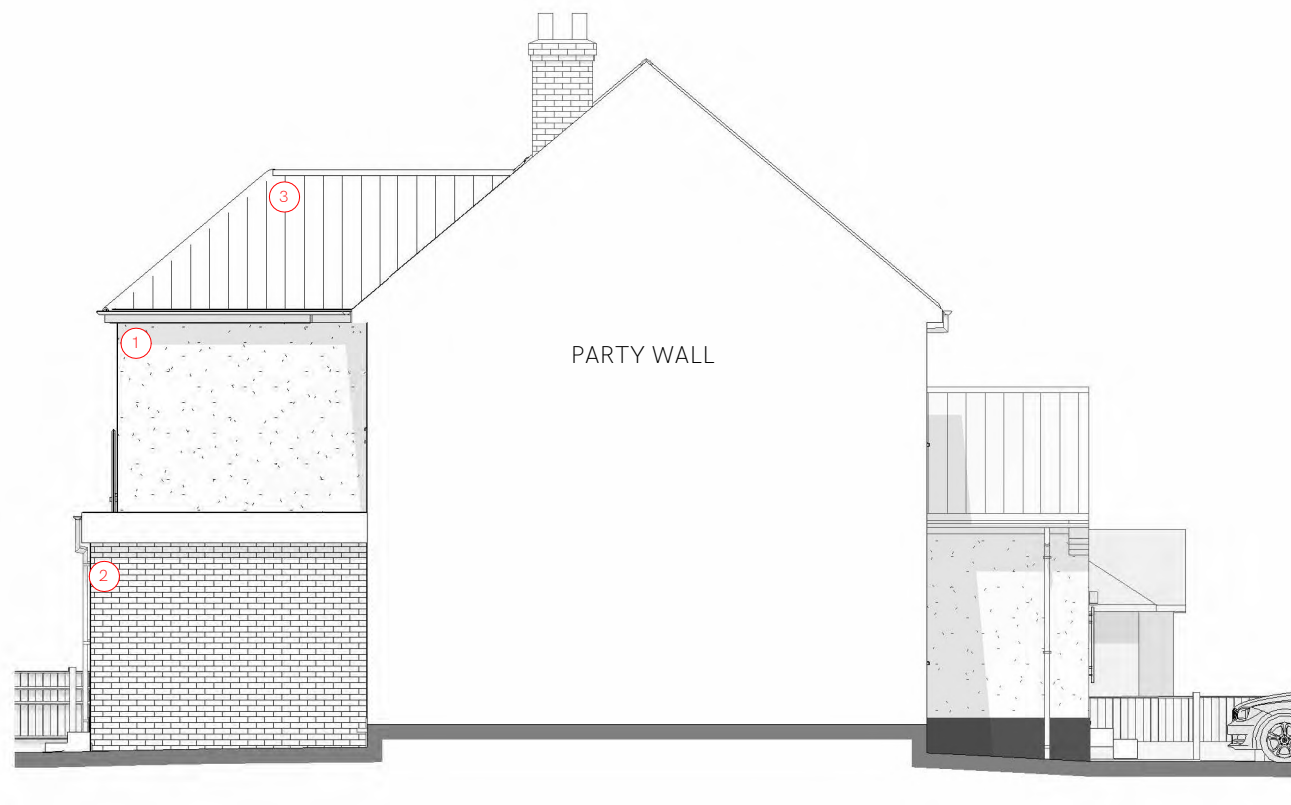
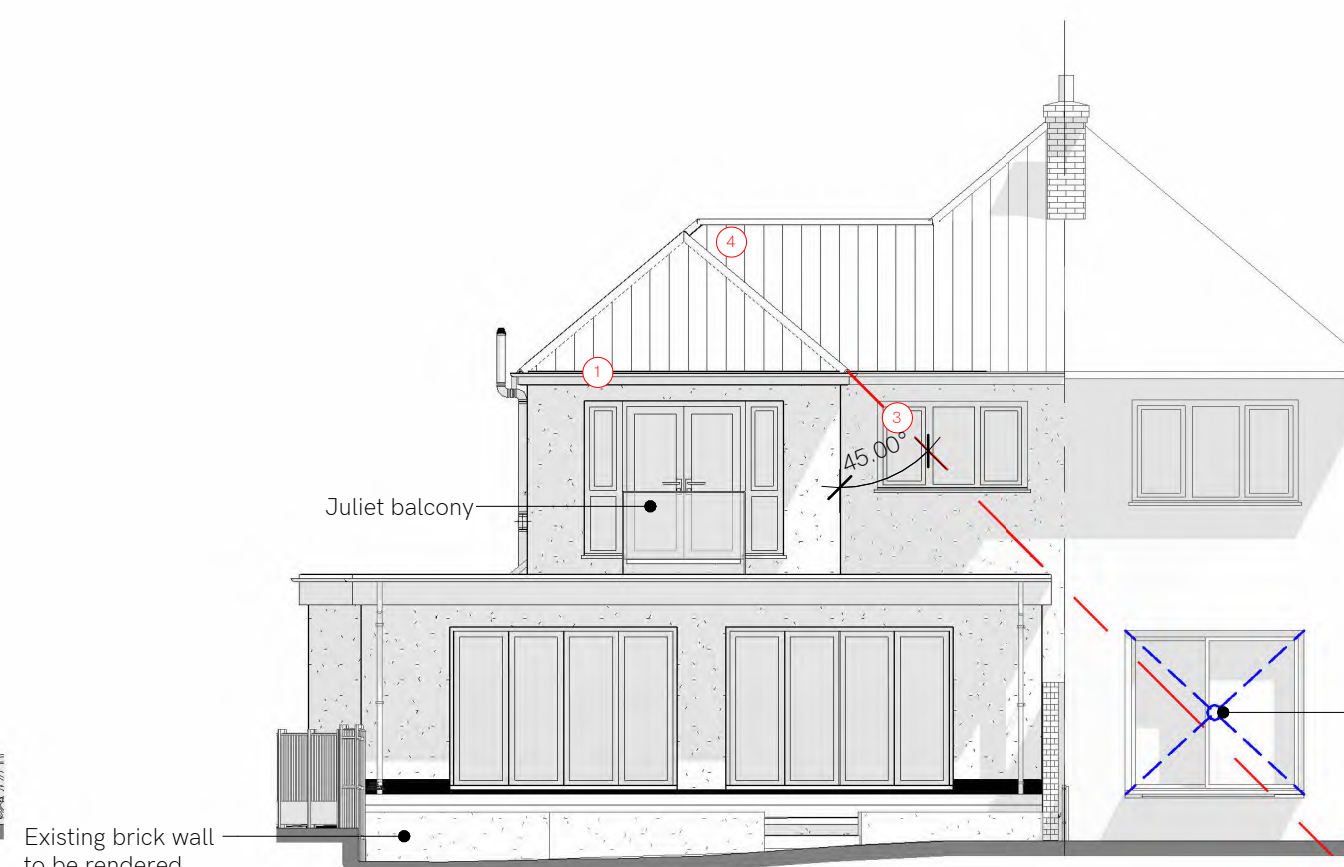


1 Proposed Elevation - South East
1 : 100



2 Proposed Elevation - South West
1 : 100

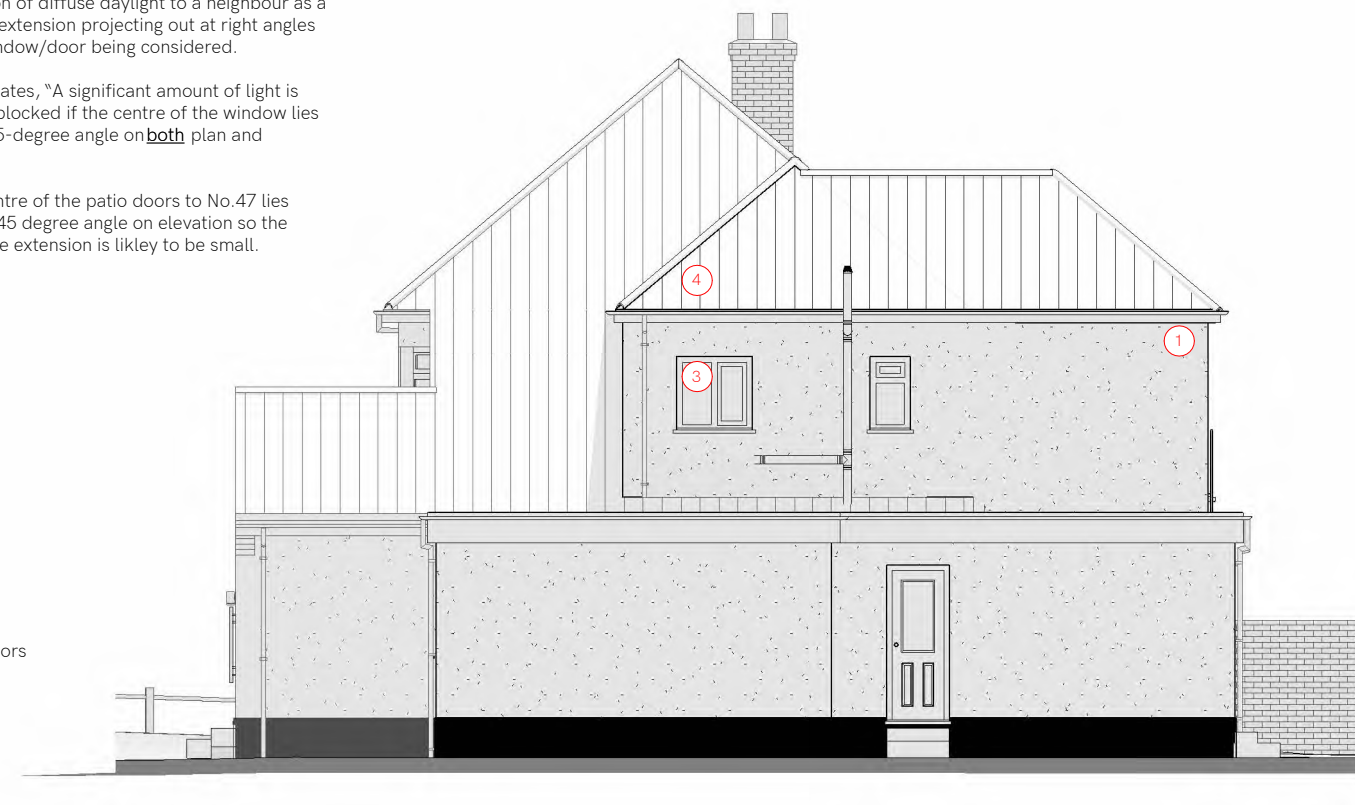


3 Proposed Elevation - North West
1 : 100

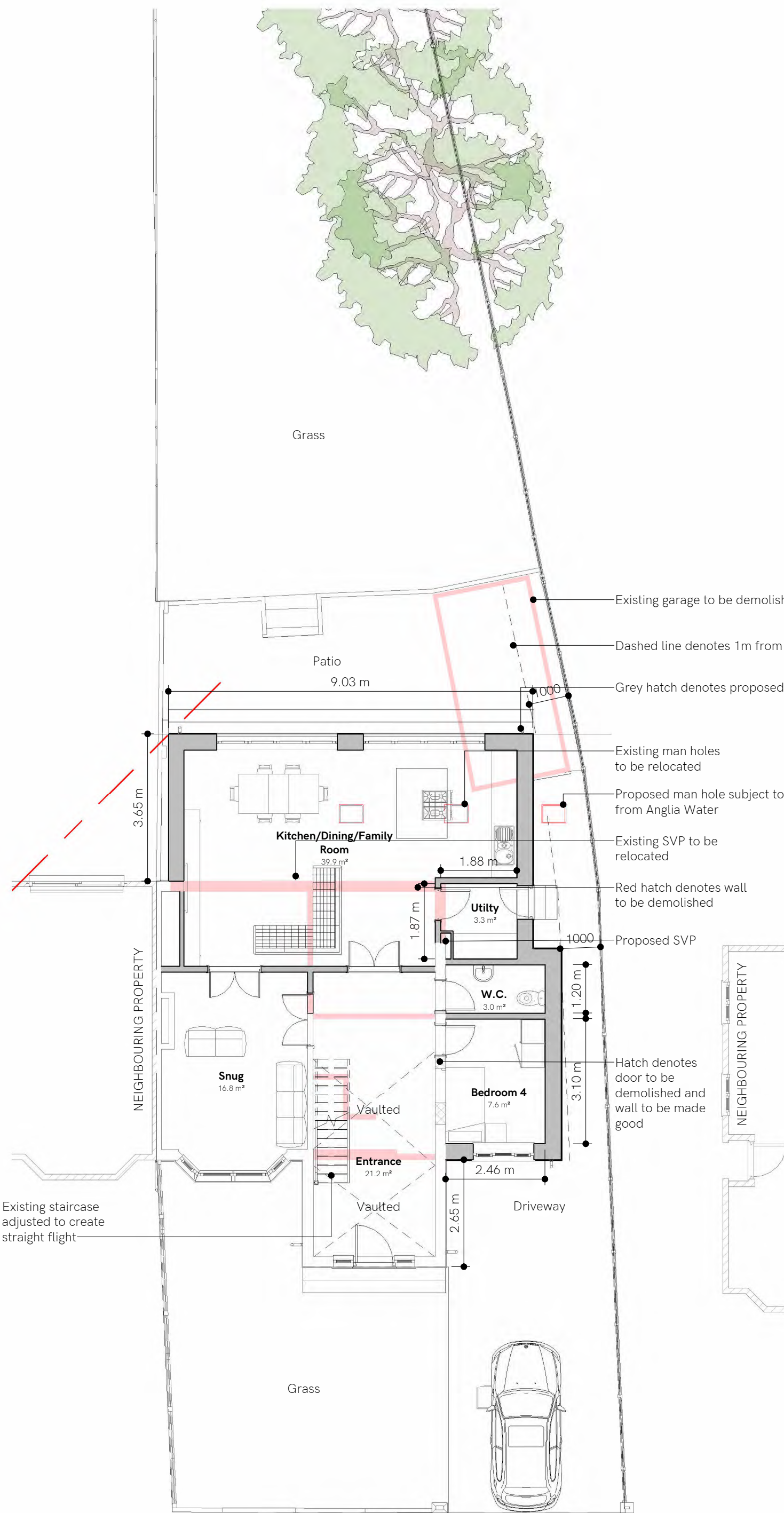
The 45-degree angle rule of thumb within the BRE daylight and sunlight guidance document is for consideration of diffuse daylight to a neighbour as a result of an extension projecting out at right angles from the window/door being considered.

The guide states, "A significant amount of light is likely to be blocked if the centre of the window lies within the 45-degree angle on both plan and elevation".

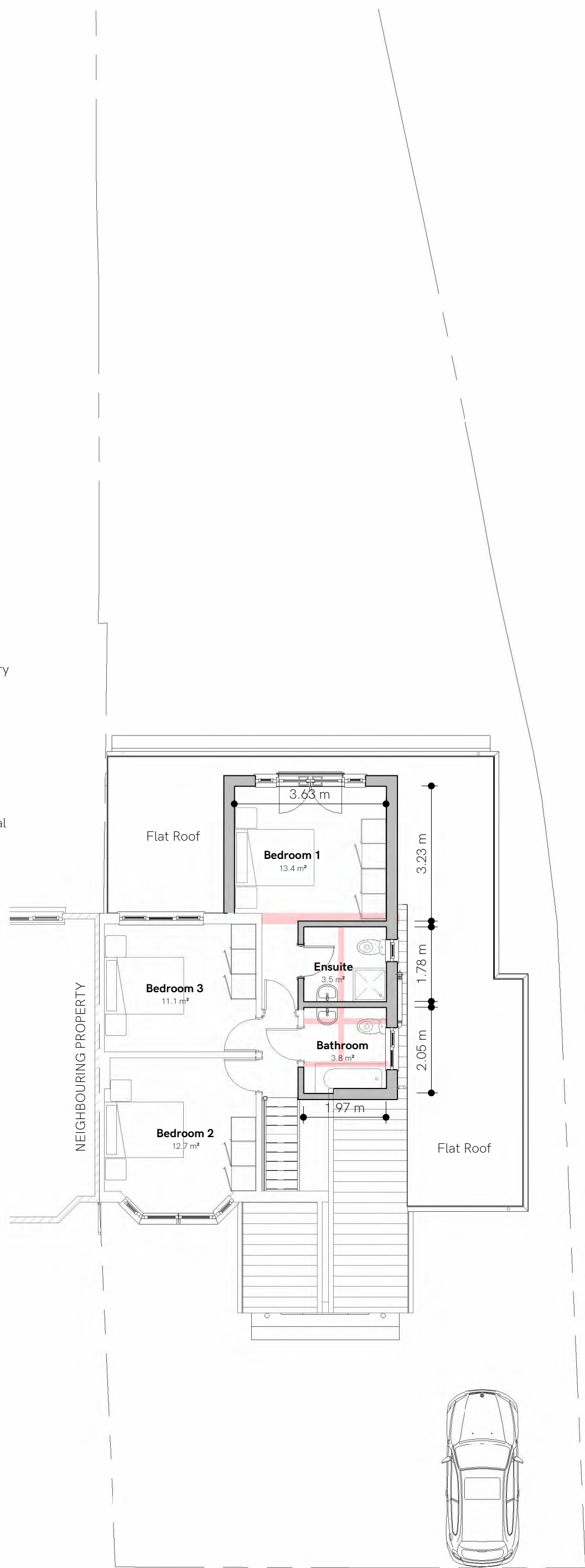
Here the centre of the patio doors to No. 47 lies outside the 45 degree angle on elevation so the impact of the extension is likely to be small.



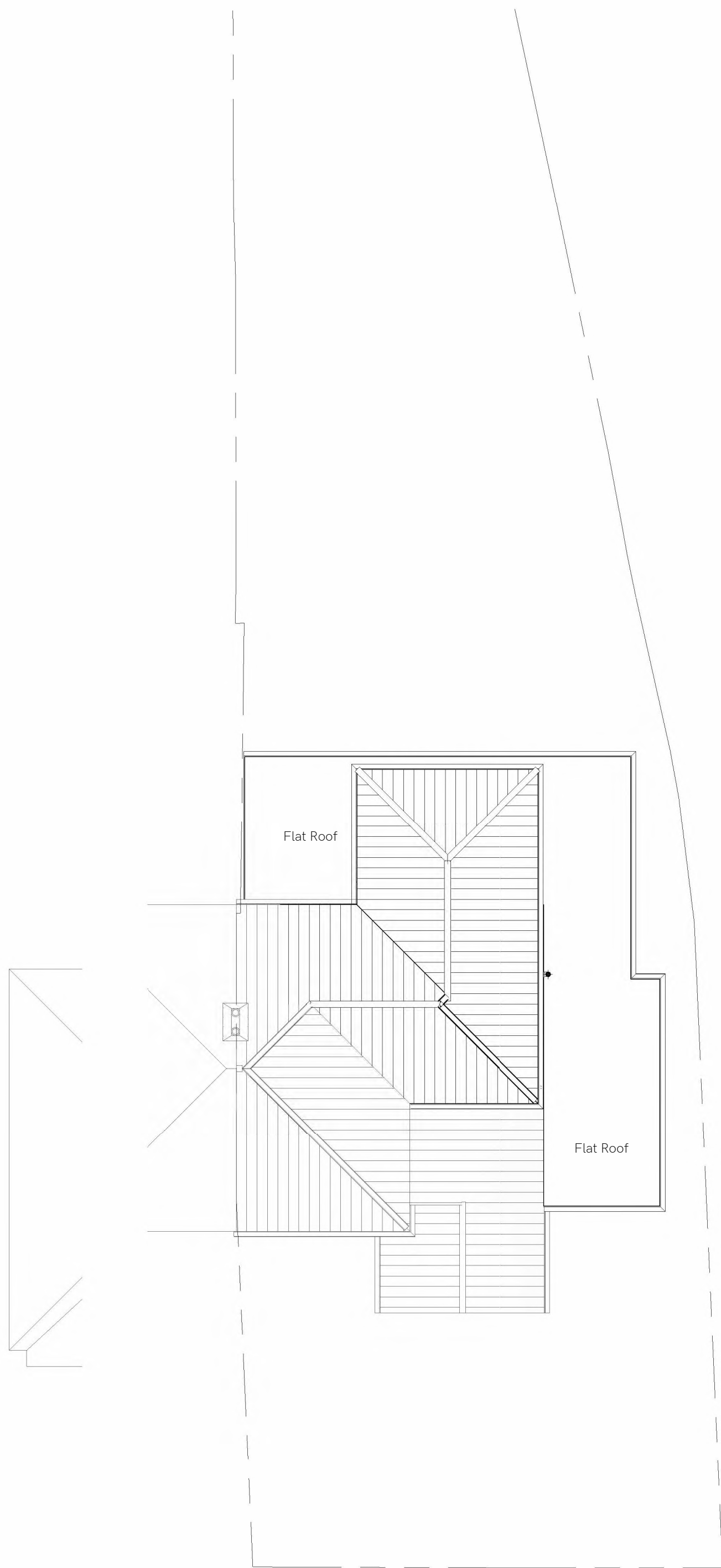
4 Proposed Elevation - North East
1 : 100



5 Ground Floor - Proposed
1 : 100



6 First Floor - Proposed
1 : 100



7 Roof Plan - Proposed
1 : 100



8 Proposed 3D Perspective - Front



9 Proposed 3D Perspective - Rear

General Notes

Contractors are to check dimensions of all issued drawings and to notify the Architect immediately of any discrepancy.

Do not scale from this drawing, if dimensions are not clear ask.

This drawing and the information contained herein are subject to BGA Architects Terms & Conditions.

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All setting out to be coordinated by the Contractor and to be checked onsite prior to construction.

All dimensions noted are in millimetres unless stated otherwise.

All levels to be above Ordnance Survey Datum defined levels (A.O.D) unless noted otherwise.

The contractor shall strictly follow the recommendations of all manufacturers for the storage and installation of all products for this project.

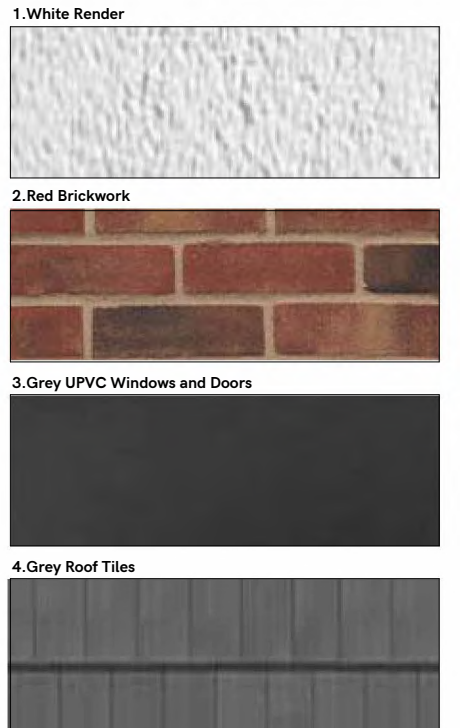
The contractor is to allow within their price for all items not listed but that will be required to complete the work in accordance with all current legislation.

Most projects involve a level of structural works and will require the input from a structural engineer. The contractor shall ensure they contact the relevant engineer to obtain the latest structural package.

The client and contractor must ensure they are working to the latest approved package and that all documents and drawings are cross referenced to ensure that the latest revisions are being worked from.

Do not build from any drawing packages that do not say, Building Control Approval, Conditional BREG Approval or For Construction.

Material Palette:



0 1 2 3 4 5m
Scale 1:100

Rev:	Date:	By:	Description:
B	09/10/23	PH	0f extension set back, 1st floor roof hipped
A	02/08/23	PH	45 Degree Line Added

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Client:
Craig Wingrove

Project Address:
49 Duverton Avenue, Westcliff-on-Sea,
Essex. S50 0HP

Drawing Title:
Proposed Plans and Elevations

Status:
AWAITING TPA APPROVAL

Date: 01/08/23 Drw: SK Chk: PH Scale: 1:100 @
Project No: 23-045B Drawing No: TPA-1-300 Rev: B