



Site Plan - Existing

Notes

- This drawing is produced for planning purposes only. Use for any other purposes with discretion.
- No work should commence until all approvals are in place.
- All dimensions and suitability of existing walls, lintels, beams and foundations to be checked on site prior to start of works.
- All dimensions are in metres unless otherwise stated
- The proposed works do not build over any sewer or lateral drain.
- All clearances between foundations and sewers comply with Thames Water requirements
- Roof to be covered with tiles matching materials used on existing roof – concrete with brown sand-face
- New roof valleys to be formed with purpose made valley tiles
- All new hips to be formed with purpose made bonnet or arris tiles.
- New shower room to be 'wet' room with increased accessibility includes minimum 1500mm diameter wheelchair turning space
- All windows and doors to be double glazed and to match existing
- Internal garage door to be minimum FD30 and self closing
- Garage floor to be minimum 150mm below internal floors
- All rainwater goods to match existing
- Surface water drainage to existing disposal
- New WC to be flushed with rainwater harvested from main roof
- Boiler flue plume vertical exit minimum 1200mm from boundary

383 ST ALBANS ROAD WEST HATFIELD AL10 9RU	
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ISSUED	01-01-2021

SIZE	FSCM NO	DWG NO	REV
A3		SCW/383/1	F
SCALE	1:100	SHEET	1 OF 6