

PROPOSED PLANS & ELEVATIONS

Scale(s) as shown @ A1



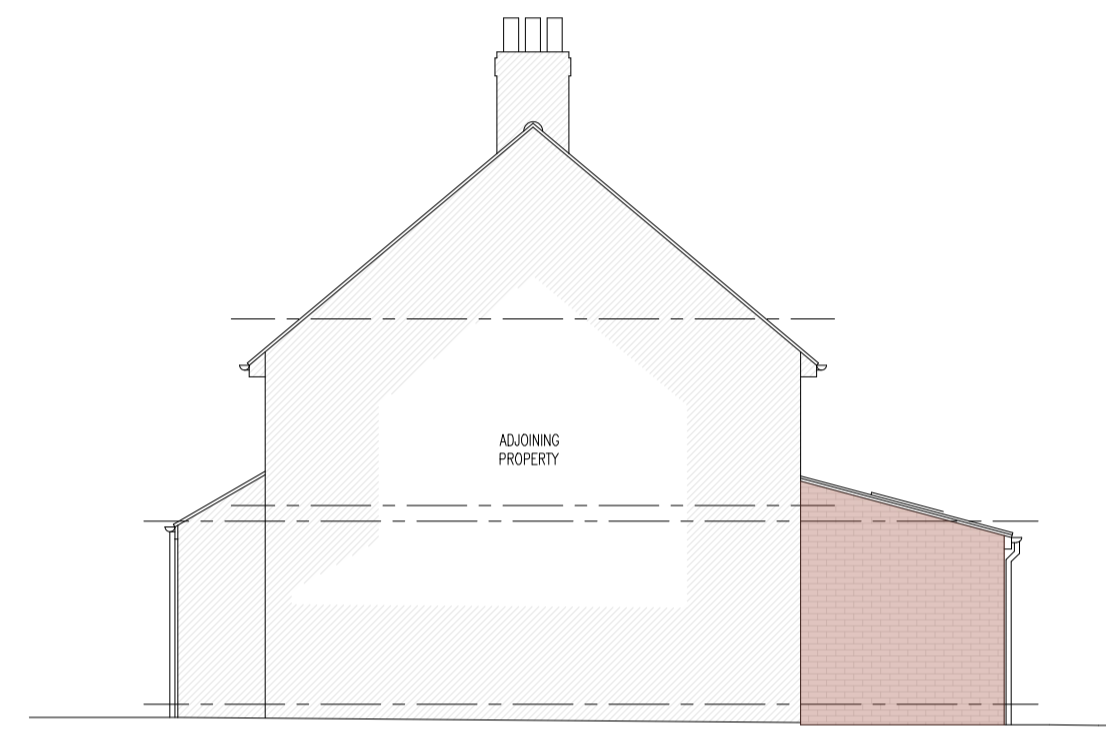
1 FRONT ELEVATION
PROPOSED Scale 1:100



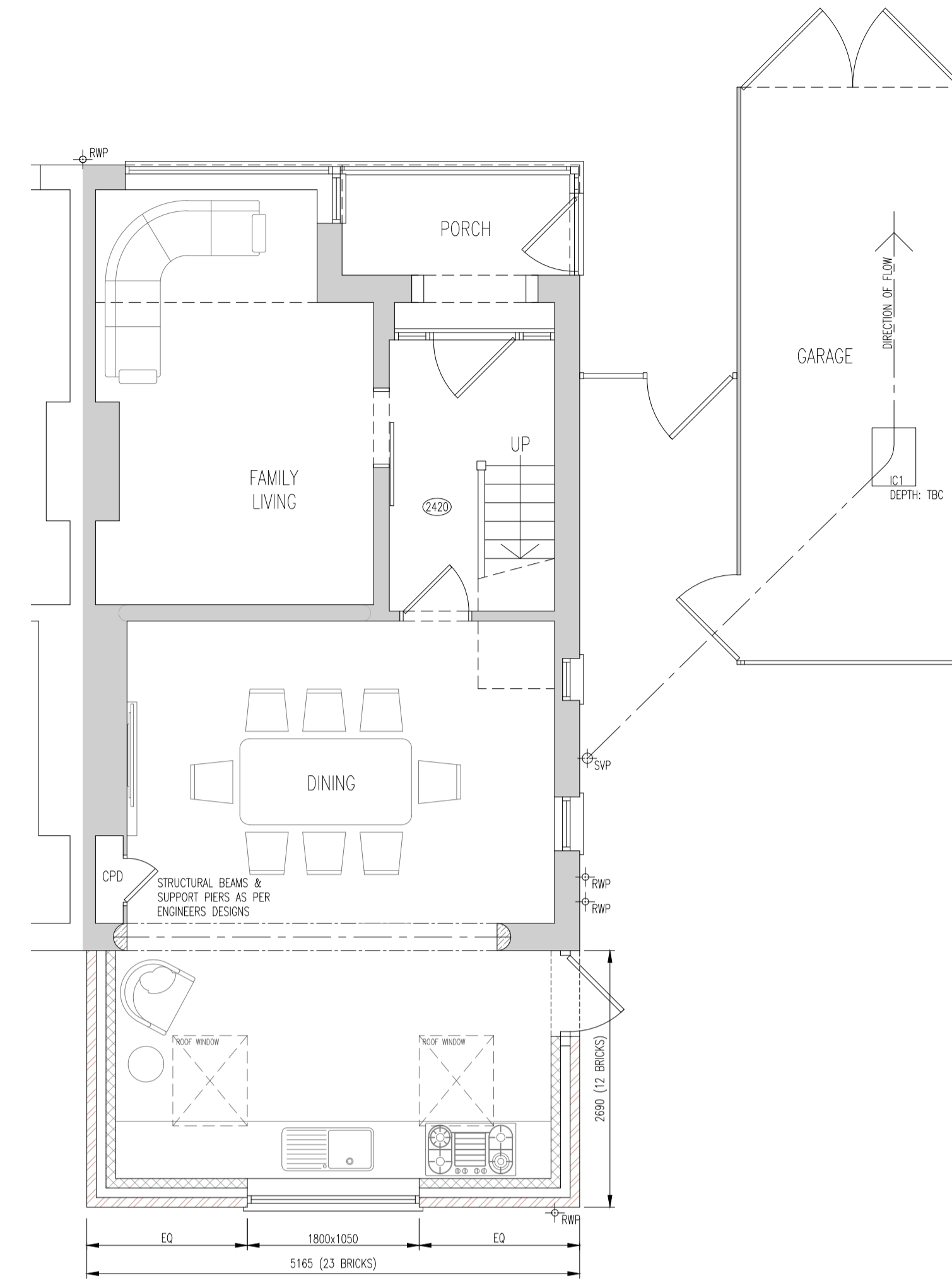
2 SIDE ELEVATION
PROPOSED Scale 1:100



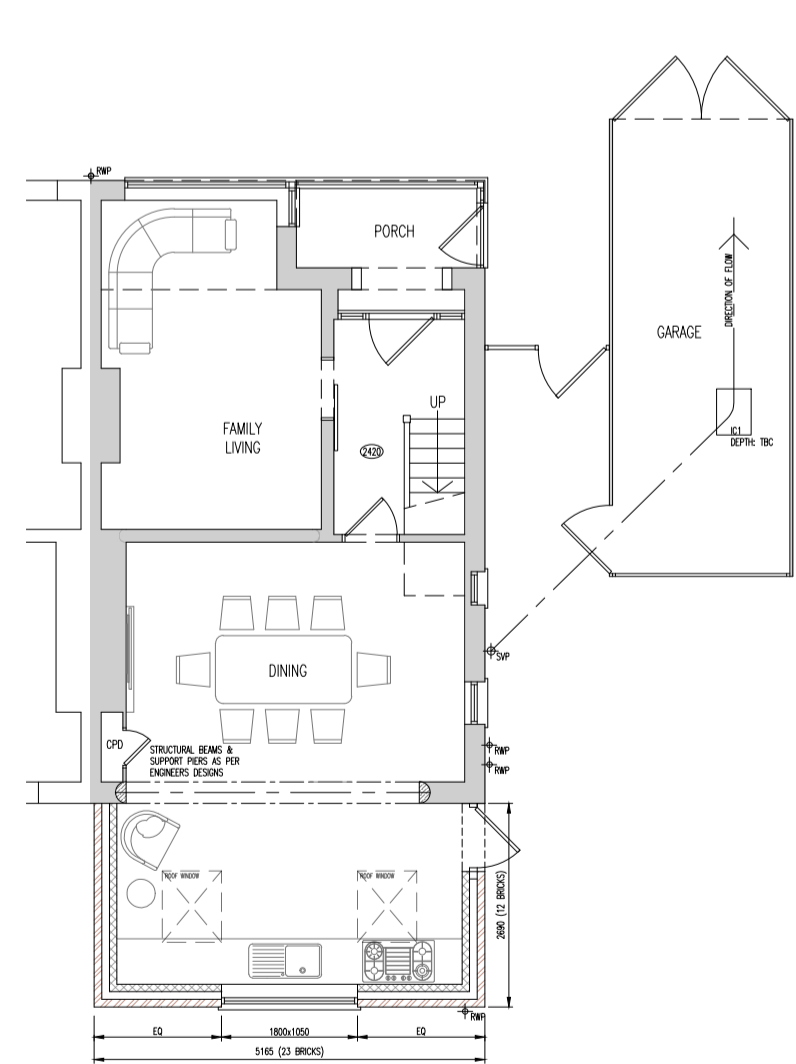
3 REAR ELEVATION
PROPOSED Scale 1:100



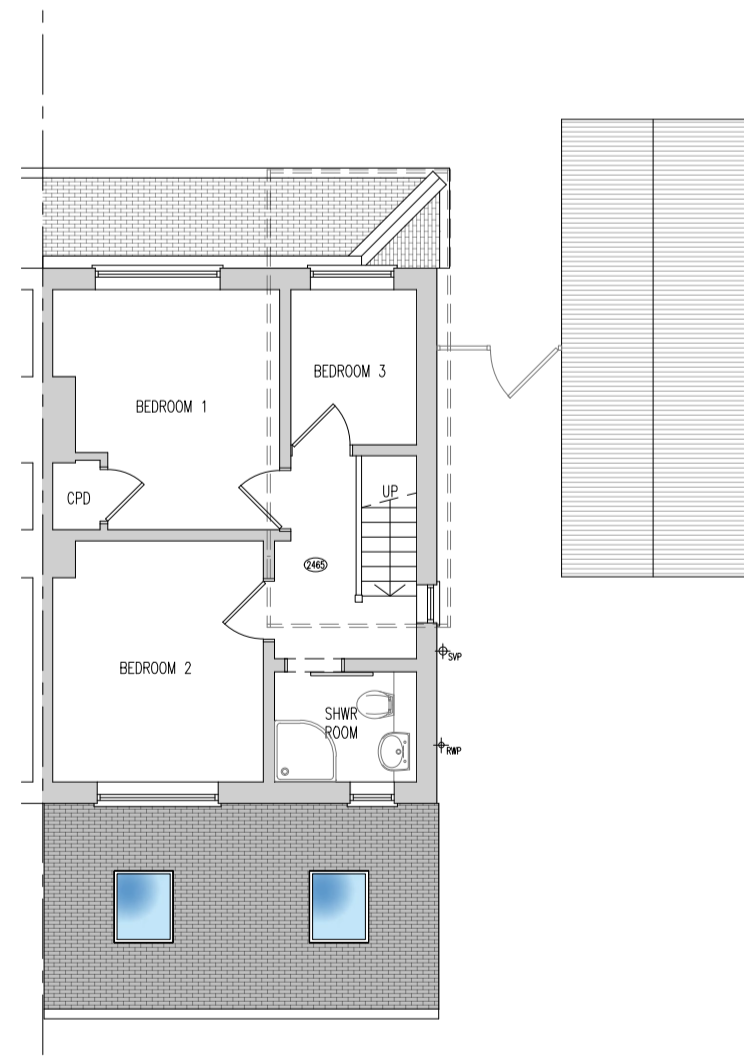
4 SIDE ELEVATION
PROPOSED Scale 1:100



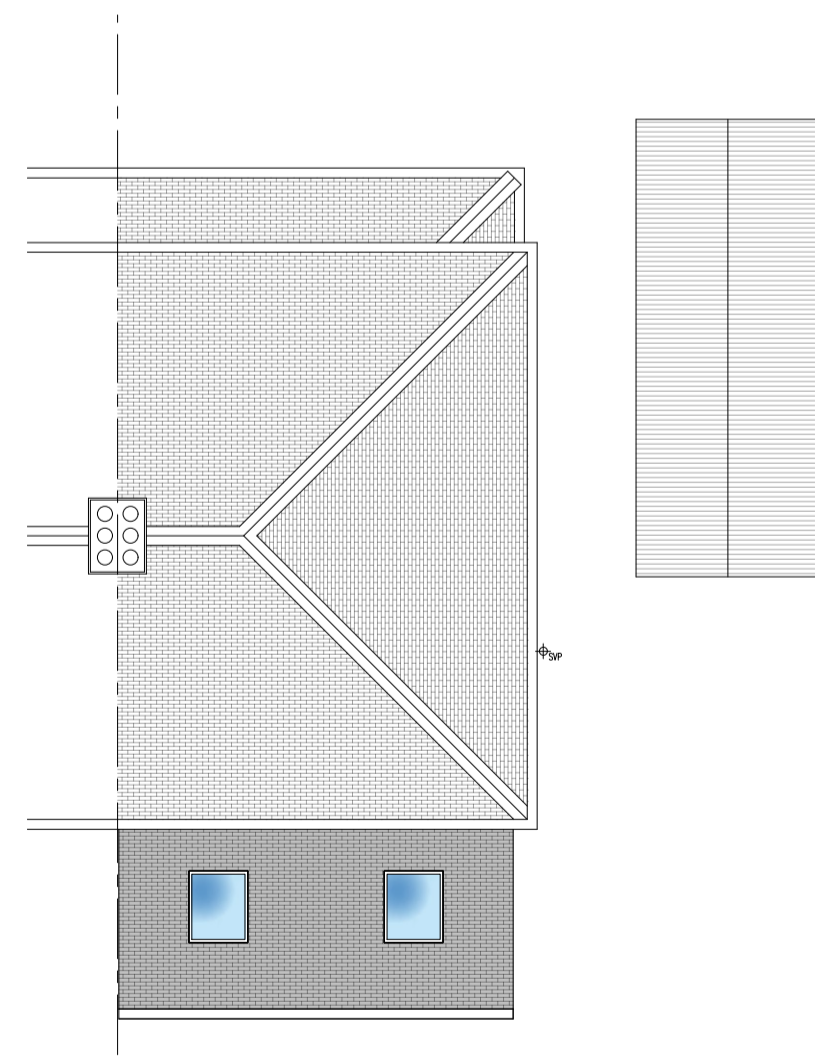
8 GROUND FLOOR
PROPOSED Scale 1:50



5 GROUND FLOOR
PROPOSED Scale 1:100



6 FIRST FLOOR
PROPOSED Scale 1:100



7 ROOF PLAN
PROPOSED Scale 1:100



10 REAR ELEVATION
PROPOSED Scale 1:50

EXTERNAL FINISHES
 PITCHED ROOF - PLAIN FLING TO MATCH EXISTING (TO SUIT SHALLOW PITCH)
 WALLS - FACED BRICKWORK TO MATCH EXISTING
 WINDOWS - WHITE UPVC TO MATCH EXISTING
 FASCIA - TO MATCH EXISTING
 RAINTWATER GOODS - TO MATCH EXISTING

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Soil up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and inlets carrying new and altered loads are to be repaired and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Hulfire 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
 Support of beam
 Insertion of DPC through wall
 Raising a wall or cutting off projections
 Demolition and rebuilding
 Underpinning
 Insertion of lead flashings
 Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
 A Party Wall Agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (kitemarks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

PERMITTED DEVELOPMENT

Commencement of any building works prior to receipt of all required planning permissions; full building control/regulation approval is done so entirely at the clients risk.

This drawing is protected under The Copyright, Designs & Patents Act 1988. Do not scale. Figured dims only are to be taken from this drawing. All dims are to be checked on site before any work is put in hand. If in doubt, ASK.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH JOB SPECIFICATION TOGETHER WITH ENGINEERING / SITE LAYOUT, CONSTRUCTION NOTES, ANY RELEVANT STRUCTURAL ENGINEERS INFORMATION, M&E AND OTHER SPECIALIST CONTRACTORS DRAWINGS.

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The: PROPOSED REAR EXTENSION
 PROPOSED SCHEME
 Scale @ A1: as noted N/A Date: JUN 23

Doc No: 05145_RE_MH02 Revision: B

Rev	Date	Description
A	JUL 23	DESIGN AMENDMENTS AS PER CLIENT REQUIREMENTS
B	JUL 23	WORK LAYOUT AMENDMENTS

