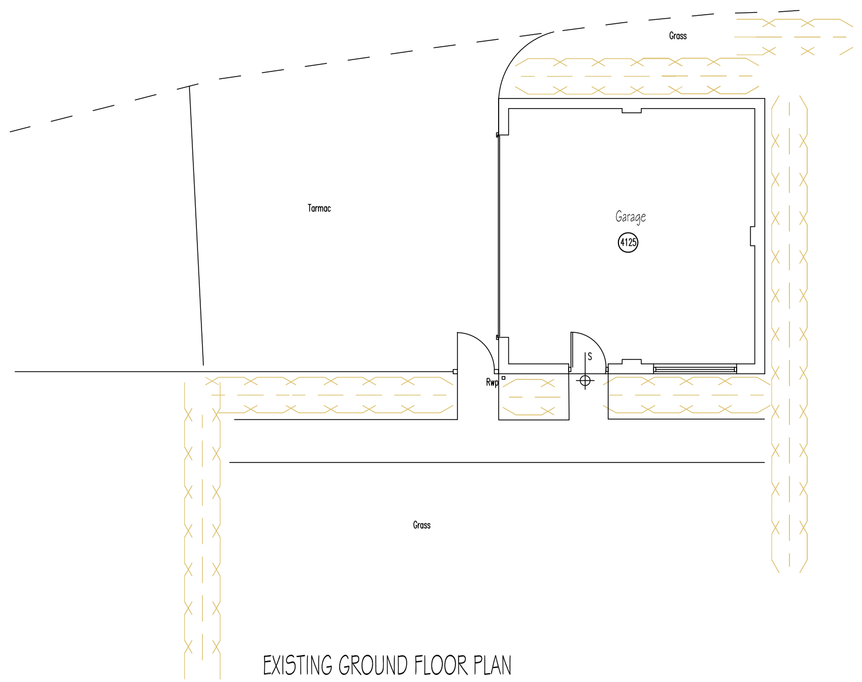
1. Drawings copyright of © Architectural Vistadesigns Ltd
2. Drawings not to be used without written consent.
3. Planning drawings should not be used for the purpose of construction or working drawings.
4. Building Regulation approved drawings are not construction or working drawings.
5. All dimensions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

Revisions

Rev.	Date	Comments



EXISTING GROUND FLOOR PLAN

EXISTING ROOF PLAN

(XXX) CEILING HEIGHTS
(S) SMOKE DETECTOR
Rwp RAINWATER PIPE
Svp SOIL + VENT PIPE
CU CONSUMER UNIT
LH LOFT HATCH
WM WATER METER
Re RODDING EYE
IC INSPECTION CHAMBER
AB AIR BRICK
G GULLY
R ROLEY
S STEP
WARNING

ALL LOAD BEARING STRUCTURES TO BE ASSESSED BY A STRUCTURAL ENGINEER.

EXISTING SERVICES NOTE:

IT WOULD BE ADVISED THAT THE CONTRACTOR TO LOCATE ALL EXISTING GAS, ELECTRIC AND WATER SERVICE MAINS & RECORDS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS TO DETERMINE EXACT LOCATIONS.

ON EXCAVATION NEAR MAINS 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 MAINS, ELECTROCUTION FROM ELECTRIC MAINS AND POTENTIAL FALL DUE TO DEEP WATER MAINS ON SITE.

DPC VENTS:

EXISTING VENTS IN DPC SHOULD NOT BE BLOCKED ON NEW BUILD AND CROSS VENTILATION TO EXISTING FLOOR ZONE MANTAINED!

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 CCTV 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 NEIGHBOURS FOUNDATIONS; OR THE PROPOSED EXTENSION STRADDLES THE BOUNDARY OF YOUR NEIGHBOURS PARTY WALL FENCE; OR YOU CARRYOUT ALTERATIONS 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 MANDATORY TO APPOINT A PROFESSIONAL HEALTH & SAFETY CONSULTANT. PRP 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 COMPLETION.

CONTACT:

PRP - MATHEW SHARLOTT: 0116 275 1710 / 07712 177 300

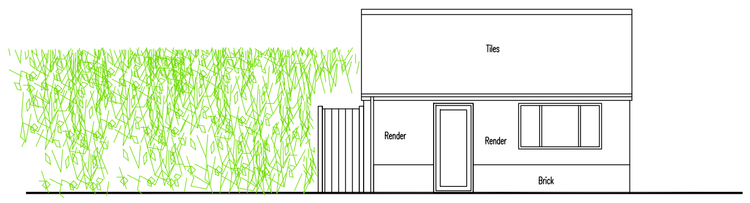


© Crown copyright 2025 Ordnance Survey 100053143

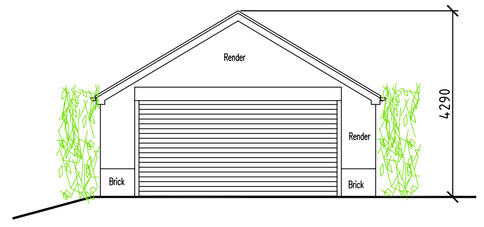
0 10 20 metres

LOCATION PLAN - 1:1250

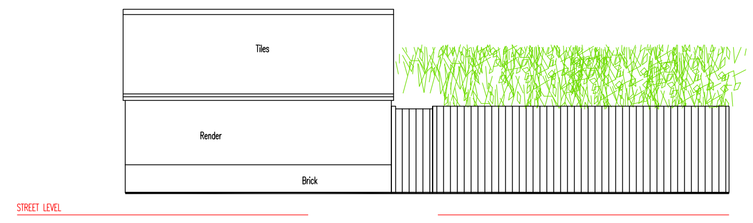
Site Boundary
Other Land in clients Ownership



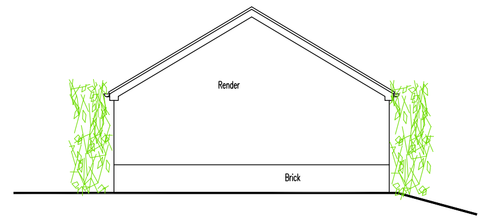
EXISTING REAR GARDEN ELEVATION



EXISTING SIDE ELEVATION



EXISTING STREET ELEVATION



EXISTING SIDE ELEVATION

0 5 metres

NORTH

CIAT CHARTERED PRACTICE

ArchitecturalVistadesigns Ltd
a: The Paddock, 118 Paddock Way, Hinckley, Leics LE10 0BZ
m: 0785 458 2584 t: 01455 698 839
w: www.architecturalvistadesigns.co.uk
e: studio@architecturalvistadesigns.co.uk

Client: Brian Thatcher
Dwg Status: PLANNING

Dwg: Existing Plans

Project: Conversion of Garage to a Detached dwelling incorporating a new mezzanine floor at Dorset House No. 26 Coventry Road, Burbage LE10 2HP

Scale: 1:100 & 1:250 @ A1
Drawn By: map

Date: 03.03.2025

Dwg No.	Rev.
AVD-868-CRB-PL01	A