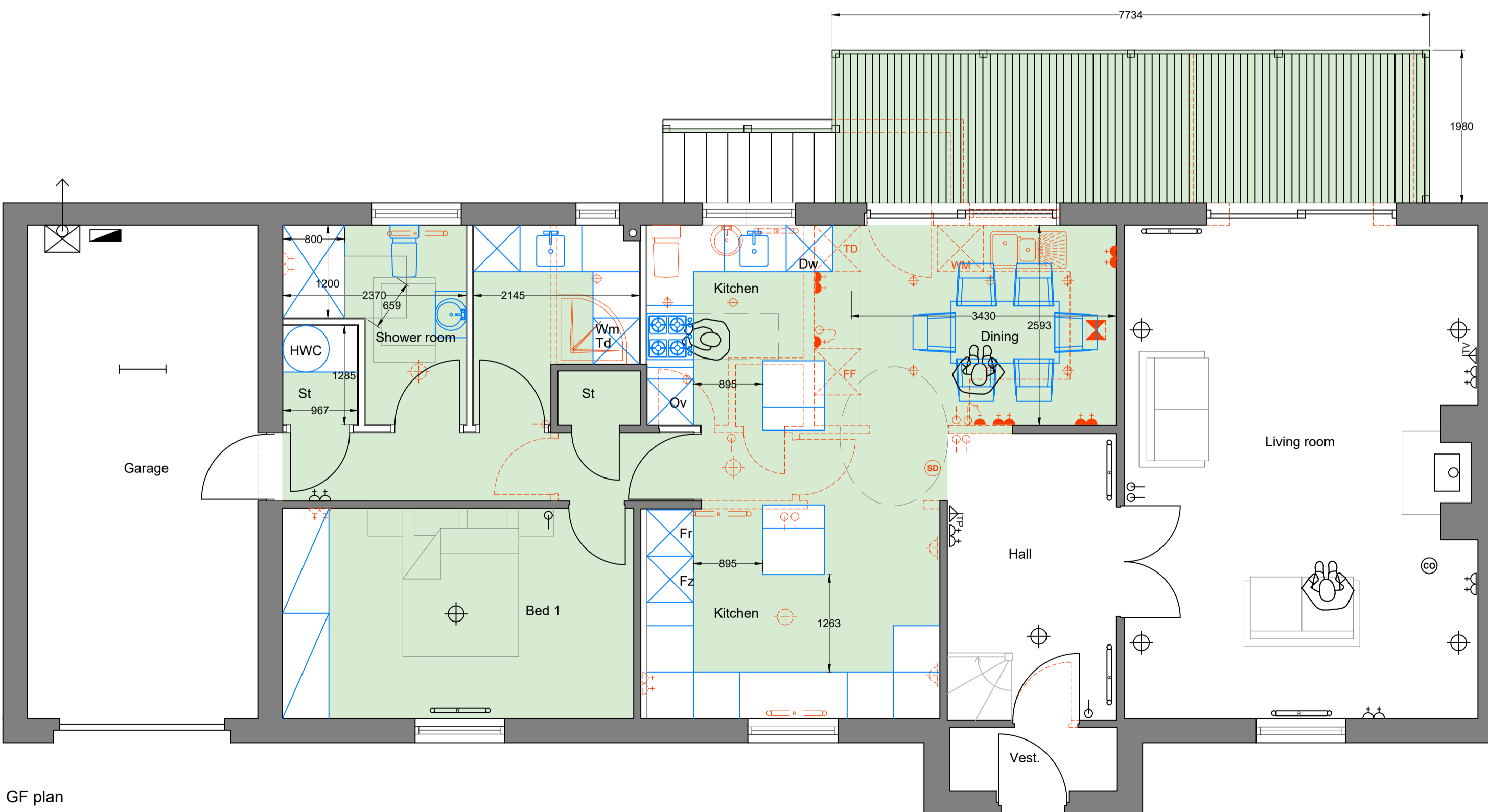


FF plan



GF plan

Extend existing deck area with masonry block lower for painted render finish to match existing.
 New balustrade to deck to rear of property to be formed in Neolumber composite balustrade and deck in Antique Timber RAL 7008 with 94mm x 130mm posts 60mm hand and base rails @1100mm height and 19mm steel spindles in black RAL 9005.

Unforeseen works
 It is not always possible to identify all elements of construction of an existing building without carrying out extensive disruptive surveys at an early stage. The client should make allowance within their contingency for any costs associated with unforeseen works uncovered as the works progress.

Design Scheme Costs
 Extension to dwelling based on £2000 to £2500 per m2
 Area of extension XXm2
 Construction cost band : EXX - EXX
 All construction costs are subject to the addition of VAT
 Note that these costs are broad brush indicative figures only based on generic square metre rates and do NOT take account of specific construction details. We STRONGLY recommend obtaining a detailed budget cost at an early design stage from a qualified quantity surveyor in order to achieve cost certainty at tender stages.

CDM (Construction - Design and Management) 2015
 In order to avoid foreseeable risks The Principal Designer has eliminated hazards where reasonably practicable at the design phase. Where foreseeable hazards could not be designed out and in order to reduce the risk associated with those that remain, the following hazards have been identified :
 1.
 2.

Rev	Description	Date	By	Chk'd
X	XXXXXXXXXXXXXXXXXX		XXXXXX	XX