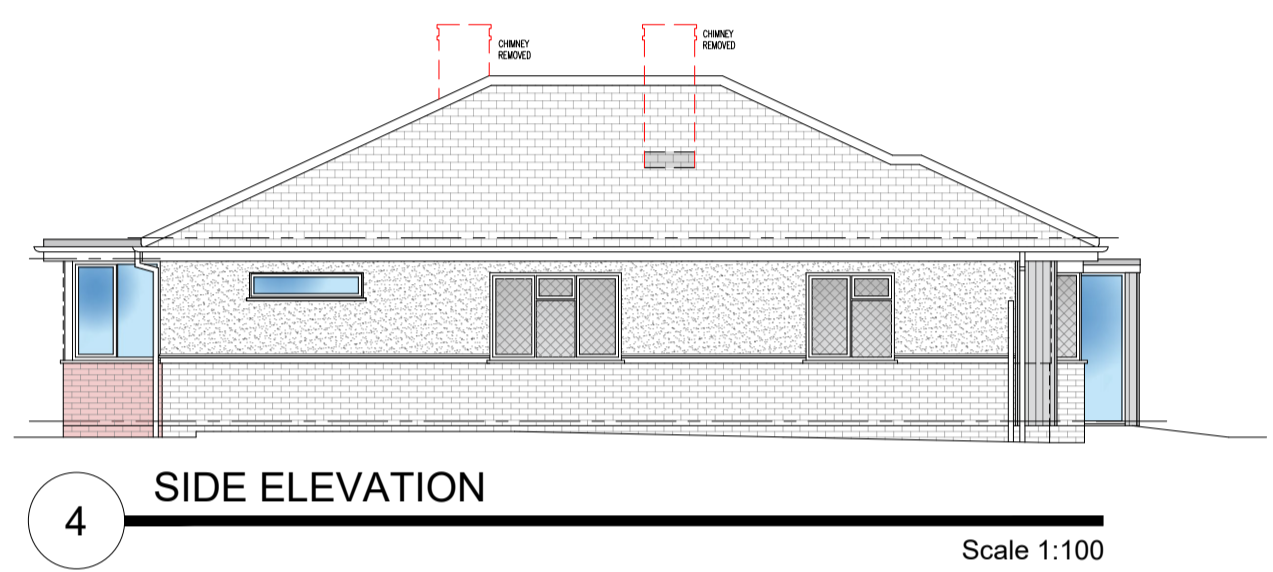
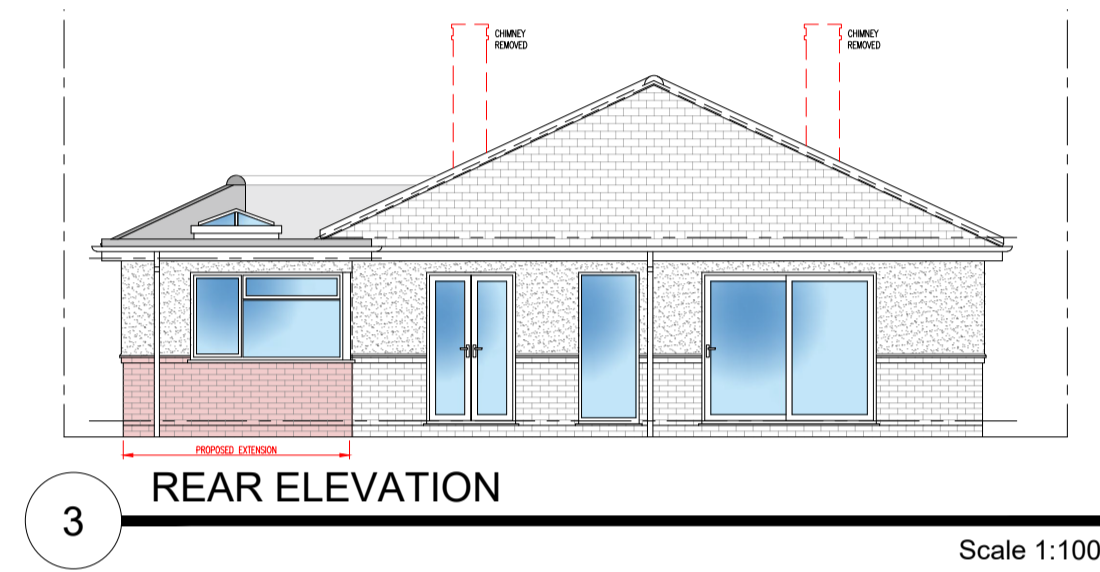
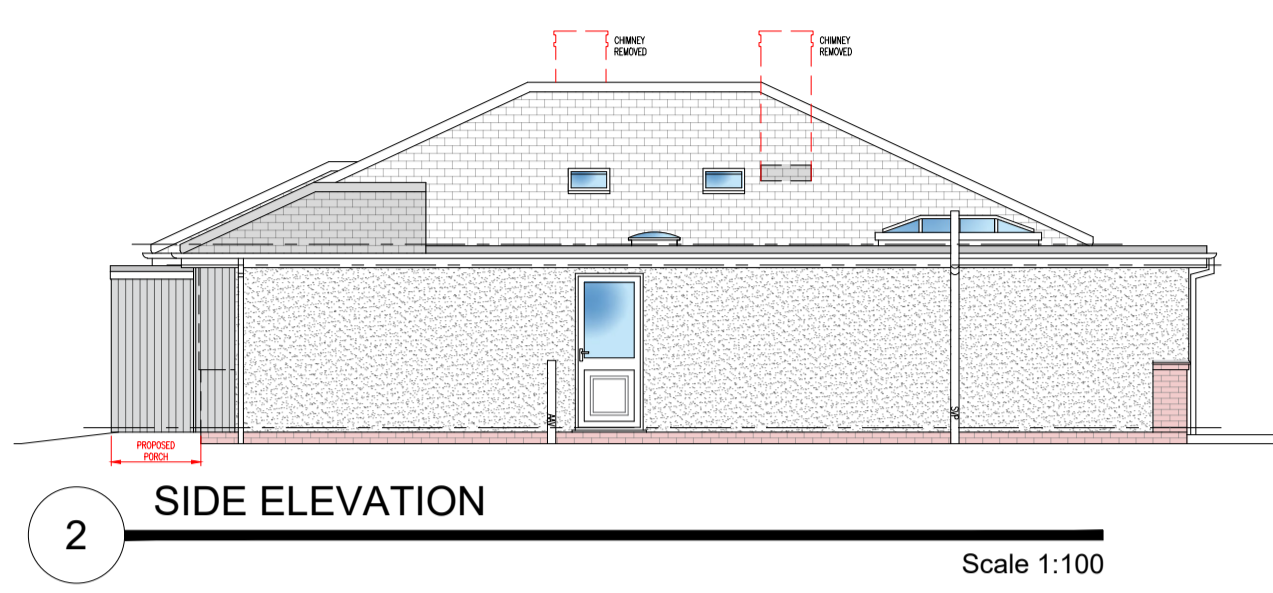
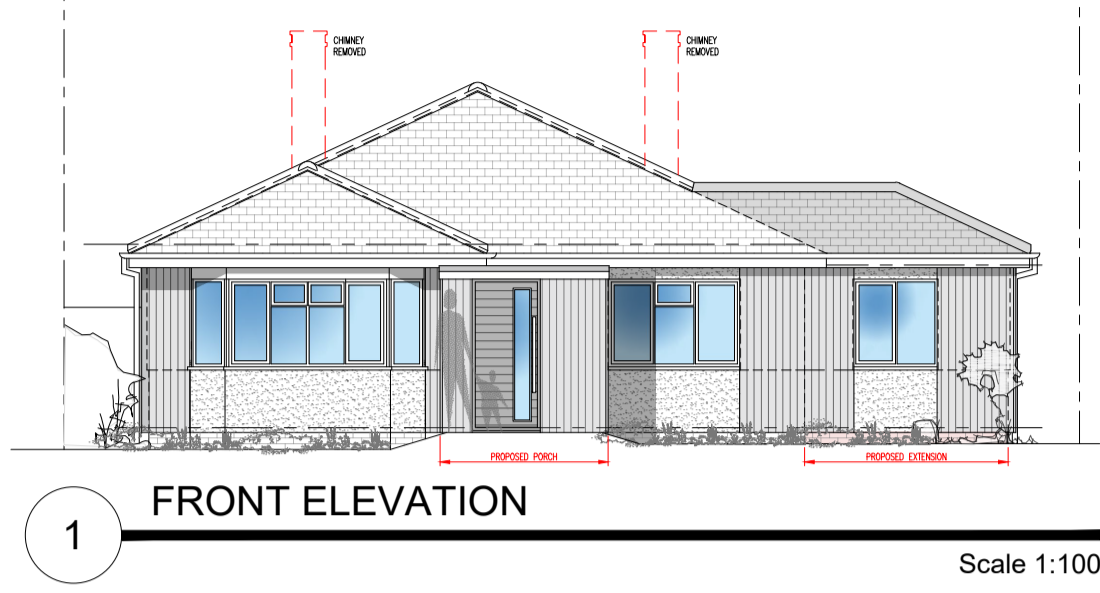


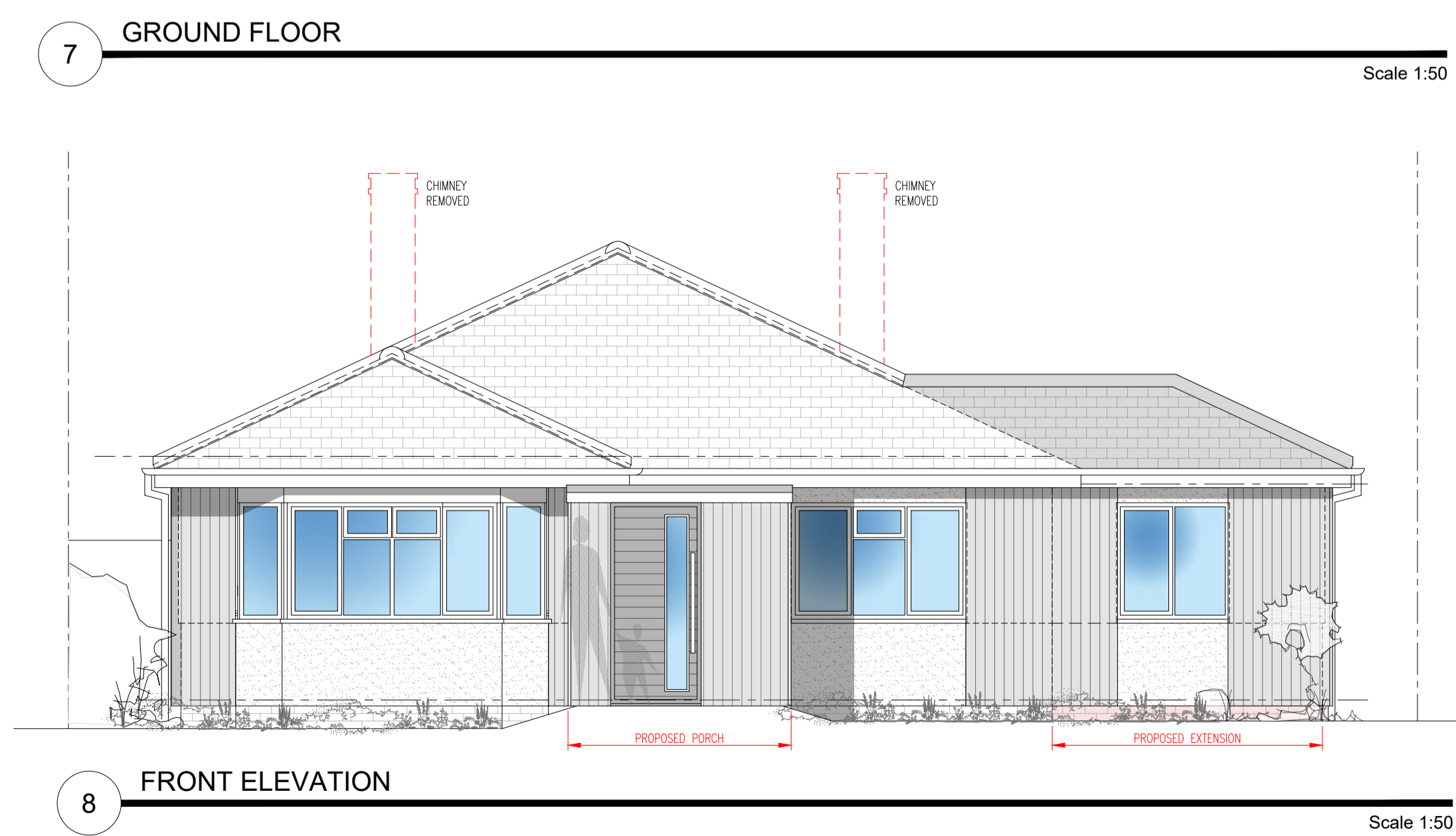
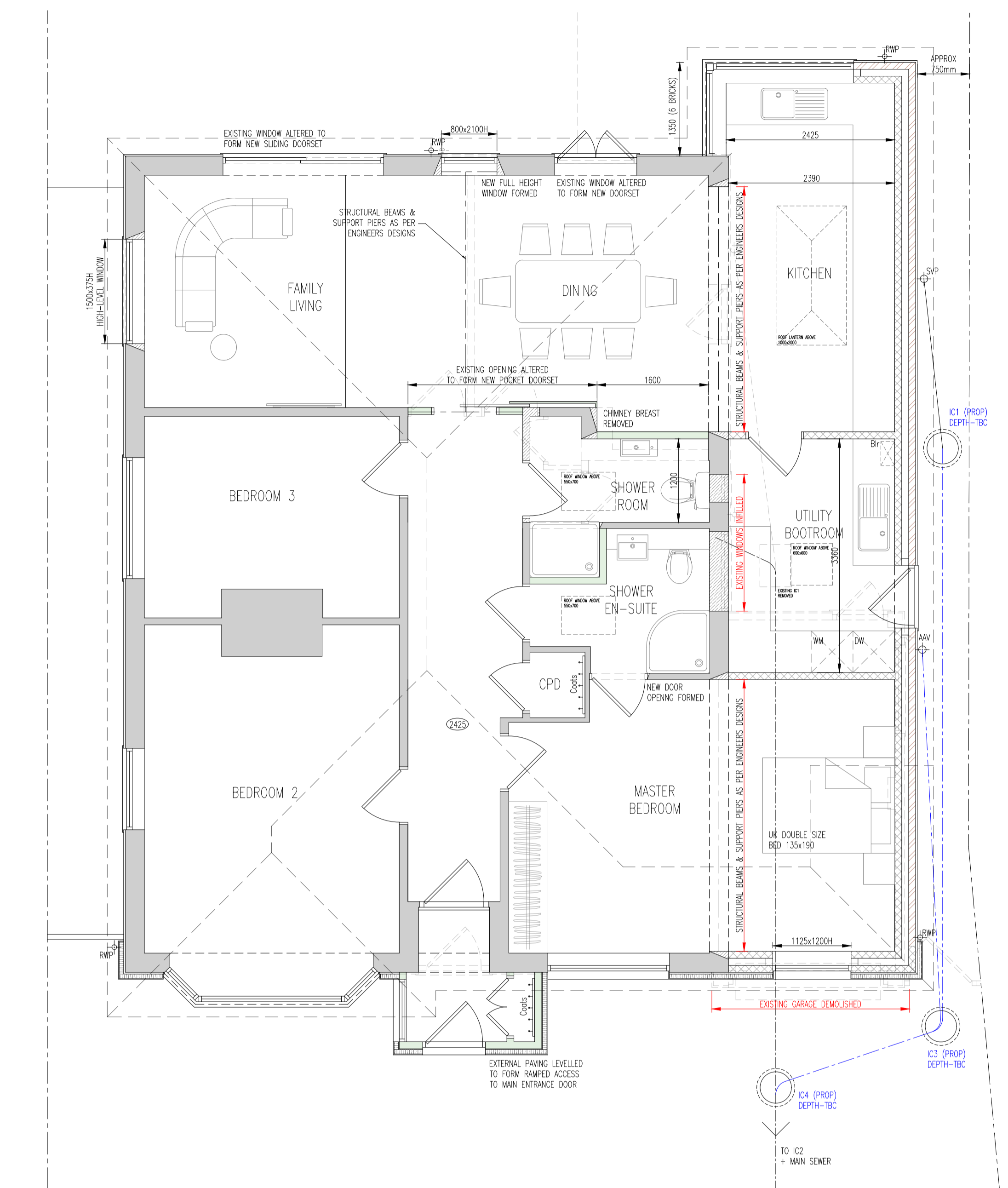
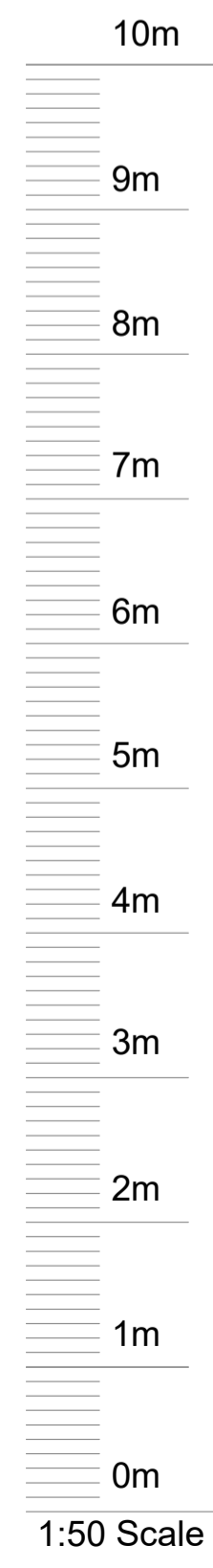
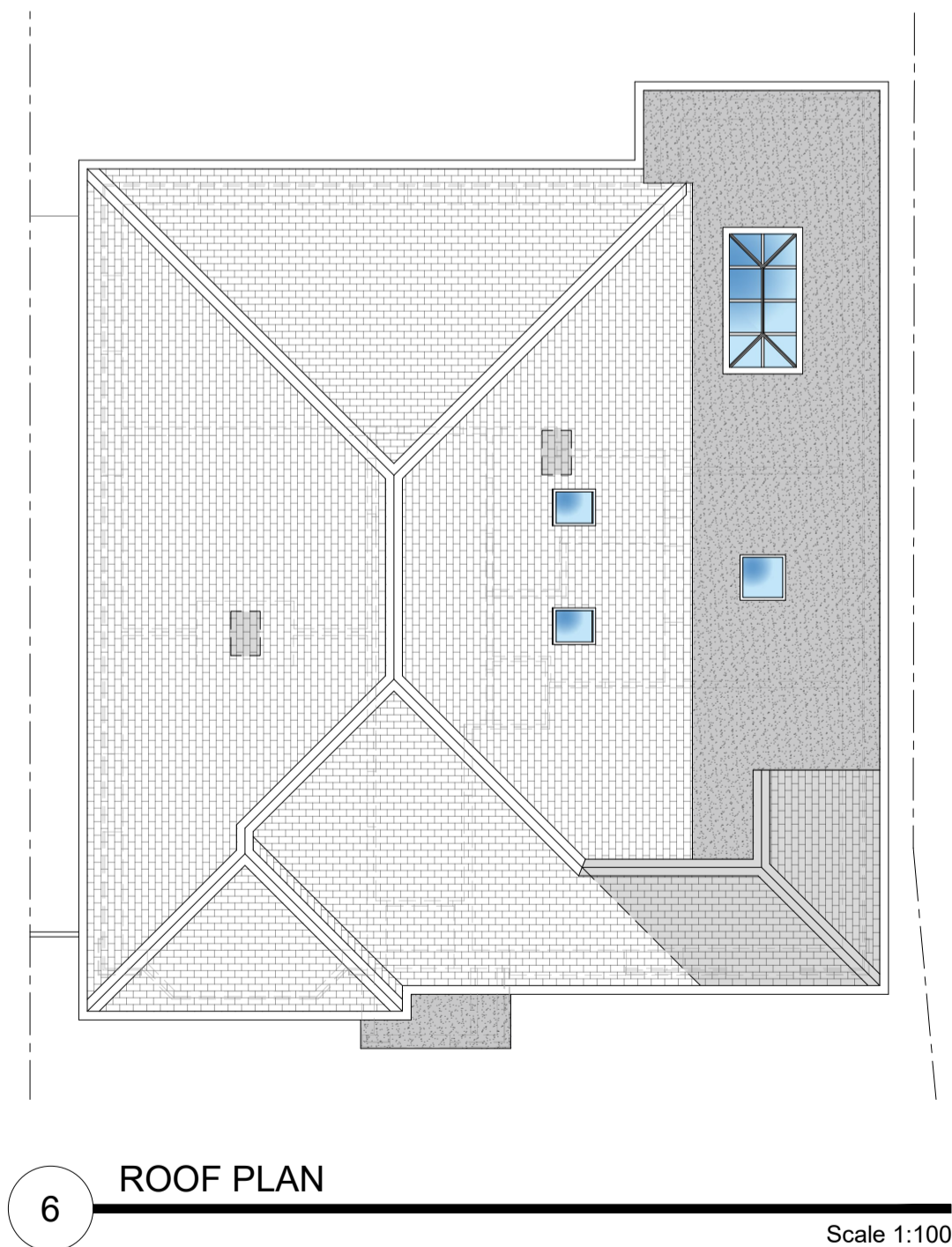
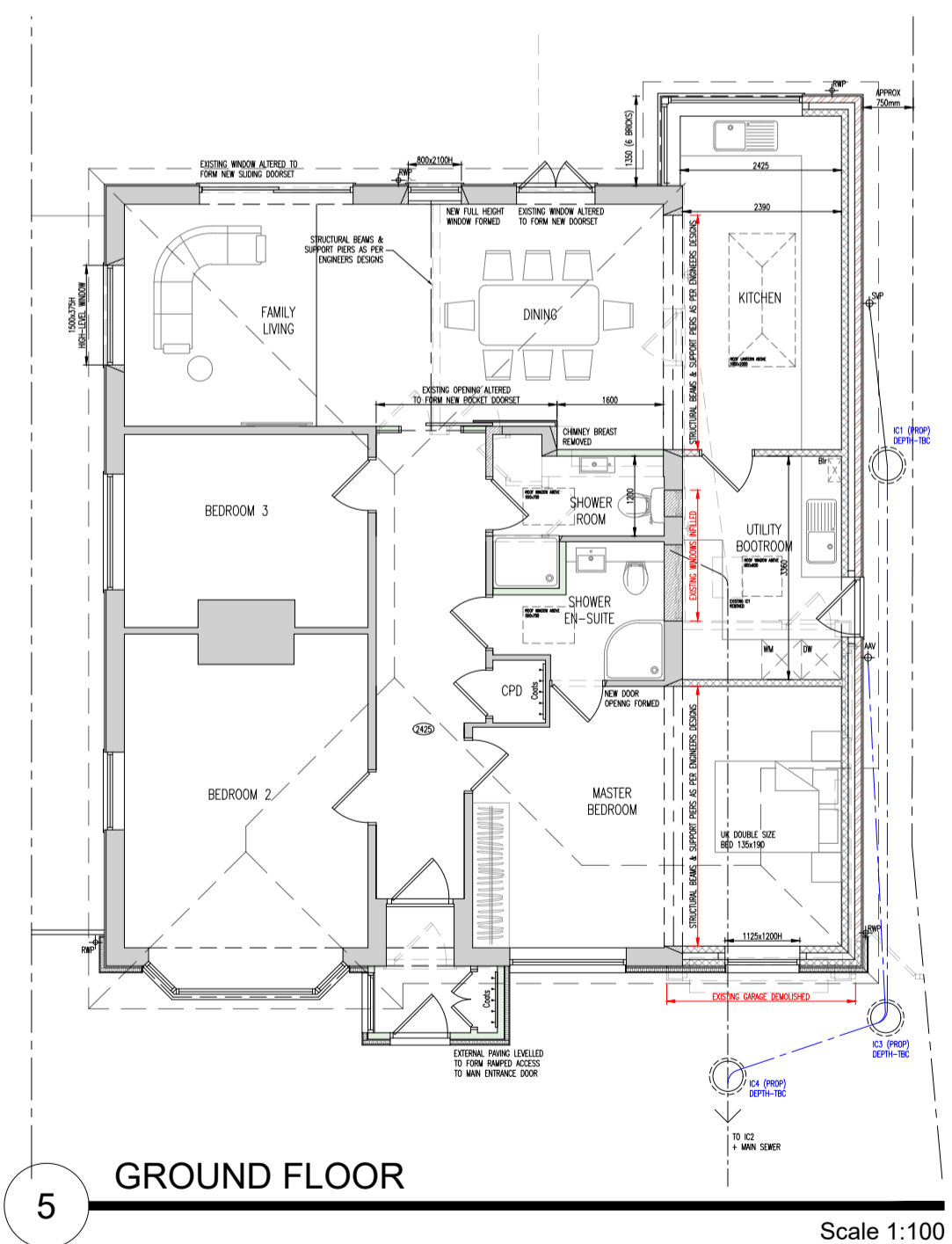
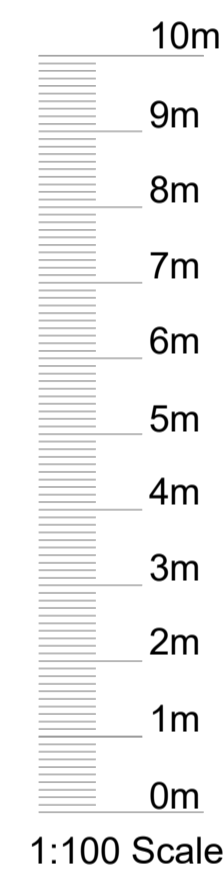
# PROPOSED PLANS & ELEVATIONS

Scale(s) as shown @ A1



**EXTERNAL FINISHES**

PITCHED ROOF - TILED FINISHES TO MATCH EXISTING  
 FLAT ROOF - SINGLE-PLY ROOF FINISHES  
 WALLS - FACING BRICKWORK + RENDERING TO MATCH EXISTING  
 VERTICAL CERAMIC 'CLICK' COMPOSITE CLADDING  
 CHIMNEY - PLINTHUM GREY  
 WINDOWS - UPVC TO MATCH EXISTING  
 ROOF WINDOWS - GLAZED ROOF WINDOWS TO MATCH EXISTING  
 FACIAL - FACIAL TO MATCH EXISTING  
 RAINWATER 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 to be capped, disconnected and removed 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 Hukline 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, 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 (like Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**PLANNING APPROVAL**

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.

**LT**  
LT Drawing Services Limited  
ARCHITECTURAL SOLUTIONS

Canterbury Office  
Treasury View,  
Kilham, Canterbury,  
Kent, CT1 1QY

Telephone: +44 (0)1227 206205  
Email: enquiries@ltdservices.co.uk

Client: **Mr & Mrs Bell**

Project: **17 Lincoln Gardens, Birchington Kent, CT7 9SW**

The: **PROPOSED SIDE EXTENSION PROPOSED SCHEME**

Scale @ A1: **as noted** N/A Date: **SEPT 23**

Day No: **05169\_MH02** Revision: **B**

Rev	Date	Description
A	03/23	LAYOUT & DESIGN AMENDMENTS AS PER CLIENT REQUIREMENTS
B	03/23	LAYOUT & DESIGN AMENDMENTS AS PER CLIENT REQUIREMENTS