

COPYRIGHT NOTES

No deviation may be made from the details shown on this drawing without the prior written permission of the office.

Any discrepancy found between this drawing and any other document should be referred immediately to the office.

Assumed Foul drainage & rain water Drain. To be confirmed on site by the Contractor.

All drainage shown on the plans is provisional and may require on-site agreement with the Building Control Officer.

All air brick vents to be carried forward and where necessary new air brick vents to be introduced.

All rights described in Chapter IV of the Copyright, Designs and Patents Act 1988, have been generally asserted.

Structural Calcs takes precedent on all drawings. Please refer to Structural Calculations for confirmation of sizes for Rafters, Joists and Beams.

Before commencement of the works the contractor must check and verify all buildings and site dimensions and levels, all relevant sewer outfalls, invert levels and connection points.

This drawings must be read in conjunction with and checked against all structural, specialist and detail, layout and engineering drawings.

This drawing should not be relied upon to give information on ground conditions and foundations.

Specification to be used as guidance only and not to be solely relied on for construction purpose.

The contractor is to carry out the work in compliance with the Building Regulations, and relevant current British Standards.

The party Wall Act 1996. The Provision of the party wall act 1996 are to be implemented which client shall be responsible neighbors are to be sent details (by hand) of proposed works and a copy of the standard letter required by the Party Wall Act 1996, 28 days prior to commencement of works.

CDM REGULATION CDM regulation will apply to the project which would require under Health and Safety Legislation. Client shall be responsible for appointing a Planning Supervisor under the Health and Safety Legislation to oversee all site works and ensure compliance with required Legislation.

GENERAL The contractor is advised to visit the site to ascertain the extent of the works, as no claim for lack of knowledge will be entertained. All materials and goods incorporated within the works shall comply with the latest edition of the appropriate code of practice, MANUFACTURER'S LATEST WRITTEN INSTRUCTION and building regulation. It is a requirement that all the works comply with the specification and drawings unless any divergence is agreed otherwise prior to the works being carried out.

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CLIENT
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IRTLINGBOROUGH ROAD
WELLINGBOROUGH
NN8 1RA

TITLE
TWO STOREY SIDE EXTENSION
TO CREATE GRANNY ANNEX

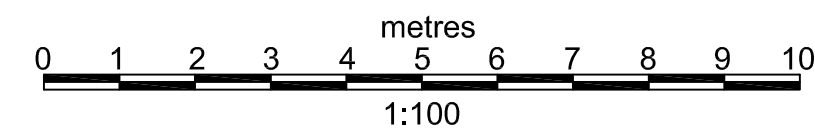
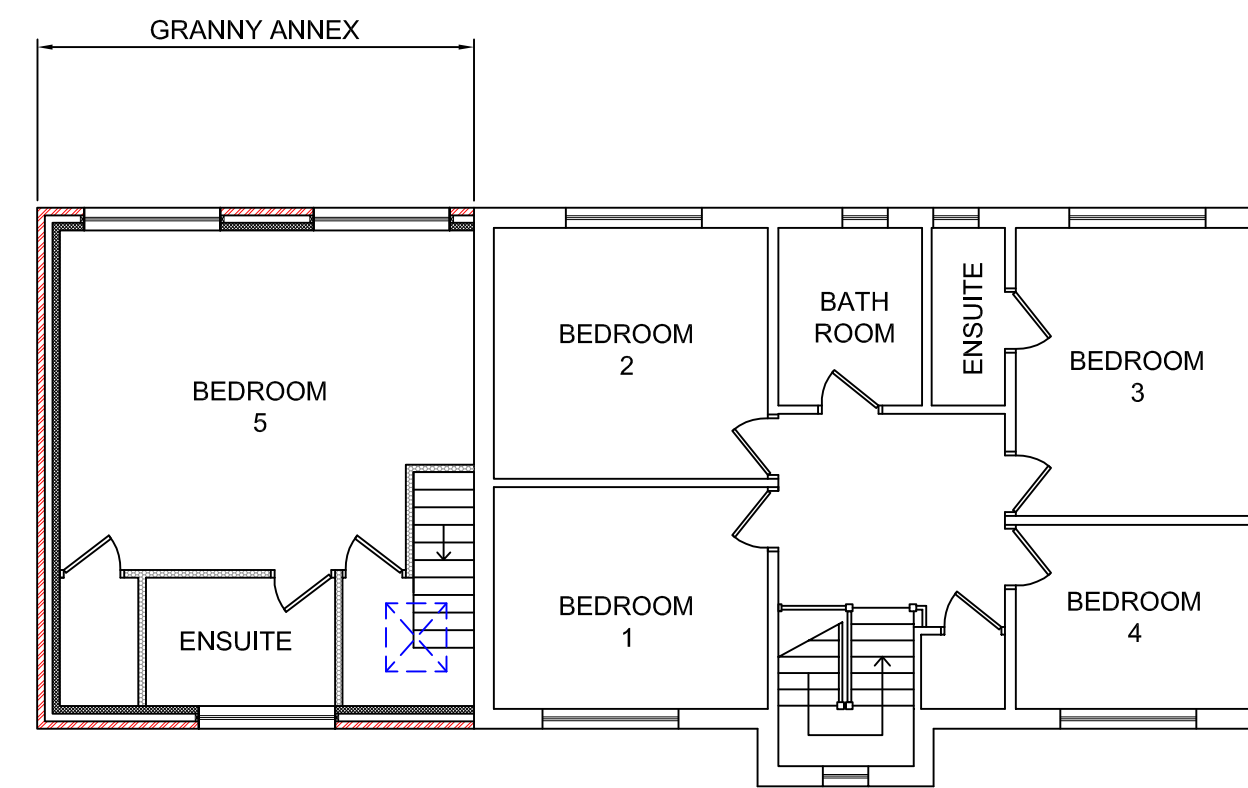
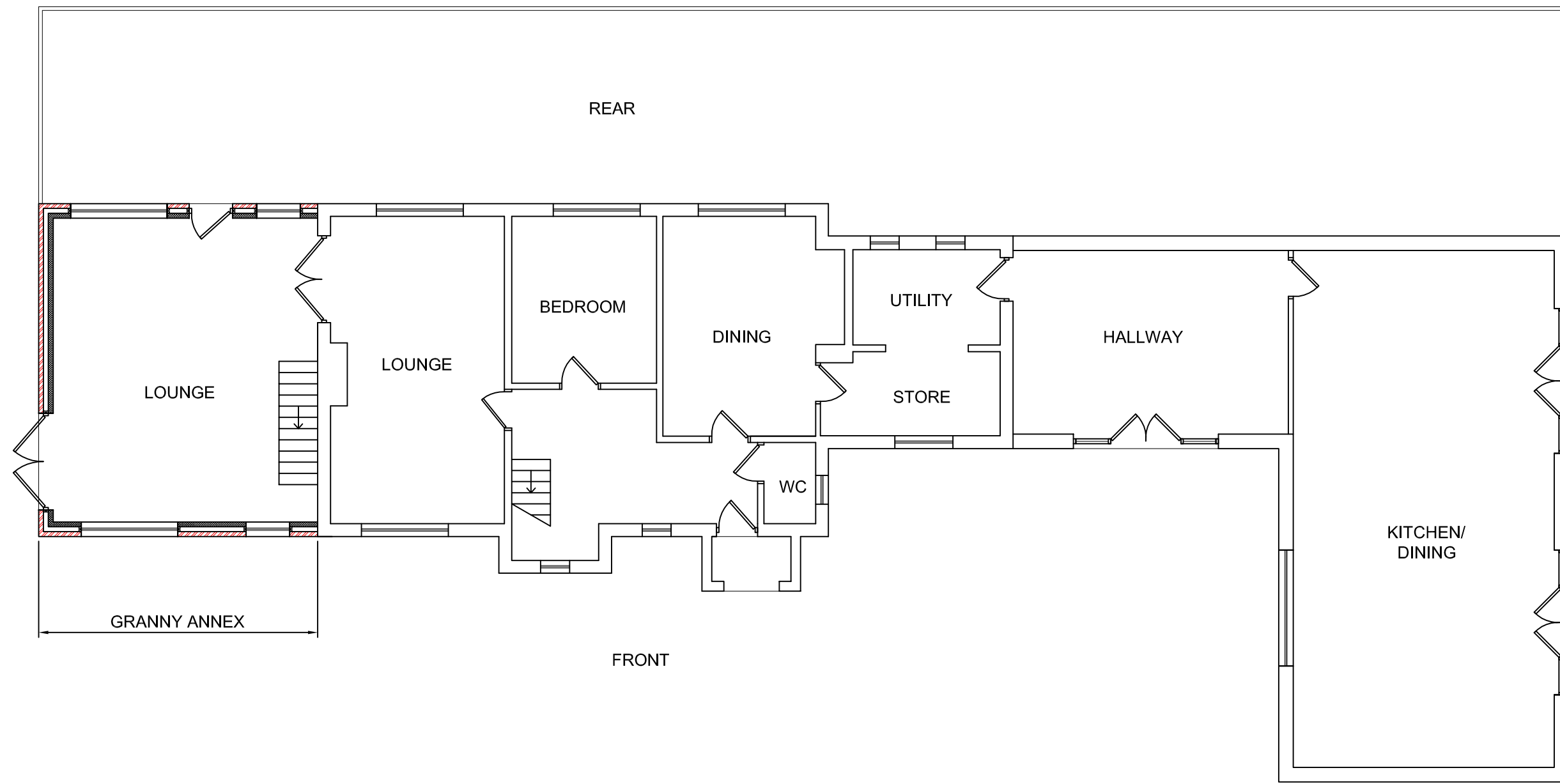
DRAWING
PROPOSED PLANS AND ELEVATIONS

A1 layout

DRWG NO A23-13-04a

SCALE 1:100

DATE NOV 2023



PROPOSED GROUND FLOOR PLAN
Scale 1:100

PROPOSED FIRST FLOOR PLAN
Scale 1:100

SITE PLAN - Scale 1:500

Proposed Extension



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

EXISTING MATERIALS:
Red Facing brickwork
Red Concrete Tiles
White UPVC Windows & Door

PROPOSED MATERIALS:
Brickwork to match existing
Roof tiles to match existing
White UPVC Windows & Door