Due to changes in ownership / classification of all private drains, all exact drainage locations / routes / depths / sizes / etc. to be confirmed on site and it is to be established between client, contractor and BCO if a Build Over / Near Agreement with Anglian Water is required.

If new extension is to be built within 3m of any neighbouring structures, agreement with neighbouring owner will be required prior to work starting in order to comply with The Party Wall Act

Due to glazing exceeding 25% of the floor area SAP calcs are to be produced and passed to BCO prior to work starting.

> # existing foundations taking new loads to be exposed and checked for adequacy prior to work starting - all to be determined on site with BCO#

existing rear walling removed / piers retained (or new piers formed) to support beam over / beam to support loadbearing wall over - design by

structural engineer

existing roof structure

over kitchen area to be

removed / new first floor

joists formed as nec.

existing opening

frame fitted

adapted / new door &

new stud walling /

fittings / etc. to form

door & frame /

utility room

wall constructions to match existing to ensure walls are in-line / walling lined internally with insulated pbd and skim as nec. to meet latest U'values - all to be determined on site when existing

structures exposed #

OPEN PLAN

LIVING AREA

UTIL.

HALL



existing glazing replaced with

clear glass / window to be checked for adequacy in

providing means of escape /

replaced if nec.

Rob Bradley Building Design

Greetwell Place - 2 Limekiln Way - Greetwell Road - Lincoln - LN2 4US

Project: PROPOSED TWO STOREY REAR EXTENSION & ALTERATIONS TO DWELLING

408, Newark Rd., Lincoln.

Client:	Mr Baker & Ms Dickinson

Dwg No: 94/23/02/B Oct.23

PROPOSED Plan:

Revised:

FIRST

FLOOR

Jan.24 A: Plan amended for discussion with client. Feb.24 B: Plan amended as discussed with client.

