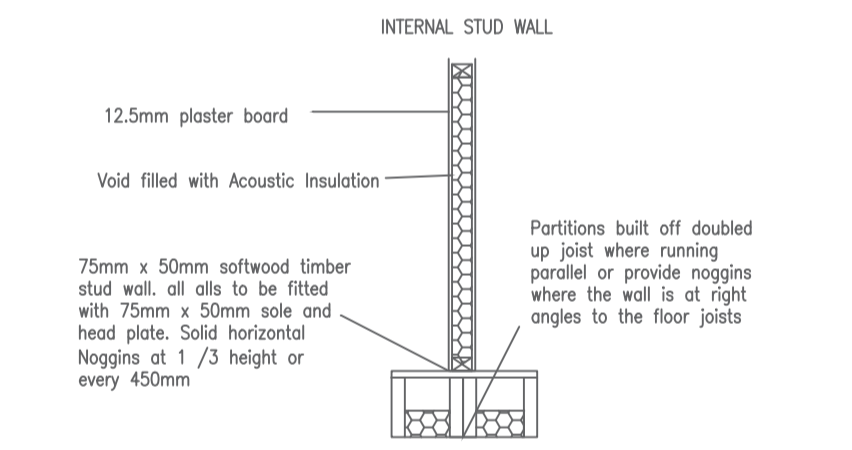
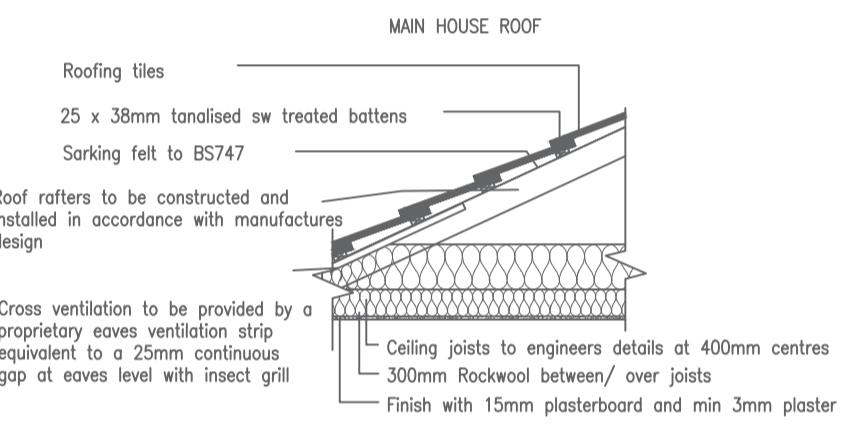
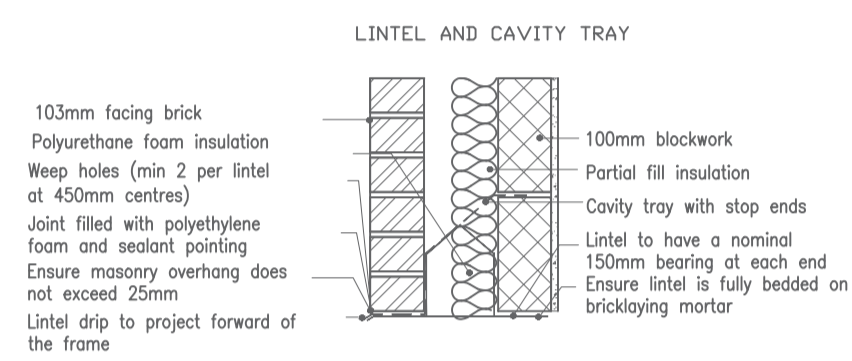
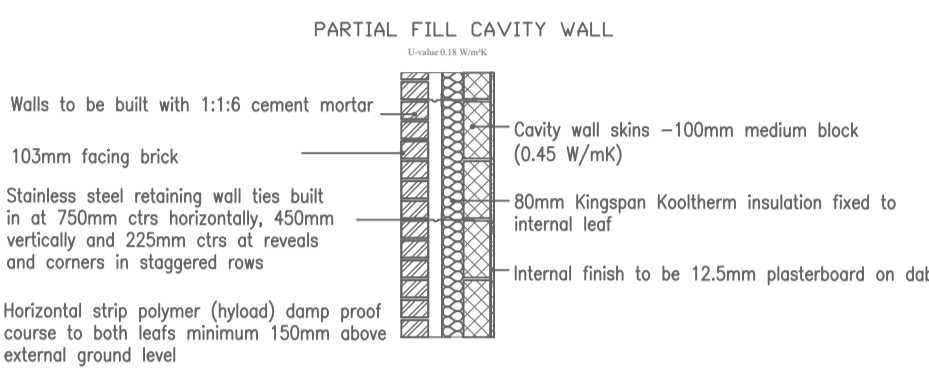
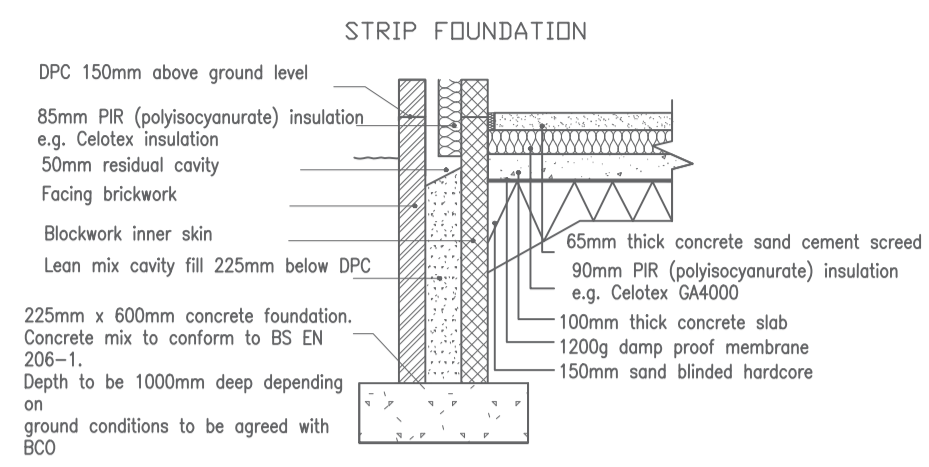


Standard details not to scale

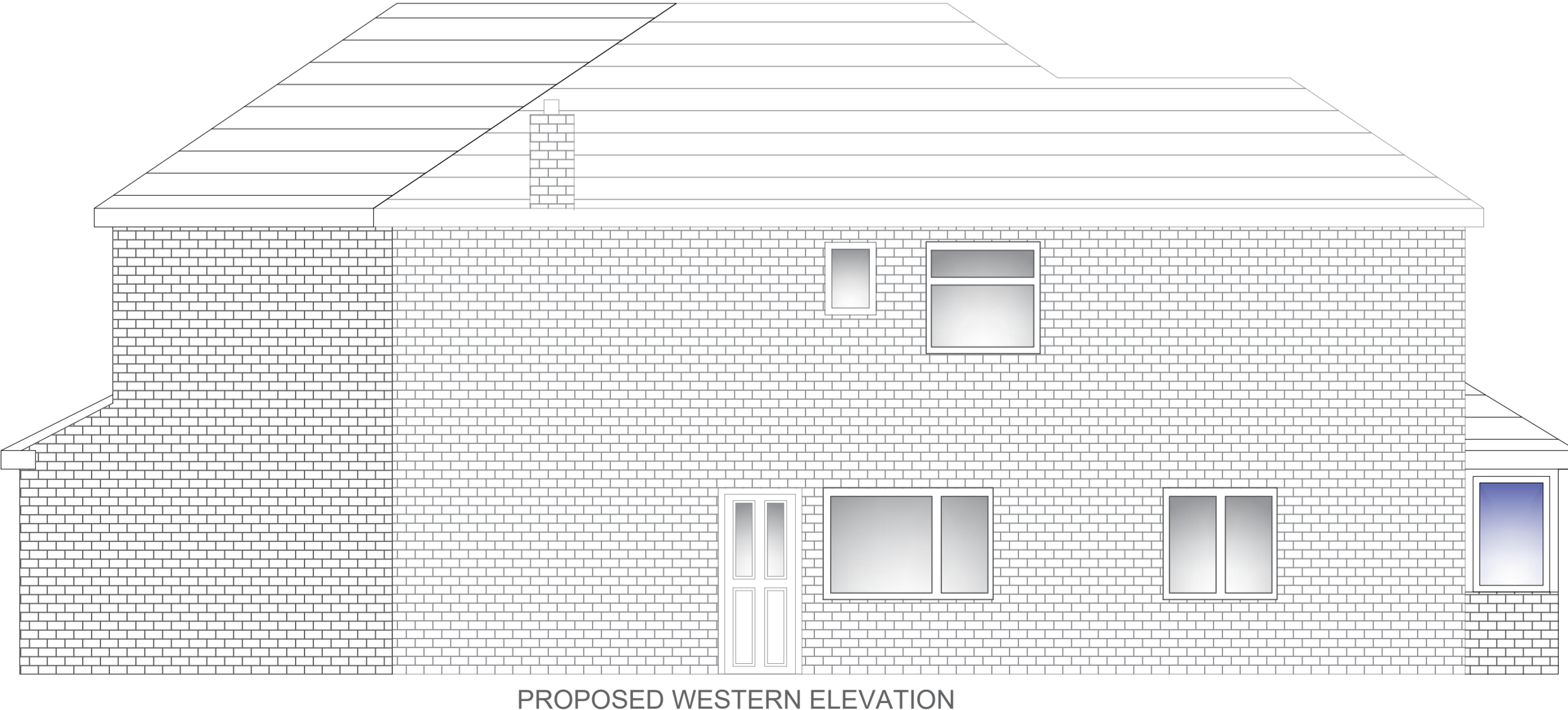
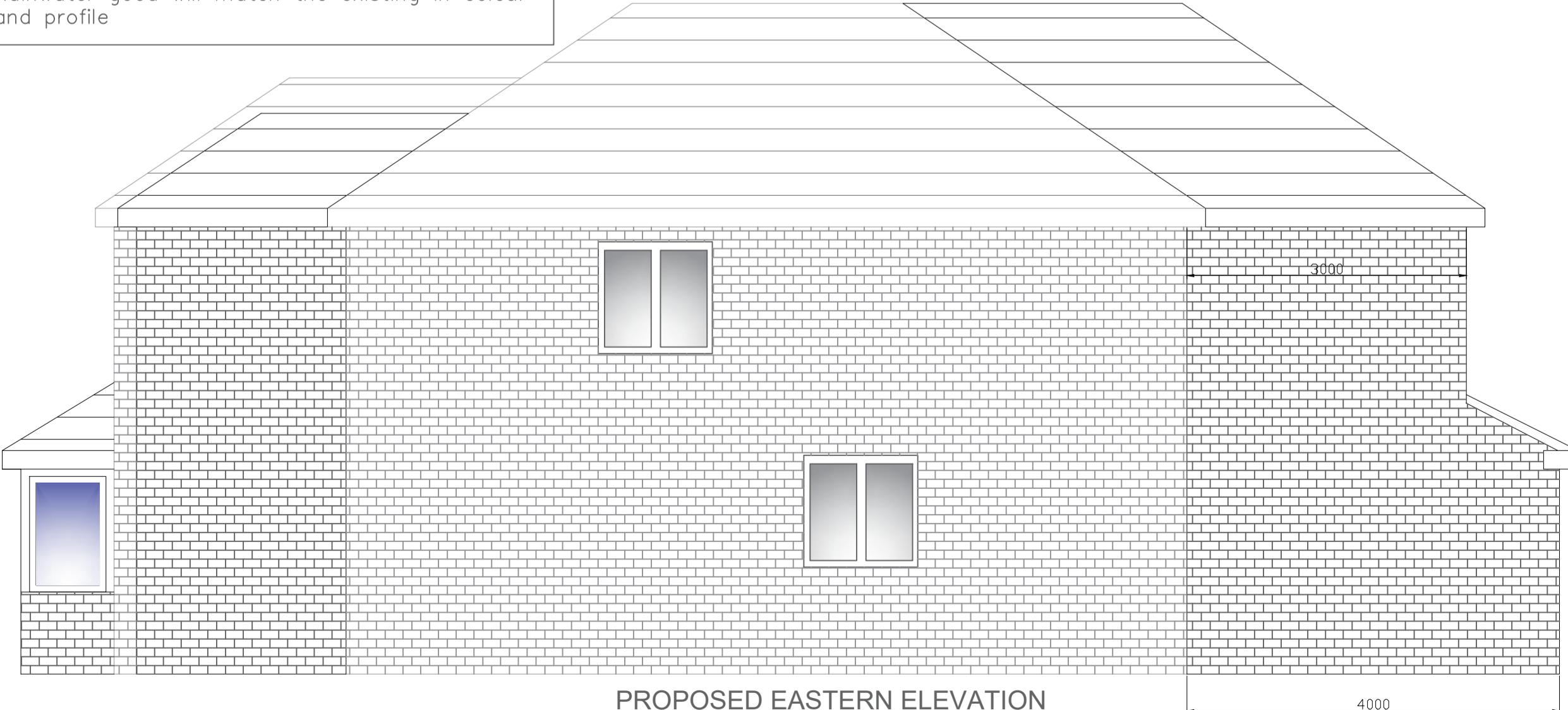
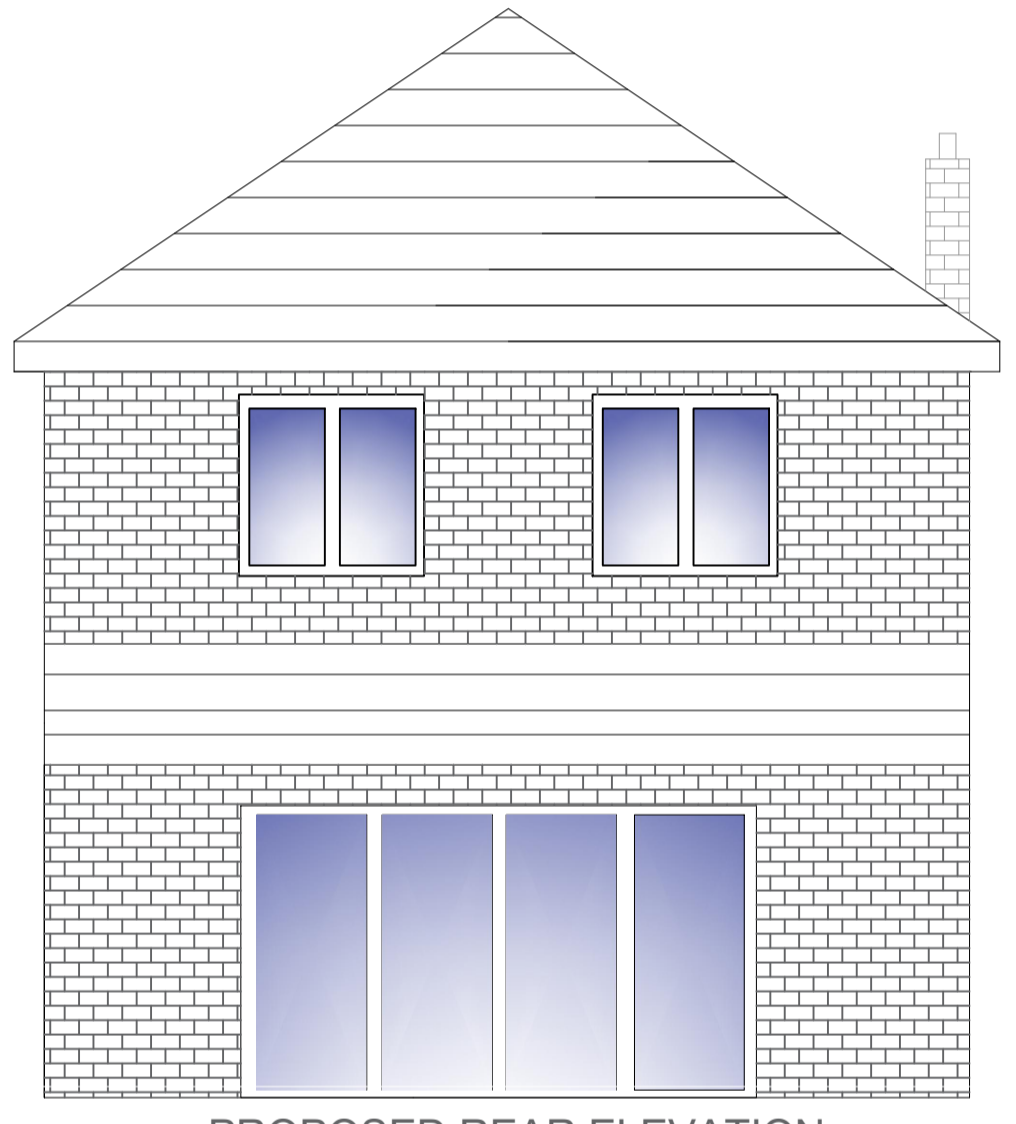
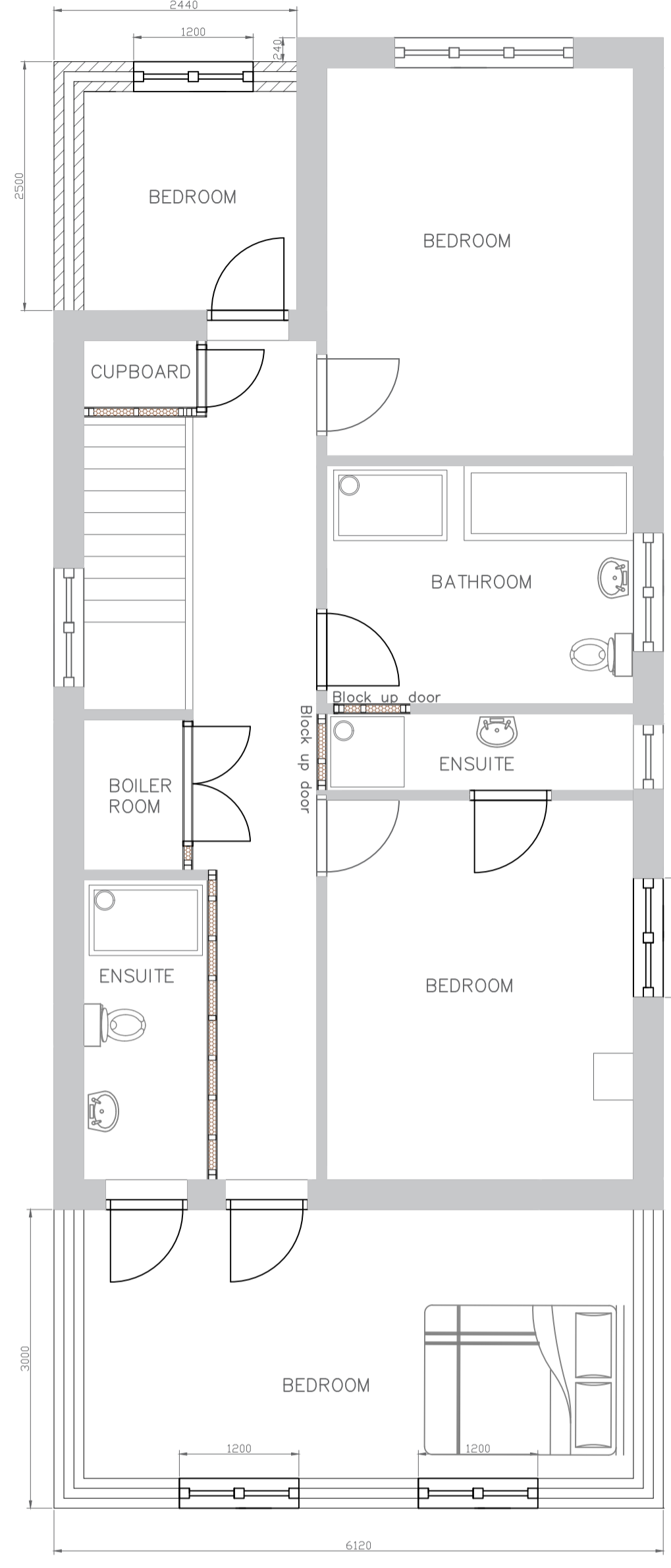
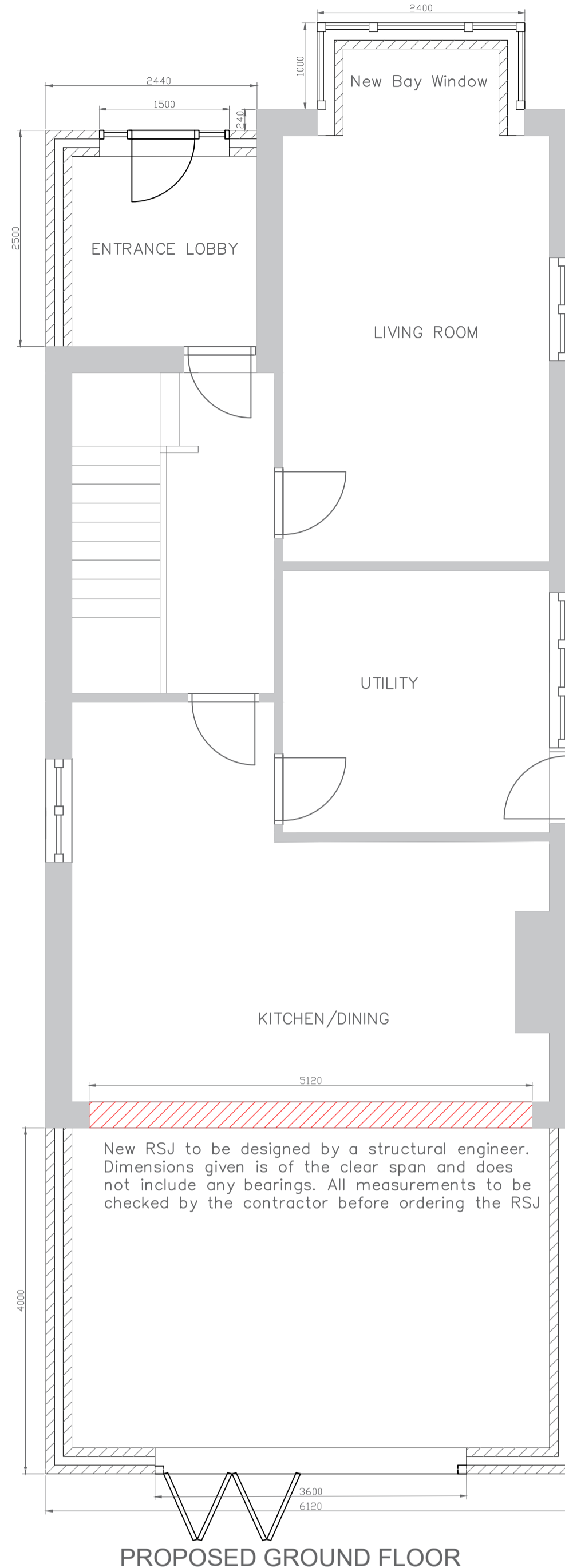


The Roof is to be finished with a concrete roof tile to match the existing building

The walls are to be built from a facing brick similar in appearance to the existing dwelling

The doors and windows are to be UPVC

Rainwater good will match the existing in colour and profile



General Notes

Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification onsite. The contractor is to set out, check and co-ordinate all dimensions on site during the course of the works. This drawing is to be read in conjunction with all other plans, structural calculations and specifications

These plans have been produced for planning permission approval and are prepared to comply with the requirements of the planning authority. Building Regulation compliance is to be sought by the client and/or contractor. Brayford Designs holds no liability past the planning decision notice.

All construction details shown are indicative and do not represent the approved construction details but give a standard detail that may not be suitable for all applications. Construction details are subject to approval by the Building Control Officer. All construction methodology is to be proposed by the contractor and agreed by the Building Control Officer.


All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulation

Prior to commencement of the building works the contractor should

1. Ensure that all drawings are approved for use by the planning department and (if applicable) by building control
2. Inform the building control department that works have commenced onsite
3. Verify the boundary lines and ground conditions, including checking of all the services (gas, water, electric, telecom and sewers) prior to any excavation work
4. Request a copy of the party wall award where works affect a party wall or involve excavations within in 3m of adjoining buildings
5. Where the works include demolition to ensure that all elements of the building and adjoin structures are accounted for and that all necessary propping and temporary works are in place
6. Works carried out under a building notice or prior to the approval of the drawings all works are at the contractors own risk
7. Any discrepancies either between the written dimension and the site dimensions or between the drawing and other consultants/ suppliers drawings should be brought to the attention of the client

No.	Revision/Issue	Date

Firm Name and Address



376 Newark Road
Lincoln
LN6 8RX

Project Name and Address

Rear & front extension
42 Clive Avenue
Lincoln
LN6 7UH

Project	CliAve	Sheet	2 of 3
Date	23.10.23	Scale	1:50