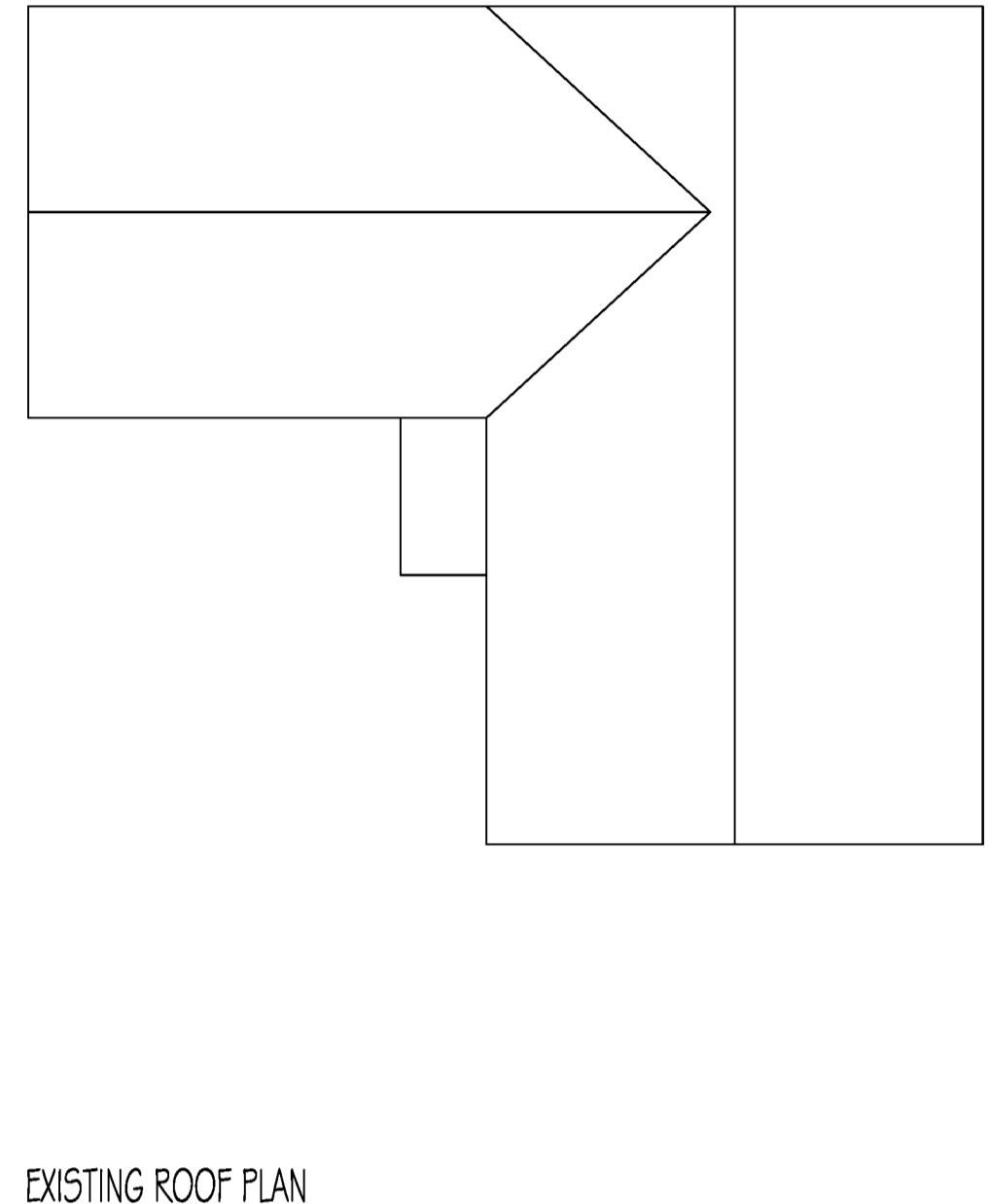


1. Drawings copyright of © Architectural Vistadesigns Ltd
2. Drawings not to be used without written consent.
3. Planning drawings should not be used for the purpose of construction or working drawings.
4. Building Regulation approved drawings are not construction or working drawings.
5. All dimensions must be checked and verified on site before commencing works.
6. OS data may have been used for the purpose of a Planning submission.

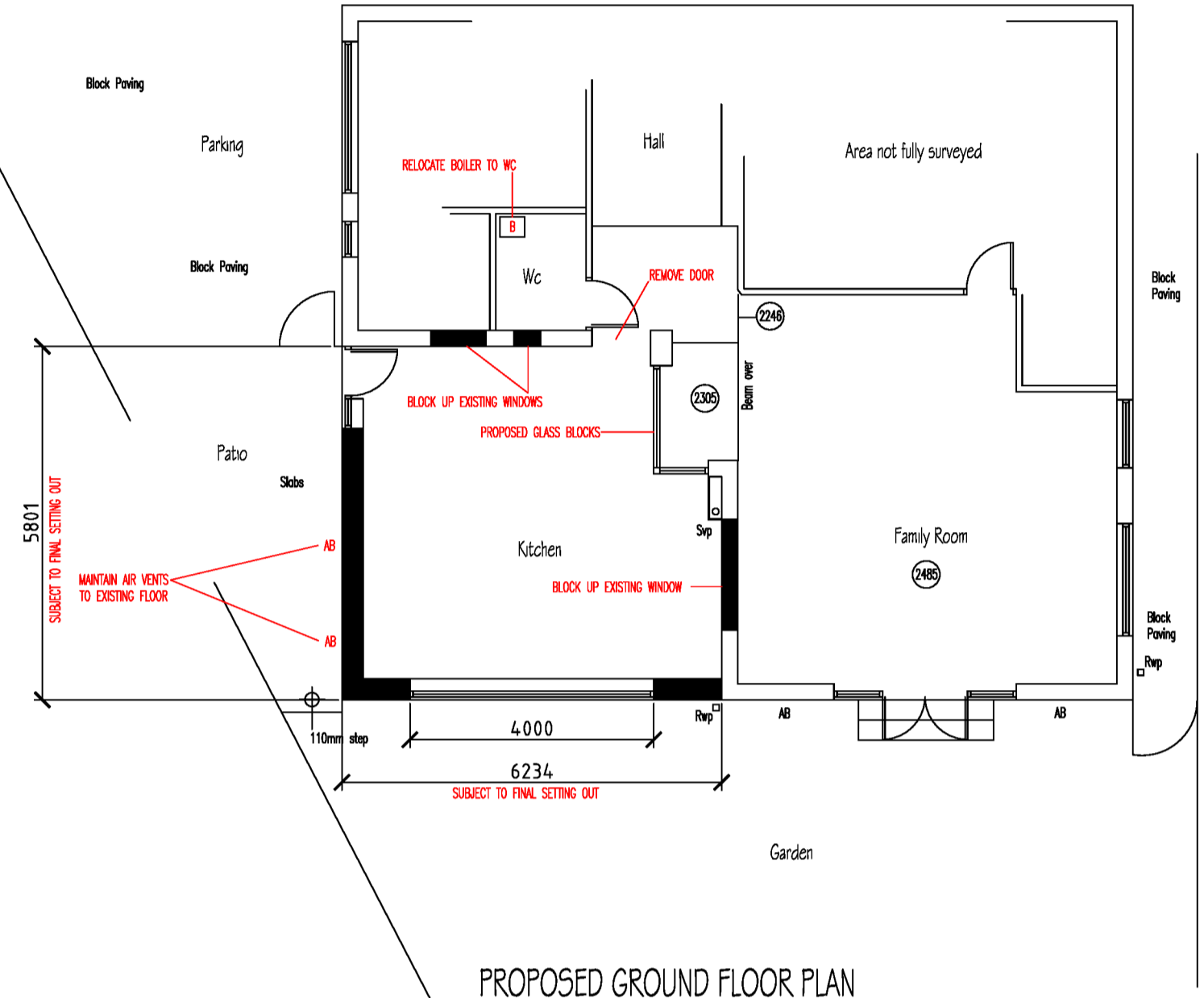
Revisions		
Rev.	Date	Comments



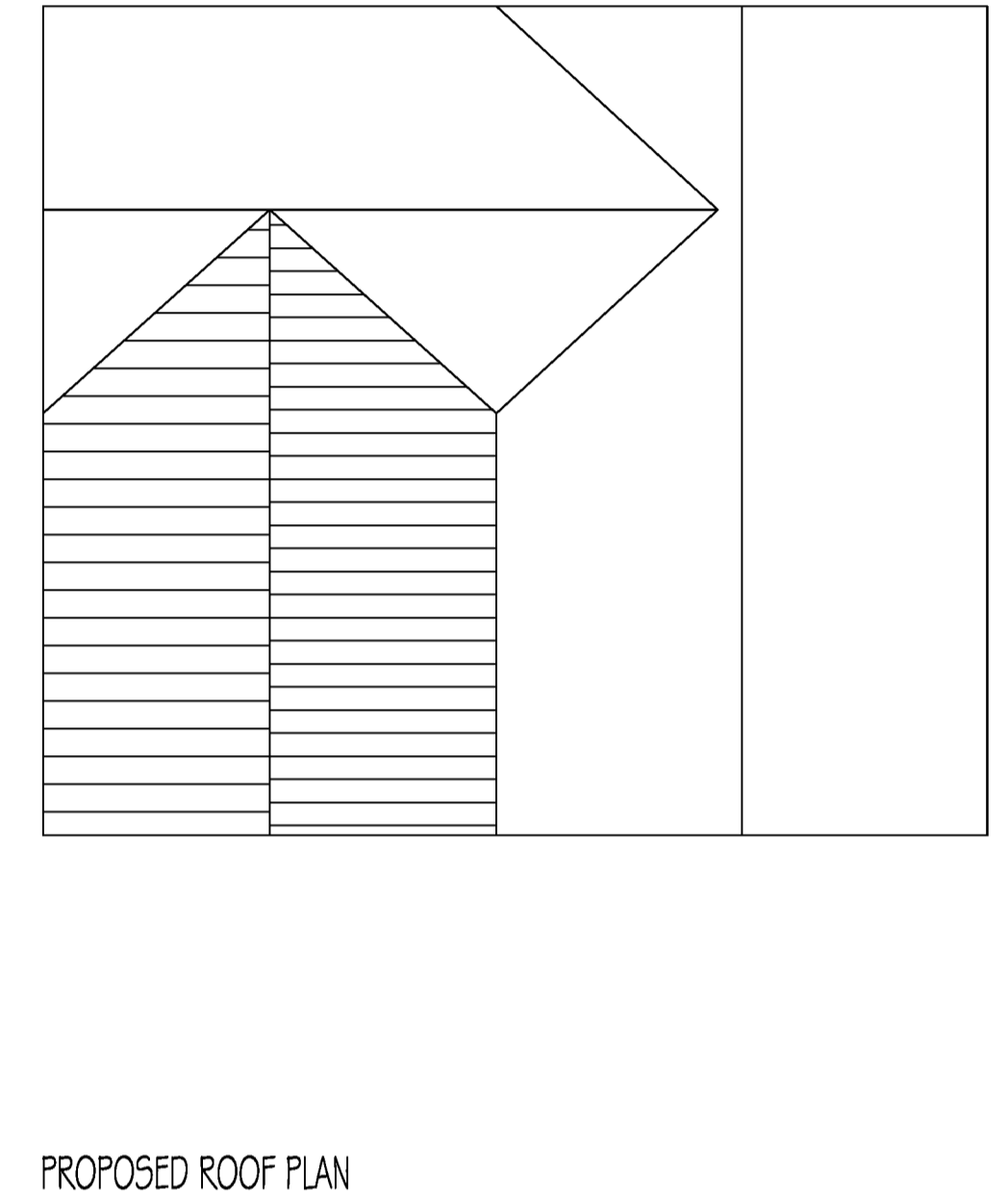
EXISTING GROUND FLOOR PLAN
 0 5 metres



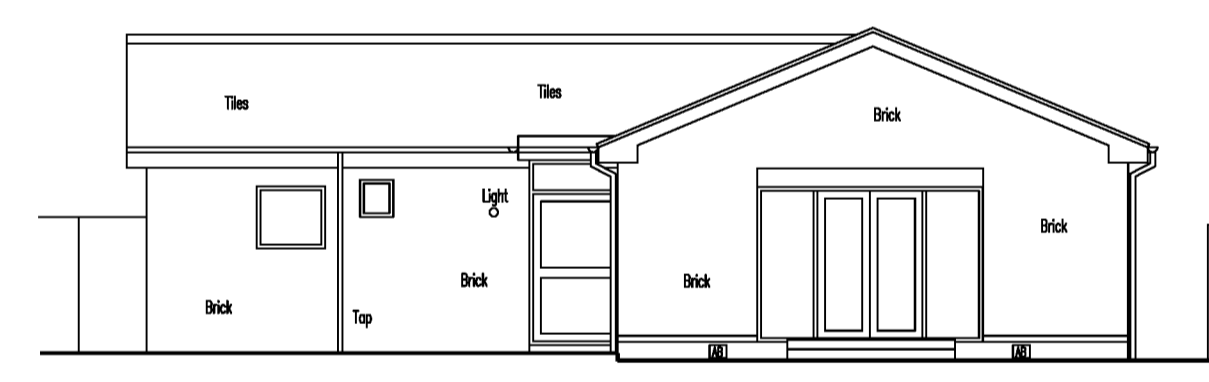
EXISTING ROOF PLAN



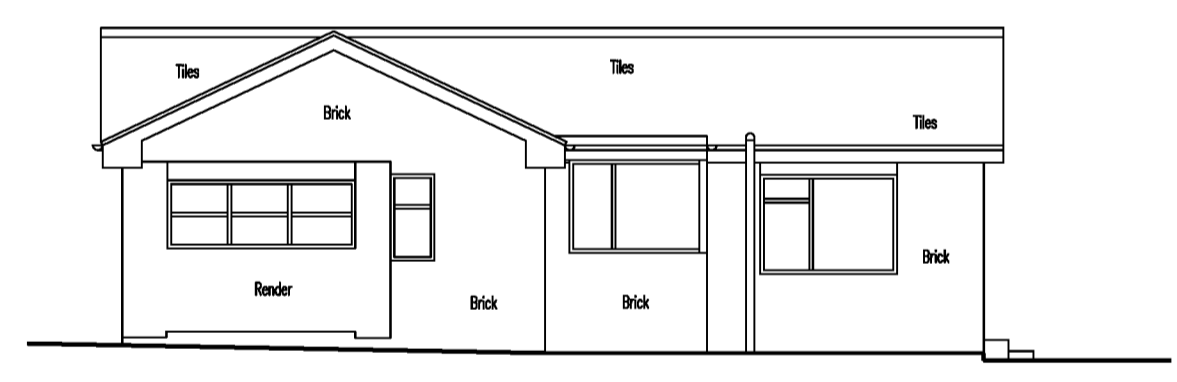
PROPOSED GROUND FLOOR PLAN



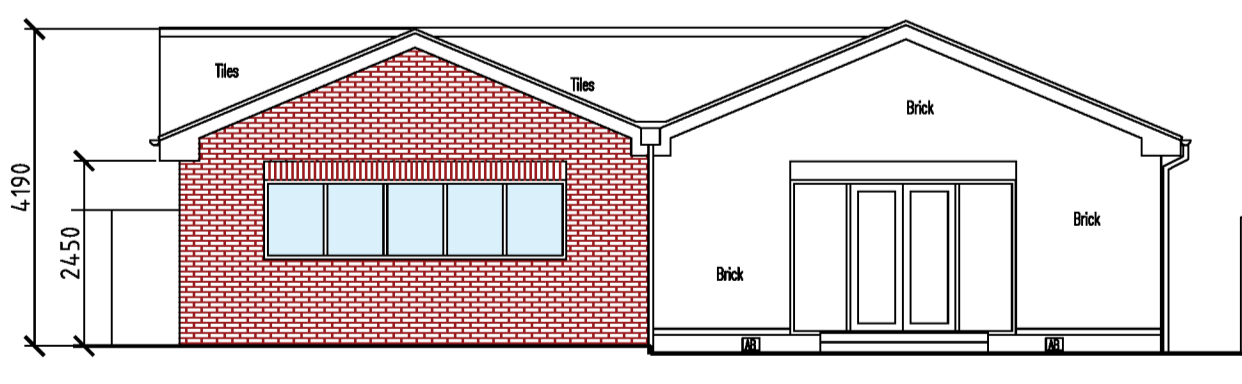
PROPOSED ROOF PLAN



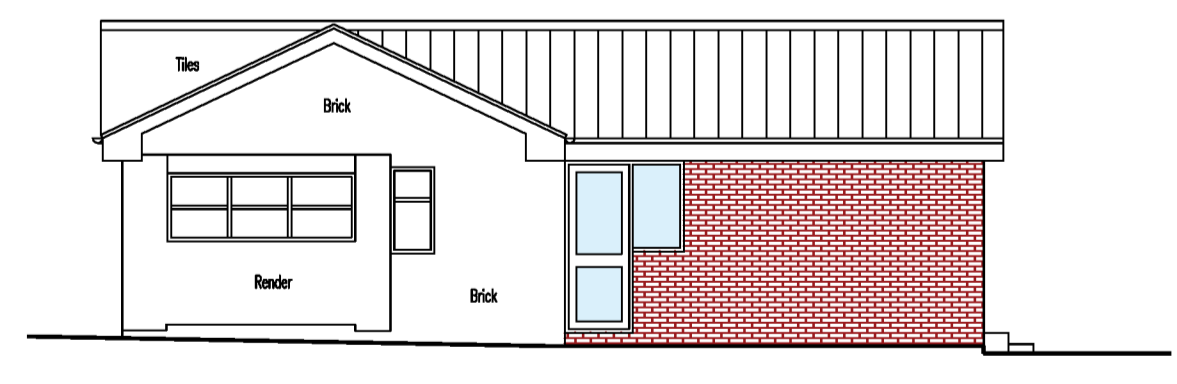
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

EXISTING SERVICES NOTE:
 IT WOULD BE ADVISED THAT THE CONTRACTOR TO LOCATE ALL EXISTING GAS, ELECTRIC AND WATER SERVICE WINGS & RECORDS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS TO DETERMINE EXACT LOCATIONS.
 ON EXCAVATION NEAR WINGS IT WOULD BE RECOMMENDED THAT EXCAVATION BE CARRIED OUT BY HAND DIG AND NOT MECHANICAL MEANS TO REDUCE RISK OF DAMAGE TO SERVICES AND POTENTIAL RISK TO LIFE FROM GAS EXPLOSION FROM GAS WINGS, ELECTROCUSSION FROM ELECTRIC WINGS AND POTENTIAL FALL DUE TO REPT WATER WINGS ON SITE.

EPIC NOTES:
 EXISTING VENTS IN EPIC SHOULD NOT BE BLOCKED ON NEW BUILD AND CROSS VENTILATION TO EXISTING FLOOR ZONE MAINTAINED.

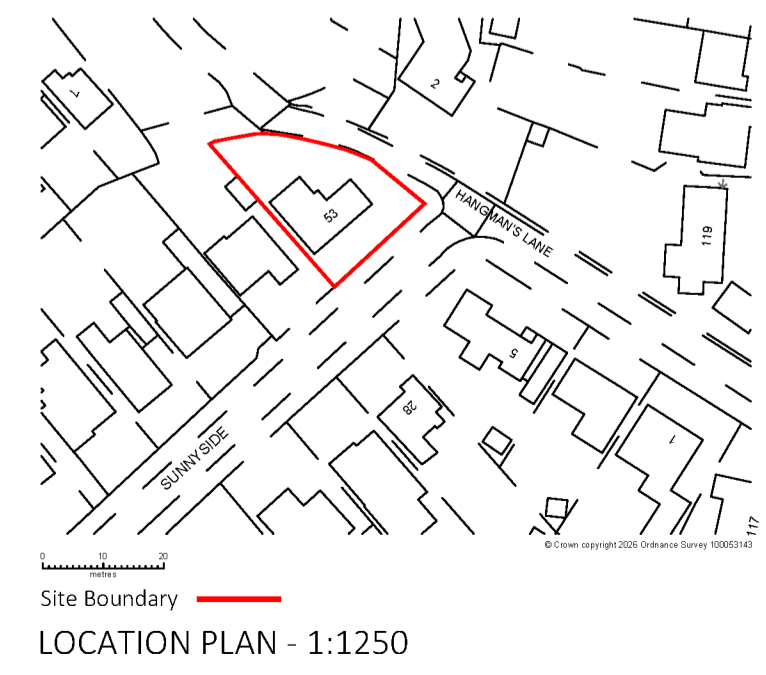
WATER AUTHORITY BUILD OVER AGREEMENTS:
 IT WOULD BE ADVISED THAT THE CLIENT CONTACT THE WATER AUTHORITY OR PRIVATE DRAINAGE CONSULTANT TO CHECK EXISTING DRAINAGE ON THE LAND EARLY IN THE DESIGN PROCESS / BEFORE WORKS COMMENCE. IF THERE IS A PUBLIC / SHARED SEWER CROSSING YOUR LAND AND THE EXTENSION IS BUILT WITHIN 3 METERS OR OVER THE SEWER, APPROVAL FROM THE LOCAL WATER AUTHORITY WILL BE REQUIRED AND COSTS SURVEYS CARRIED OUT.

ASBESTOS NOTE:
 PROPERTIES BUILT BEFORE THE YEAR OF 1999 THERE IS A RISK OF ASBESTOS AND IT WOULD BE ADVISED THAT AN ASBESTOS SURVEY SHOULD BE CARRIED OUT PRIOR TO DEMOLITION AND COMMENCEMENT OF CONSTRUCTION WORKS.
 ANY ASBESTOS LOCATED AT THE PROPERTY SHOULD BE REMOVED BY ASBESTOS REMOVAL SPECIALISTS.

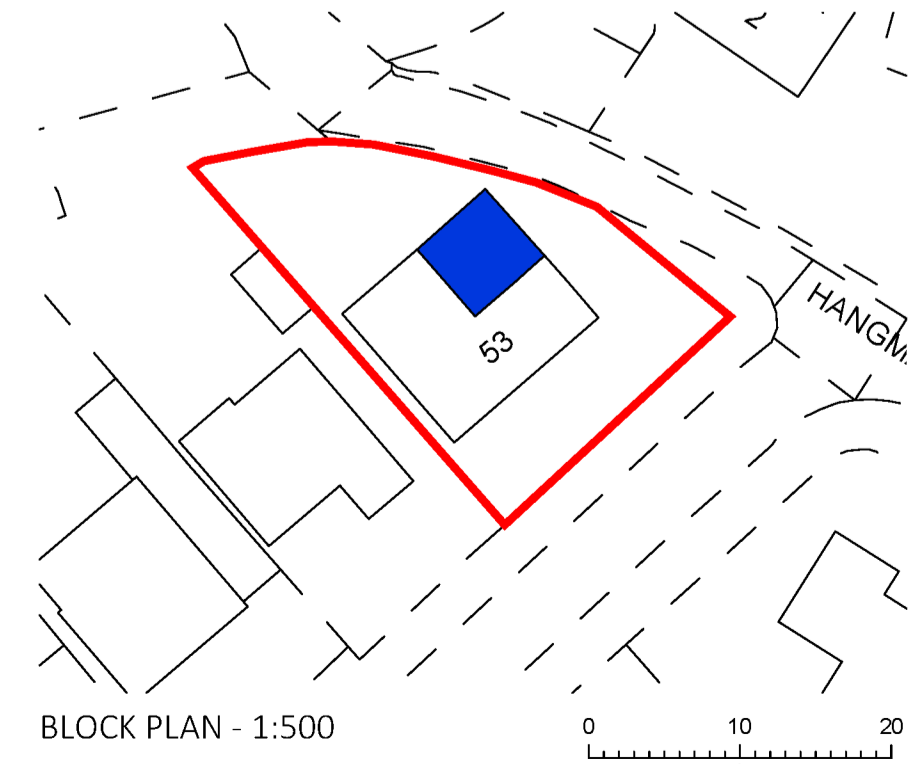
PARTY WALL NOTICE:
 IN-LINE WITH THE PARTY WALL ACT 1996, A PARTY WALL NOTICE SHOULD BE SERVED ON YOUR NEIGHBOURS WHERE YOU PROPOSE TO BUILD AN EXTENSION WITHIN 3M / 7M RESPECTIVELY OF YOUR NEIGHBOUR'S FOUNDATIONS AND THAT THE PROPOSED FOUNDATIONS GO DEEPER THAN YOUR NEIGHBOUR'S FOUNDATIONS; OR THE PROPOSED EXTENSION STRADDLES THE BOUNDARY OF YOUR NEIGHBOUR'S PARTY WALL; OR YOU OVERHUNG ALONGSIDE TO A PARTY WALL; OR YOU CONVERT THE LOFT SPACE WHERE BY THE PARTY WALL IS REQUIRED TO SUPPORT ASSOCIATED STRUCTURES.

HEALTH & SAFETY:
 UNDER CDM REGULATION 2015 IT IS IMPORTANT FOR CLIENTS TO CONSIDER HEALTH AND SAFETY ASPECTS FOR THE PRE-CONSTRUCTION PHASE AND CONSTRUCTION OF THE PROJECT AND INQUIRY TO APPOINT A PROFESSIONAL HEALTH & SAFETY CONSULTANT. PFP IS A COMPANY IN LEICESTER WHICH PROVIDE SERVICES TO OVERSEE THE ADMINISTRATION OF THE PROJECT FOR HEALTH & SAFETY ON SITE AND NOTIFY THE HEALTH & SAFETY EXECUTIVE, AND FURTHER PREPARE THE HEALTH & SAFETY FILE ON CONSTRUCTION.

CONTACT:
 PFP - MATTHEW SHAWLATE: 0116 275 1710 / 07712 177 300



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500



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 w: www.architecturalvistadesigns.co.uk
 e: studio@architecturalvistadesigns.co.uk

Client: Jayne & Colin Pacitto Dwg Status: PLANNING
 Dwg: Existing / Proposed Plans and Elevations
 Project: Proposed rear extension
 at No. 53 Sunnyside, Hinckley LE10 1TE

Scale: 1:100 @ A1
 Date: 21.01.2026 Drawn By: map

Dwg No. AVD-948-SH-PL01 | Rev. -