

All dimensions to be checked on site and not to be scaled off these drawings.

All walls to be checked to see if they are load bearing and report findings to the engineer and agent

A competent builder to confirm the existing structure makeup at the 'opening up' stage. The foundation to be determined prior to any structural work taking place. **DO NOT ASSUME. IF IN DOUBT PLEASE ASK**

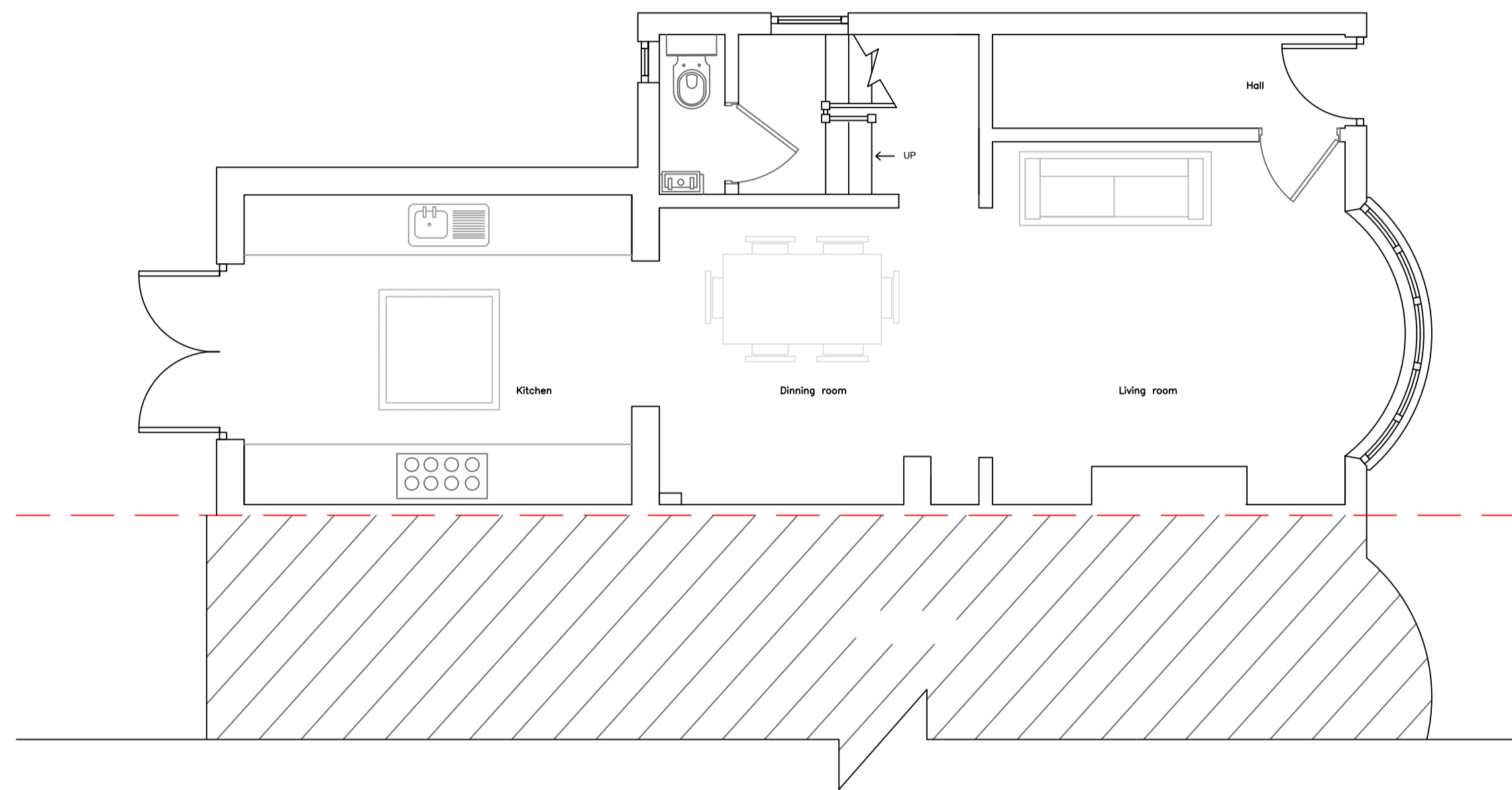
Any Drains owned by Yorkshire water may need permission to be built over, built near or connected onto. A Survey to be carried out by others onsite to determine the existing route and ownership. Existing or new drains that need to be altered or moved should be done so with the written approval of the current owner. All work should meet the approval of the BCO.

Its the home owners responsibility to seek advice from a party wall surveyor to determine if a party wall act should be served. All boundary's to be checked on site. report any discrepancy's immediately to the agent.

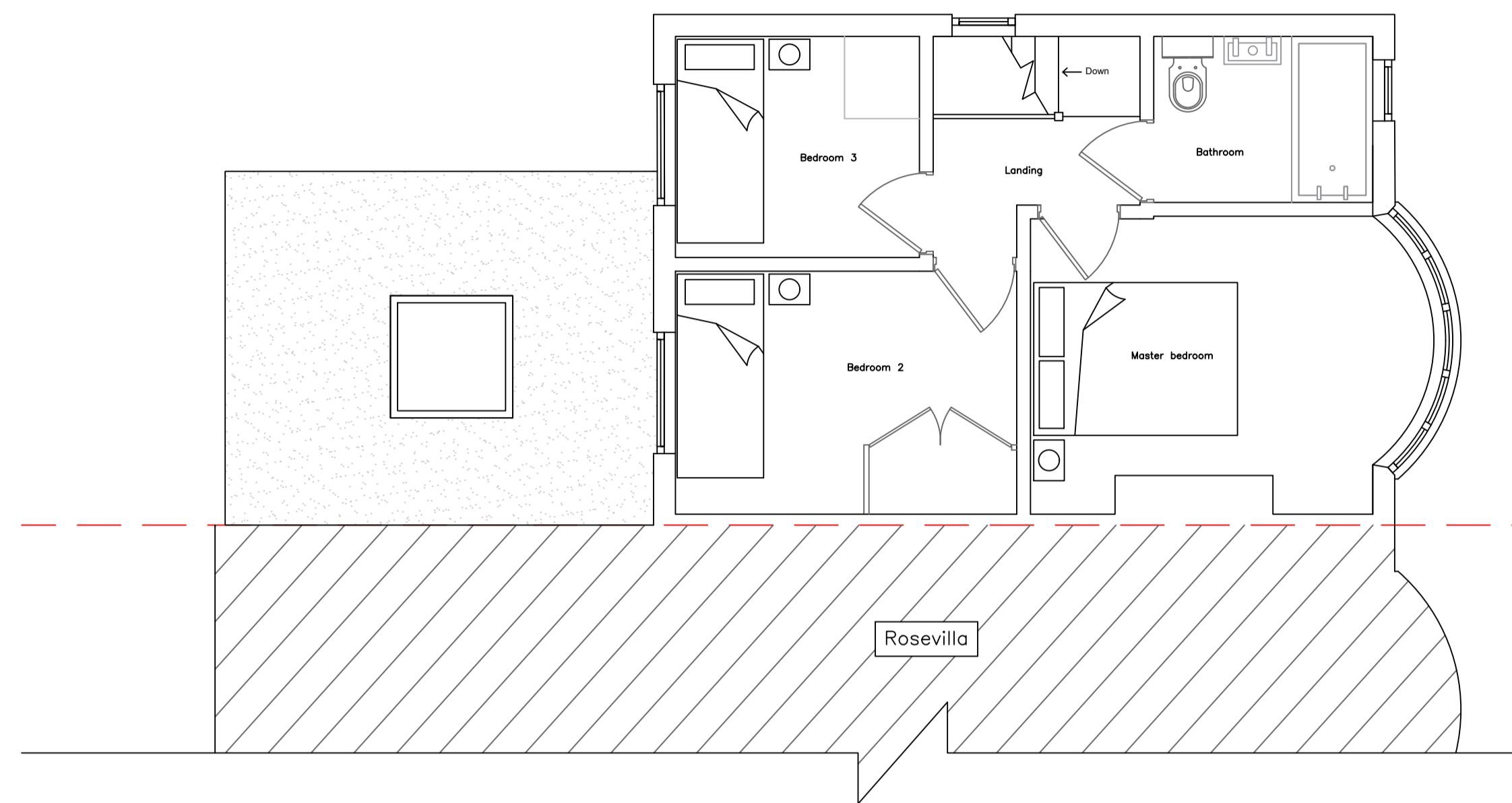
No work to be taken without approval of the boundaries. Please ensure the Footprint of the extension falls within the homeowners boundary and that all relevant checks and paperwork has been agreed with all parties.

--- Ctr of hedge (tbc / agreed.)

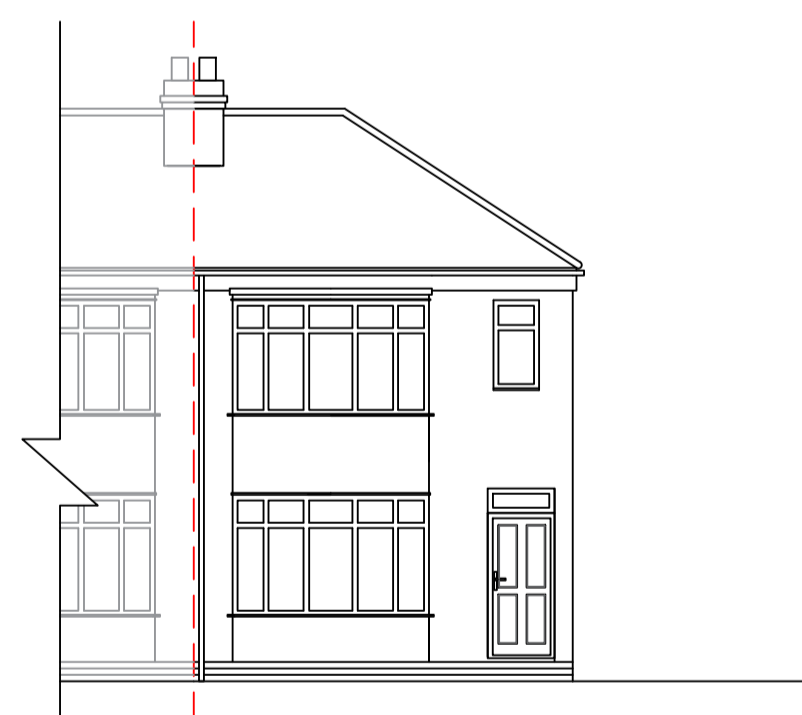
--- Ctr of hedge (tbc / agreed.)



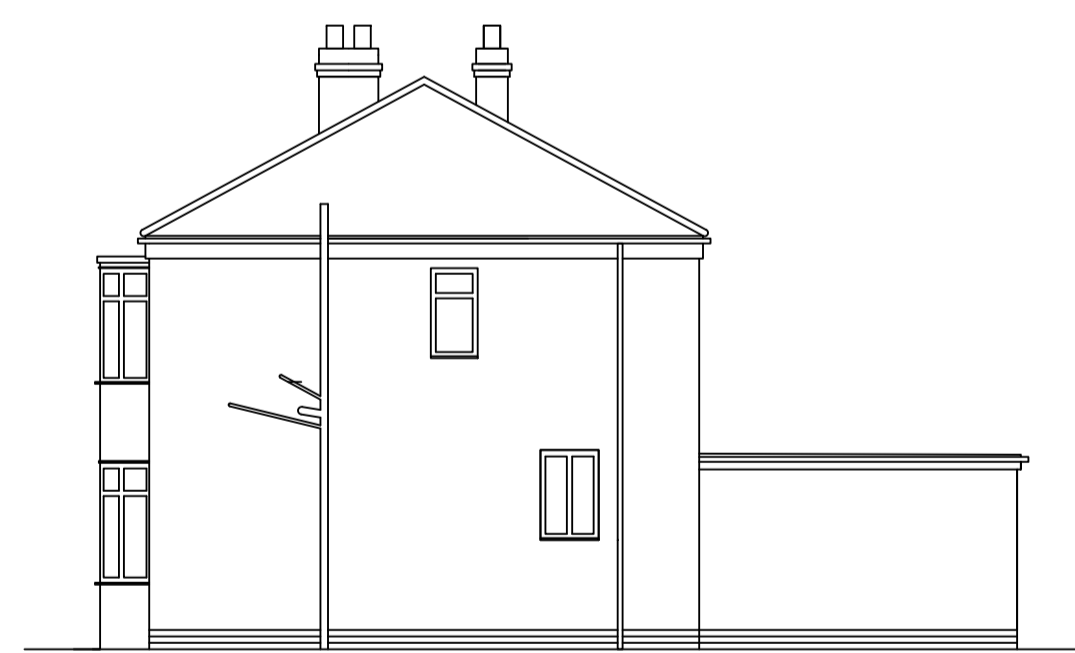
Existing ground floor plan. 1.50



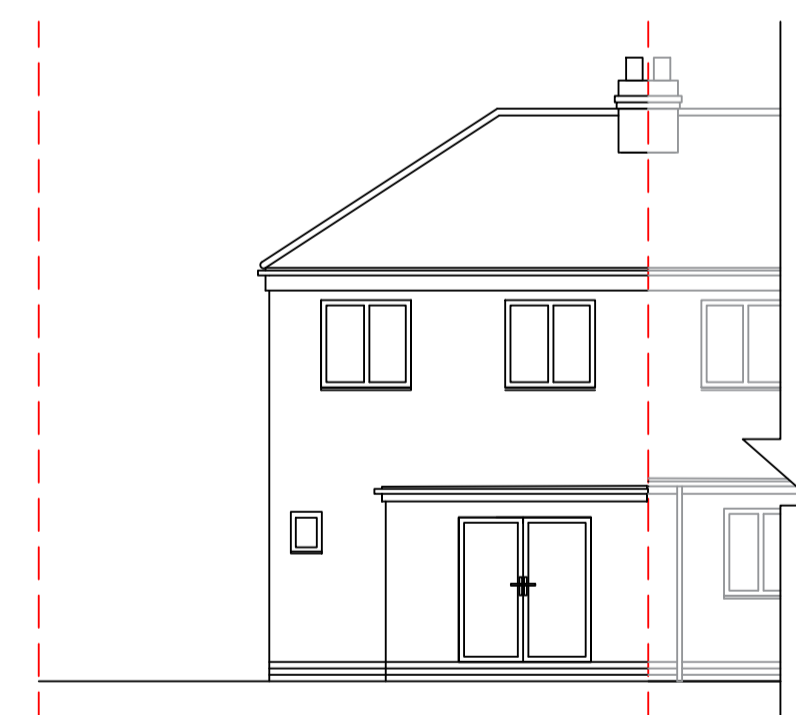
Existing first floor plan. 1.50



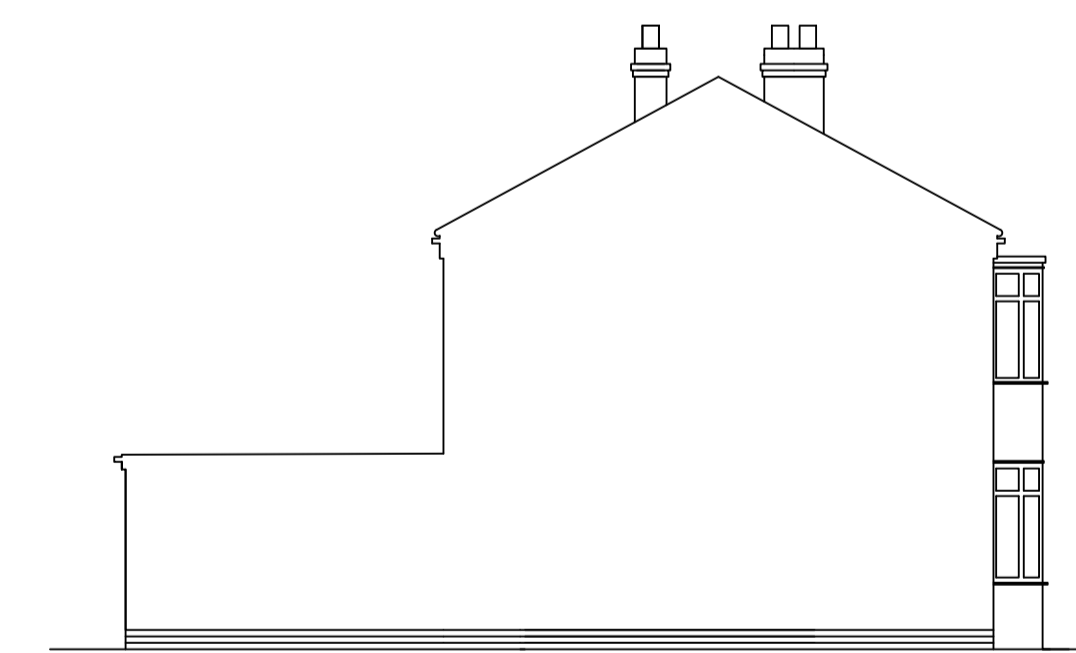
Existing South East elevation . 1.100



Existing North East elevation . 1.100

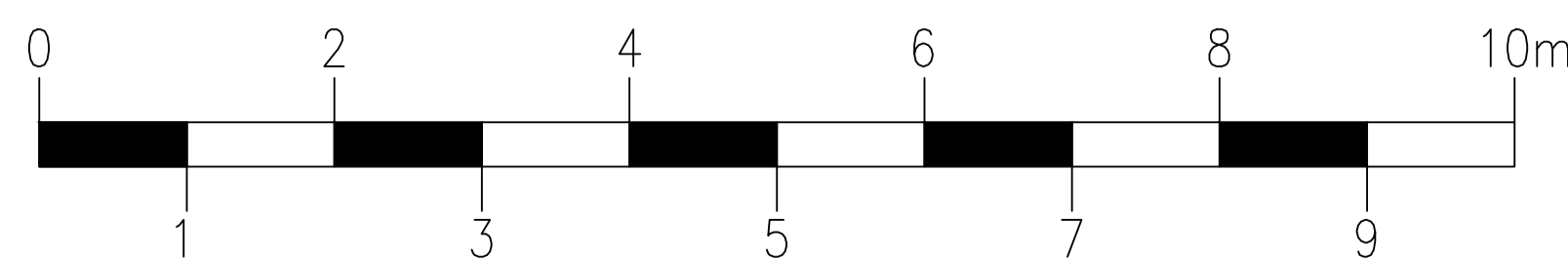


Existing North West elevation . 1.100

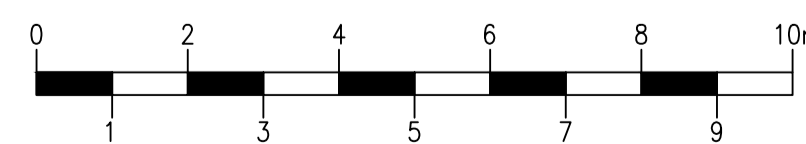


Existing South West elevation . 1.100

Scale bar 1.50



Scale bar 1.100



REV.	Change	Date

Firm Name and Address
 PD Design & Build LTD
 61 Bilsdale Grove
 Hull.
 HU9 3UX

Client name and Address
 Victoria Oates
 Leysville
 Station Road
 Burstwick
 HU12 9JG

Drawn by. PD	Checked by. .
Date 21.11.21	Drawing No. Burst.001
Scale - as stated @ A1	