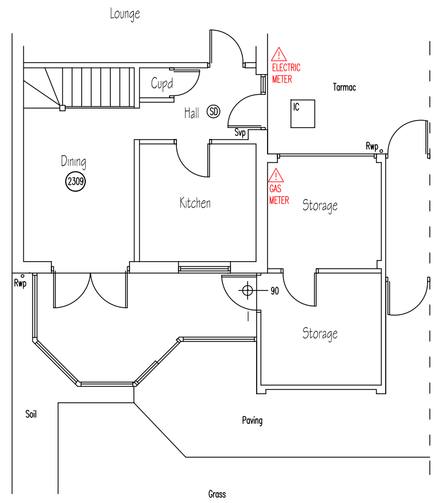
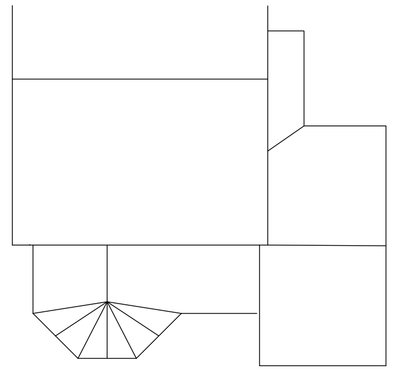
1. Drawings copyright of © Architectural Vistadesigns Ltd
2. Drawings not to be used without written consent.
3. Planning drawings should not be used for the purpose of construction or working drawings.
4. Building Regulation approved drawings are not construction or working drawings.
5. All dimensions 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
SD SMOKE DETECTOR
Rwp RAINWATER PIPE
Svp SOIL + VENT PIPE
CU CONSUMER UNIT
WM WATER METER
Re RODDING EYE
IC INSPECTION CHAMBER
AB AIR BRICK
G GULLY
B BOILER
S STEP
WARNING

ALL STRUCTURES SHOULD BE FULLY ASSESSED BY A STRUCTURAL ENGINEER PRIOR TO WORKS COMMENCING

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 MAINTAINED!

WATER AUTHORITY BUILD OVER AGREEMENTS:

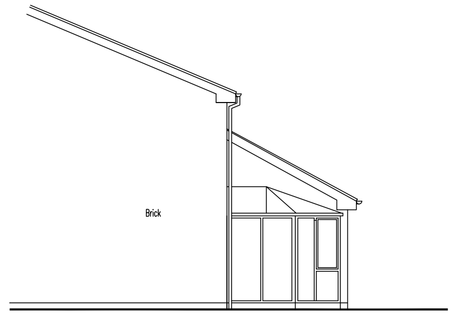
IT WOULD BE ADVISED THAT THE CLIENT CONTACT THE WATER AUTHORITY OR PRIVATE DRAINAGE CONSULTANT TO CHECK EXISTING DRAINAGE ON THE LAND EARLY IN THE DESIGN PROCESS / BEFORE WORKS COMMENCE. IF THERE IS A PUBLIC / SHARED SEWER CROSSING YOUR LAND AND THE EXTENSION IS BUILT WITHIN 3 METERS OR OVER THE SEWER,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

ASBESTOS NOTE:

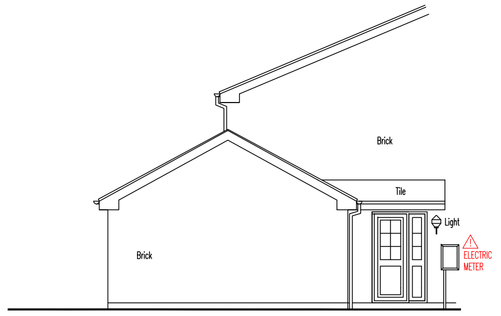
PROPERTIES BUILT BEFORE THE YEAR OF 1999 THERE IS A RISK OF ASBESTOS AND IT WOULD BE ADVISED THAT AN ASBESTOS SURVEY SHOULD BE CARRIED OUT PRIOR TO DEMOLITION AND COMMENCEMENT OF CONSTRUCTION WORKS.

ANY ASBESTOS LOCATED AT THE PROPERTY SHOULD BE REMOVED BY ASBESTOS REMOVAL SPECIALISTS.

Existing Rear Elevation

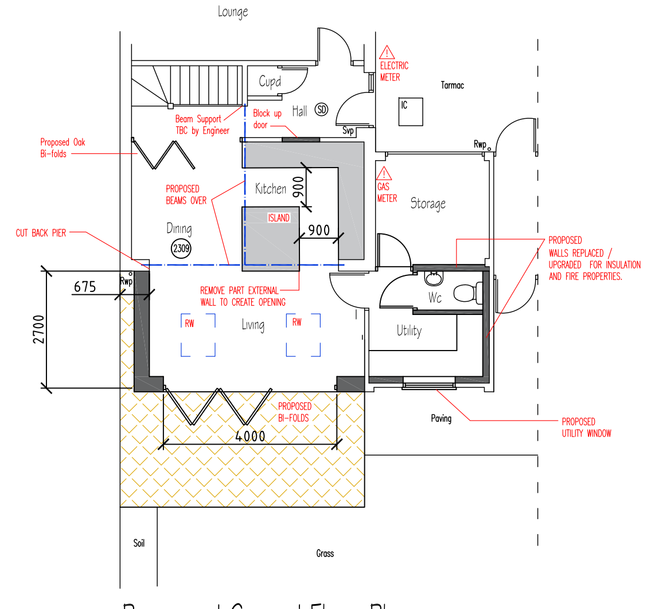


Existing Side Elevation

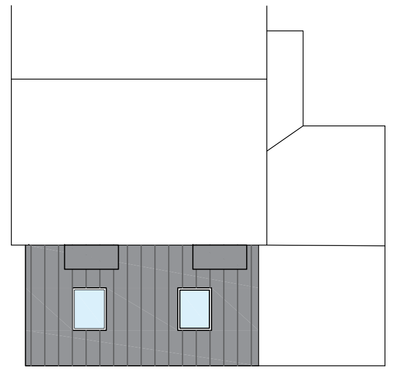


Existing Side Elevation

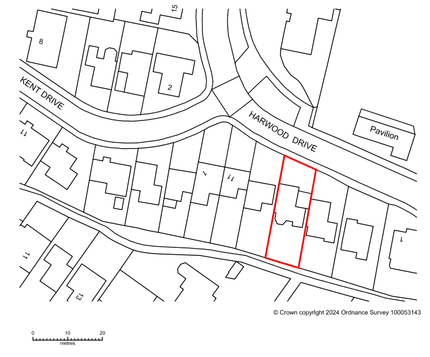
0 5
metres



Proposed Ground Floor Plan



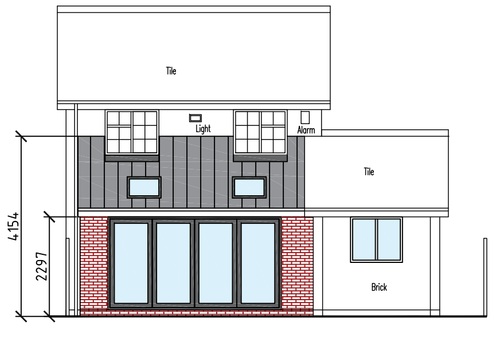
Proposed Roof Plan



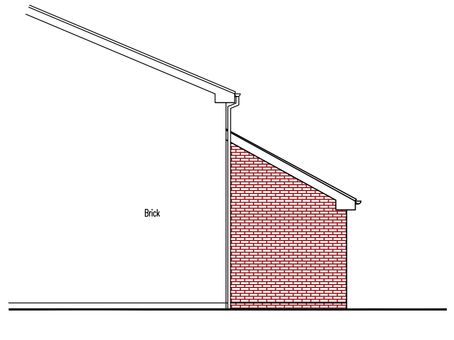
NORTH
Site Boundary

LOCATION PLAN - 1:1250

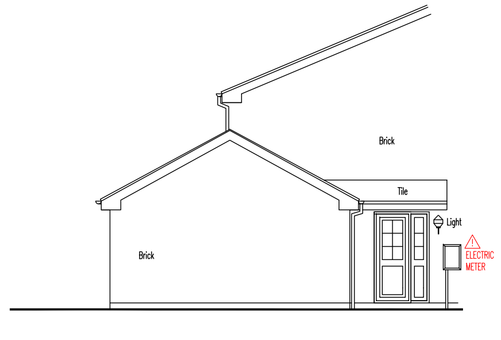
BLOCK PLAN - 1:500



Proposed Rear Elevation



Proposed Side Elevation



Existing Side Elevation

0 5

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e: studio@architecturalvistadesigns.co.uk

Client: Alison and Dave Searle
Dwg Status: PLANNING

Dwg: Existing / Proposed Plans and Elevations

Project: Proposed Rear Extension & Part Garage Conversion at No. 9 Harwood Drive, Hinckley LE10 1UH

Scale: 1:100 @ A1

Date: 22.01.2024 Drawn By: map

Dwg No.	Rev.
AVD-801-HDH-PL01	-