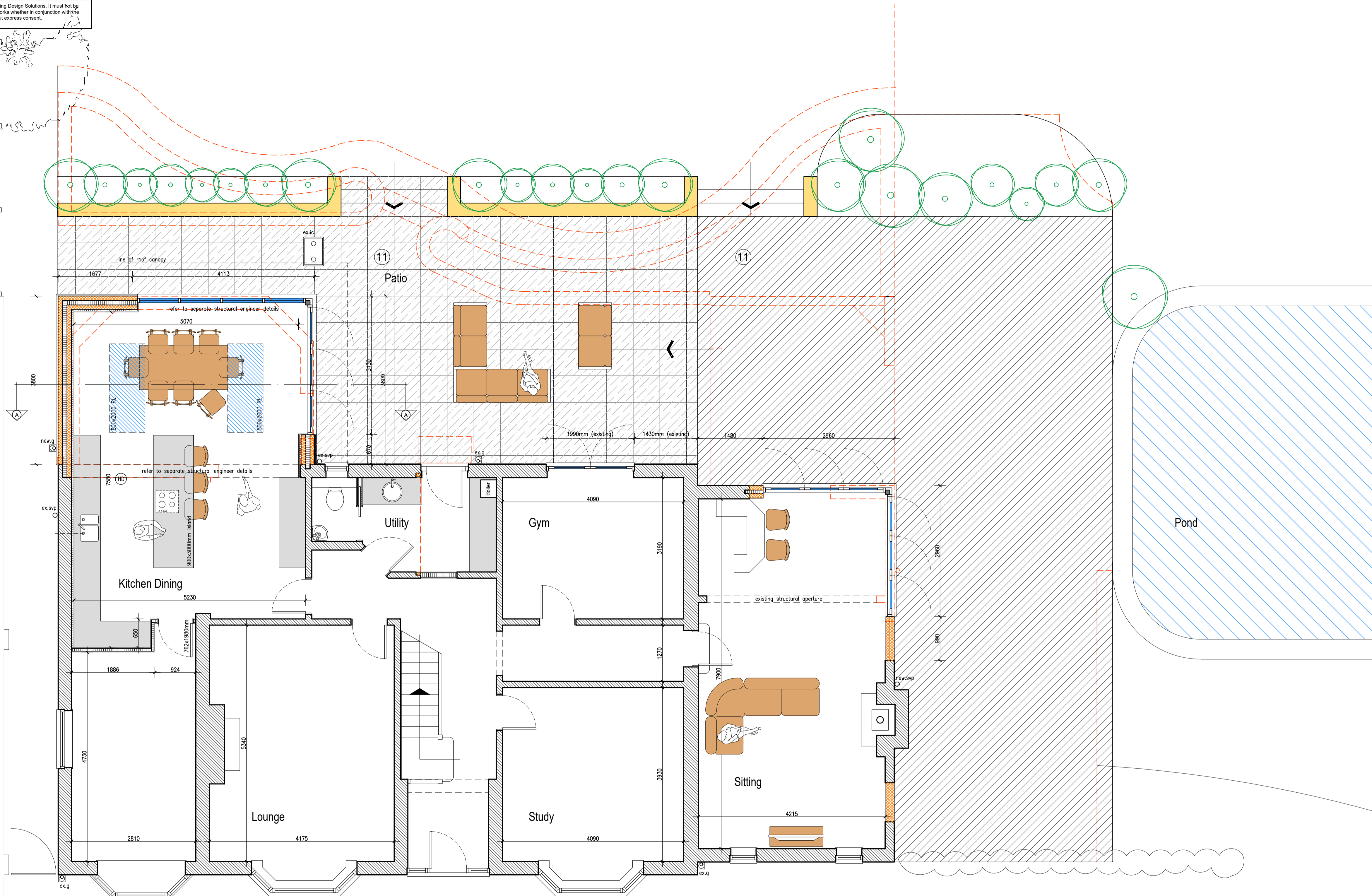


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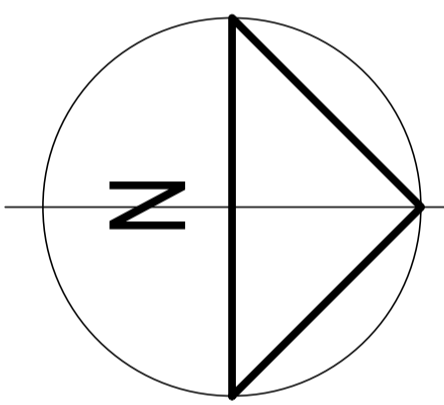


- General:**
 The contractor will be responsible for checking the accuracy of all dimensions given on the drawings and for the correct setting out of the works on site.
 All materials to be fit for their purpose and fixed in accordance with the manufacturer's printed instructions, local authority requirements, British Standards, Codes of Practice, Health & Safety Law and good building practices.
 All colours of specified materials to have the full approval of the enforcing planning authority prior to placing any orders of materials.
- 1 - existing natural slate
 - 2 - existing smooth faced multi brickwork in stretcher bond
 - 3 - existing vertical hung terracotta plain tiles
 - 4 - all existing and new masonry walls to receive Parex Silicate Coloured Render (colour to be confirmed) complete with Expamet or approved similar pre-galvanized stainless steel synthetically coated pvc protective roofing external angle beads and render stops.
 - 5 - Siberian larch/cedar tongue & groove V joint profile vertical cladding to be finished using Sarsin 30F's specially formulated oils and resins or approved similar
 - 6 - Windows and doors to be pvc/powder coated aluminium casement frames and doors, colour TBC, fitted with double glazed units complete with stub cills
 - 7 - re-use existing smooth multi facing brickwork to makegood to existing
 - 8 - balcony balustrading to have glazing system to comprise: tubular top rail and posts with glazing brackets and minimum 15mm thick acid etched tempered laminated toughened glass ditto to a minimum height of 1100mm
 - 9 - Single ply roof membrane either GRP or rubberised system colour dark grey/black. Fascia and barge boards to be stepped overall 300mm square edged Kestral K16 fascias colour dark grey/black pvcu fixed to ends of joists, complete with black pvcu soffits boards colour dark grey/black. Black powder coated aluminium casings to parapets
 - 10 - Roof Maker or approved similar Fixed Flat Roof Light overall complete with clear easy clean triple glazing units and frame finished satin grey RAL 7016
 - 11 - external landscaping to include concrete pavers, composite decking, low level garden walling, planting beds and garden structures - the scope and area of landscaping is only indicative, and shall be designed by others

Green Belt Volume Assessment:

existing volume of rear conservatory's	= 105.0m ³
volume of proposed rear extension	= 70.2m ³
volume reduction	= 34.1m ³

Proposed extension approximately 33% volume reduction



Drawing to be read in conjunction with separate structural engineer details and calculations

Sherwood
 Building Design Solutions

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 Domestic and Commercial Property Design Consultant With Over 30 Years Experience

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Health and Safety Advisory Information (CDM 2015 Regulations) and Building Regulations (as amended) 2023:

The purposes and principles of both the CDM 2015 regulations and Building Regulations 2023 have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.

By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' and/or 'Principal Designer' under both the CDM 2015 Regulations and Building Regulations 2023, subject to written appointment and depending on particulars. These roles will be superseded by the appointment of Principle Contractor (Builder) on commencement and appointment thereof, as part of the construction phase.

For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the 'pre-construction phase' of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority. It can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.

In preparing this drawing the following factors have been taken into consideration:-

- All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records
- The property has had previous extensions and rear conservatories, together with conversion of original roof space including front and rear dormers
- No existing Health and Safety File information available

This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre-construction Information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.

No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor:-

- Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design. If deemed necessary by either the contractor, principal contractor or building control officer.
- All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work
- No hazardous materials have been identified and/or made aware of by the client
- General building work to be undertaken within an occupied property
- Foul drainage with an invert level of approximately 750mm
- Installation of large steelwork sections associated with structural alterations, therefore adequate consideration will need to be taken regarding manual handling and temporary works

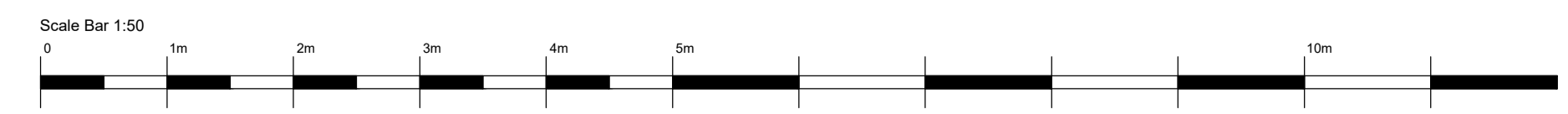
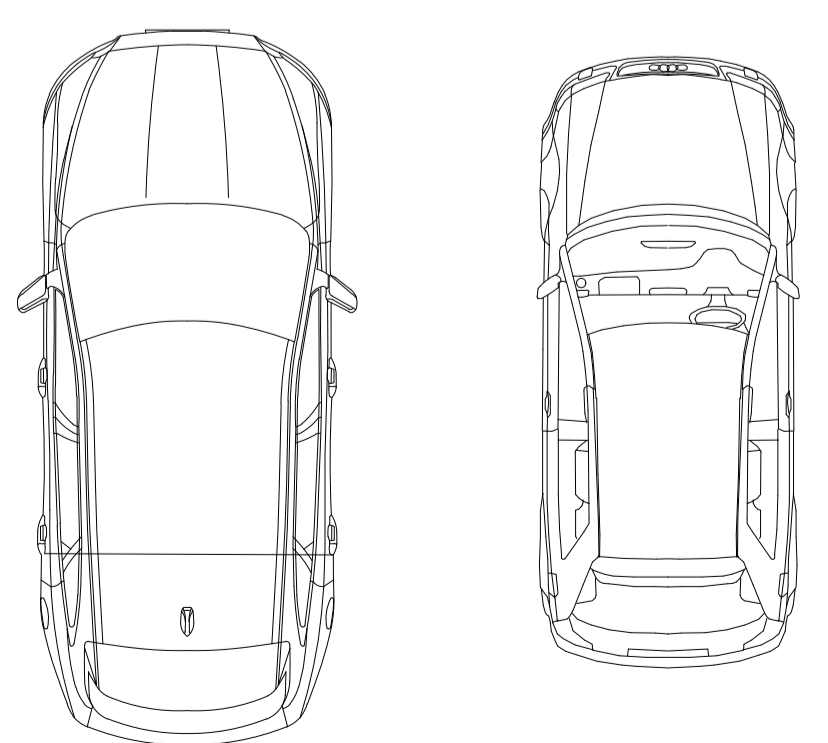
It is the clients responsibility to take adequate measures to assess the competency of other duty holders, including designers and contractor(s) or principal contractor prior to their appointment.

It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to adopt and complete the CITB CDM Wizard - this can be downloaded from the CITB website <http://www.citb.co.uk>.

During the construction phase and following thereafter, the client is to be issued with all relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on-going maintenance and the buildings use (Health and Safety File).

More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CITB website <http://www.citb.co.uk>.

Ground Floor



Status: **Design & Planning Application**

Client: **Mr & Mrs P Robinson**

Project: **Ardlea House, Flag Lane, Bretherton, PR26 9AD**

Title: **Proposed Single Storey Rear Extension and Rear Balcony - Proposed Ground Floor Plan**

Scale: 1/50 @ A1 Date: August 2023 Drawn: Rob Sherwood

Drawing Number: **2023-51-02.1** Revision: