

TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, BUILDING CONTROL DRAWINGS AND SPECIFICATION DATA SHEETS. SEE CLIENT FOR COPIES PRIOR TO START OF WORKS.

RWG RAIN WATER GULLY
 SVP SOIL VENT PIPE
 SS + AAV STUB STACK + AIR VALVE
 IC INSPECTION CHAMBER
 IL INVERT LEVEL
 FCH FLOOR TO CEILING
 FB FUSE BOX
 SC STOP COOK

EXISTING NOTES

DARK ROOF TILES AND FLAT ROOF SYSTEMS.
 RED FACING BRICK, HANGING TILE AND OFF WHITE RENDER.
 WHITE/BLACK UPVC/TIMBER DOORS & WINDOWS.
 BLACK UPVC GUTTERING AND DOWNPIPES WHITE/BLACK FASCIA.
 SOLID FLOORS & SUSPENDED FLOORS.
 100/275/300mm CAVITY & SOLID WALLS.

DRAINAGE ROUTES ARE ALL UNCHECKED & UNKNOWN, THESE MUST BE IDENTIFIED BY CONTRACTOR PRIOR TO START OF WORKS.
 PROPERLY IS BELIEVED TO HAVE A COMBINED SURFACE AND FOUL DRAINAGE SYSTEM. ALL NEW AND EXISTING CONNECTIONS CONNECTED ACCORDINGLY SUBJECT TO BCO APPROVAL.
 ALL SERVICES MUST BE IDENTIFIED BY CONTRACTOR PRIOR TO START OF WORKS.

INTERNAL DIMENSIONS ARE FOR INFO ONLY AND MAY VARY DUE TO WALL FINISHES AND THICKNESS.

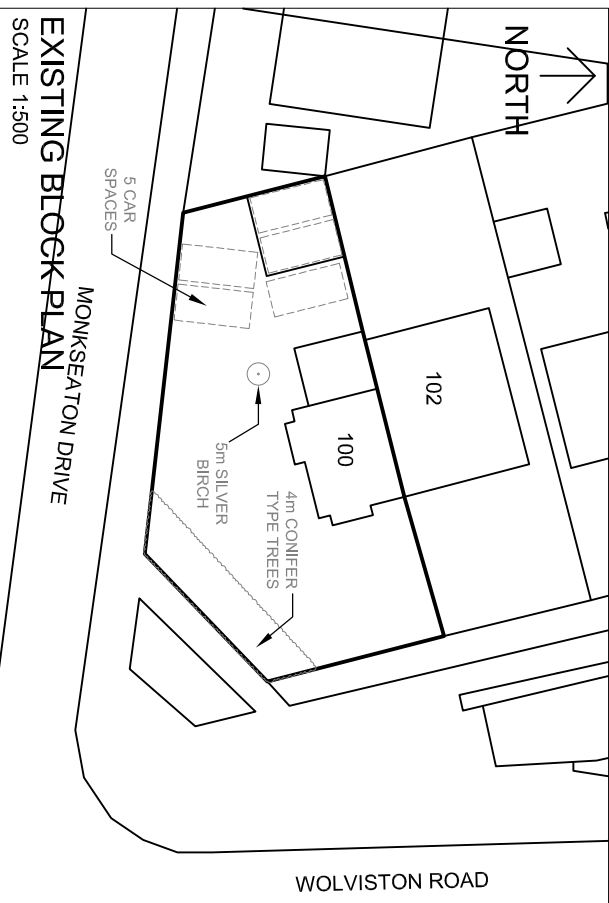
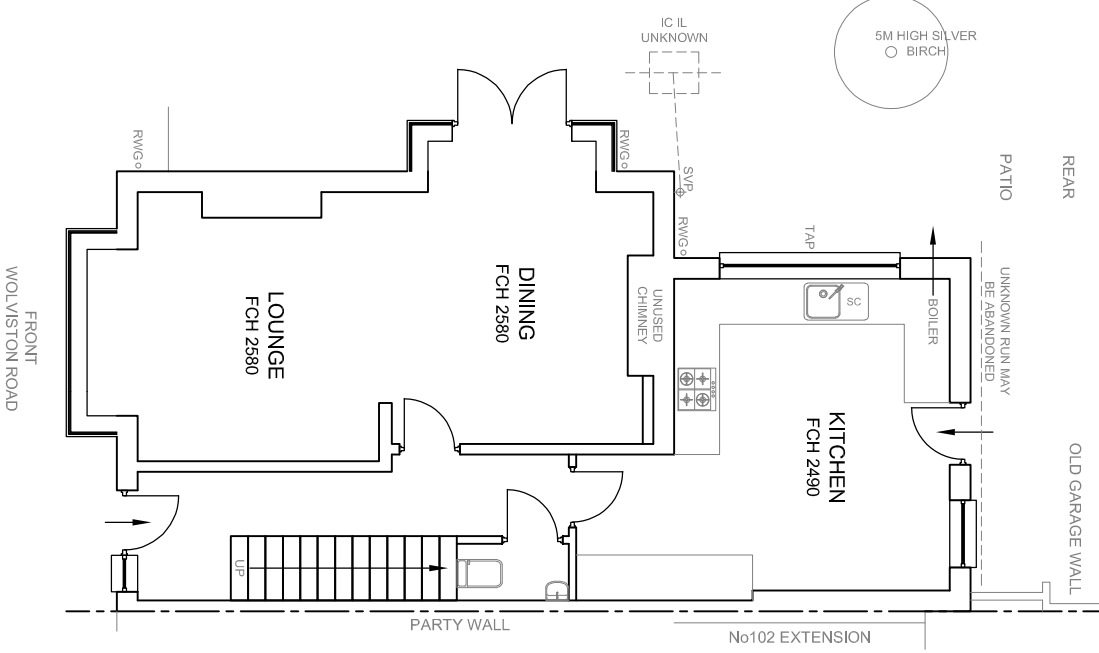
ANY EXISTING AND PROPOSED STEEL SPECS MUST BE PROVIDED BY A STRUCTURAL ENGINEER PRIOR TO START OF WORKS.

ANY TILES USED TO BE SUITABLE FOR ON-SITE ROOF PITCH.

BRICK SIZE = MIXED SIZE IMPERIAL.

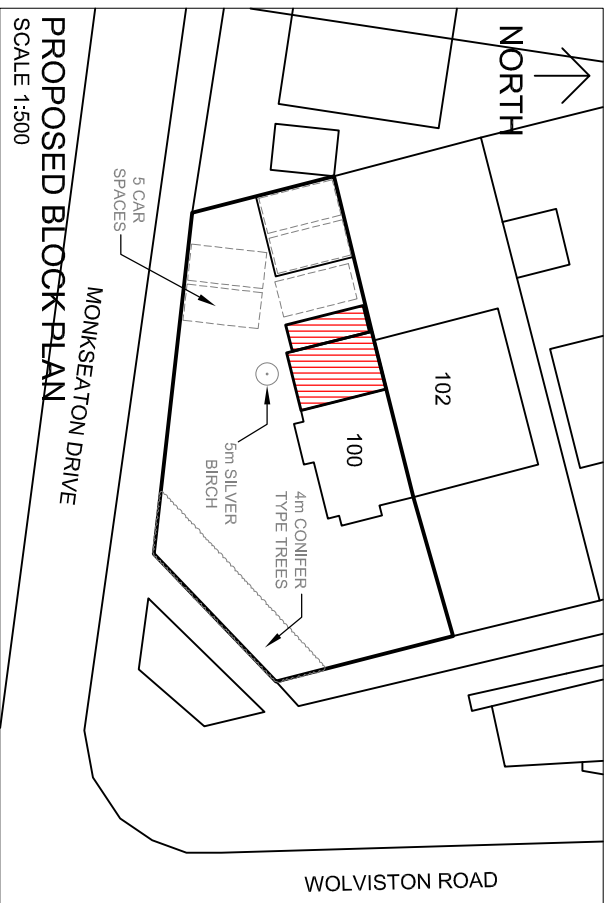
EXISTING GROUND FLOOR

SCALE 1:100



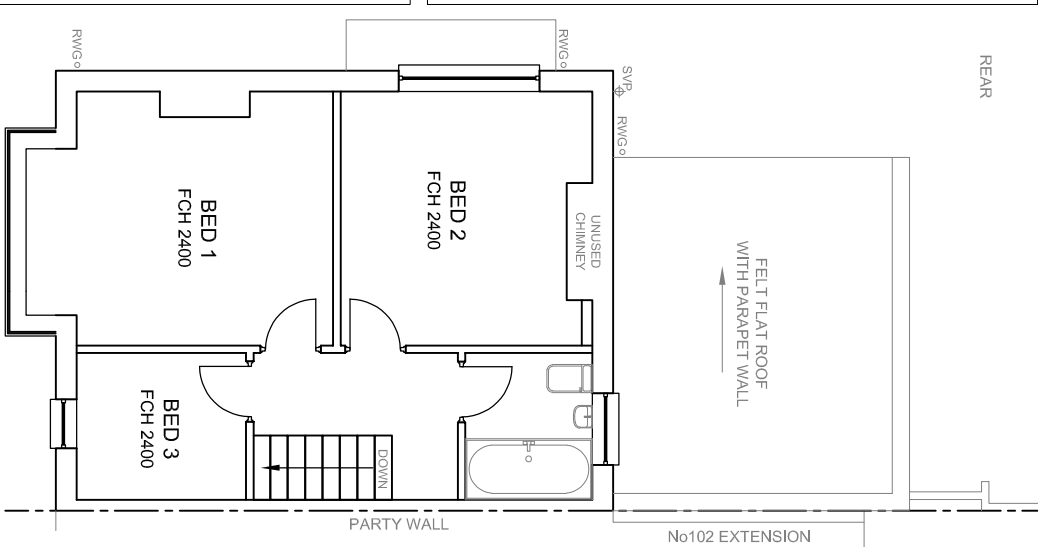
EXISTING BLOCK PLAN

SCALE 1:500



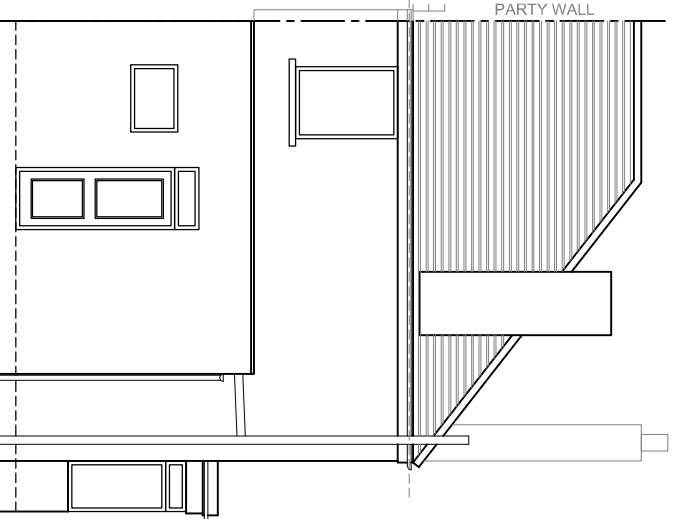
PROPOSED BLOCK PLAN

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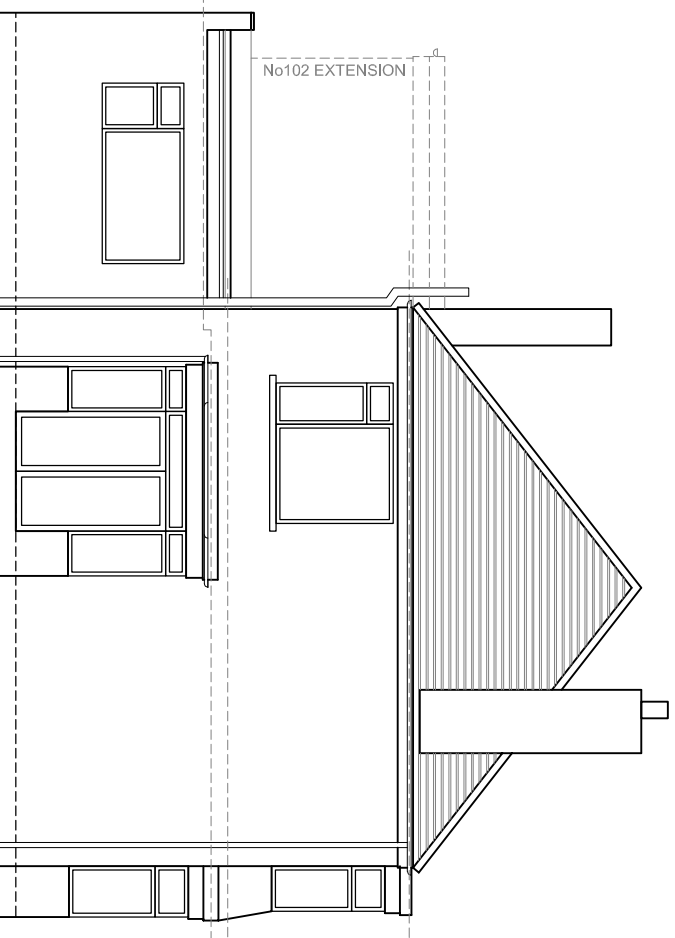
EXISTING FIRST FLOOR

SCALE 1:100



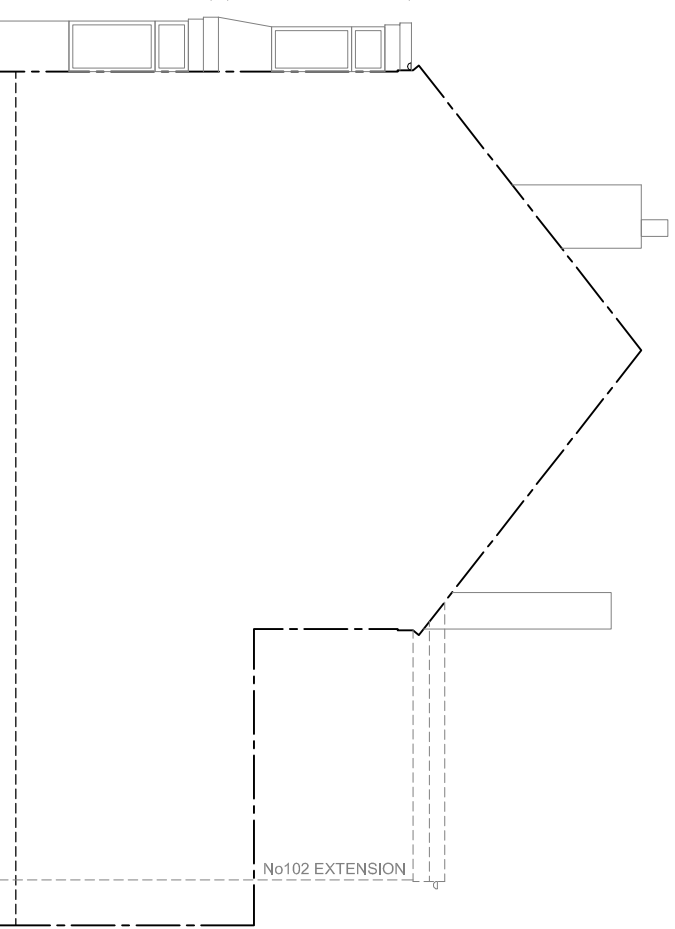
EXISTING REAR ELEVATION

SCALE 1:100



EXISTING SIDE ELEVATION

SCALE 1:100



EXISTING SIDE ELEVATION

SCALE 1:100

NOTE TO CONTRACTOR:

WHILE A TRADITIONAL STRIP FOUNDATION MAY OF BEEN SPECIFIED AN ALTERNATIVE SPECIFICATION MAY BE REQUIRED WHEN GROUND CONDITIONS ARE ESTABLISHED. THESE MAY BE SUBJECT TO A STRUCTURAL ENGINEERS CALCULATIONS E.G. FOR PILE OR RAFT FOUNDATIONS.

ANY INFORMATION THAT IS OMITTED OR UNCLEAR FROM THE DRAWING/SPECIFICATION SHEETS MUST BE REQUESTED FROM PDS ARCHITECTURAL PLANS BEFORE WORK STARTS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE.

BUILDER IS TO MAKE SURE TILES AND SKYLIGHTS ARE SELECTED AND INSTALLED TO EXACT MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS (SUITABILITY FOR ON SITE PITCH).

STRUCTURAL AND SAP CALCULATIONS MUST BE OBTAINED PRIOR TO START OF WORKS. THESE MAY AFFECT THE BUILDING REGULATIONS SPECIFICATION SUPPLIED.

DOUBLE STOREY REAR EXTENSION.

**100 WOLVISTON ROAD
 BILLINGHAM
 COUNTY DURHAM
 TS225JQ**

DRAWING NUMBER
 2024/MD/01

SCALE 1:100 1:500 @ A3 DATE 04 FEB 2024

Architectural Plans
 Planning made easy

House Extensions
 Garage Conversions
 Sun Rooms
 Loft Conversions

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PDS ARCHITECTURAL PLANS ACCEPTS NO RESPONSIBILITY FOR ANY WORKS CARRIED OUT PRIOR TO PLANNING PERMISSION AND BUILDING CONTROLS CONSTRUCTION QUOTES PROVIDED FROM UNAPPROVED PLANS ARE THE SOLE RESPONSIBILITY OF THE CLIENT AS DRAWINGS MAY REQUIRE ALTERATION TO SUIT LOCAL AUTHORITY CRITERIA.

IF STRUCTURAL CALCULATIONS ARE REQUIRED AS PART OF THE BUILDING CONTROL PROCESS, THESE MUST BE PROVIDED PRIOR TO START OF WORKS. WHILE PDS ARCHITECTURAL PLANS TAKES REASONABLE STEPS TO WORK WITHIN THE PROPERTY BOUNDARIES, IT IS THE OWNERS RESPONSIBILITY TO ESTABLISH THESE PRIOR TO THE DRAWINGS BEING SUBMITTED AND BEFORE WORK COMMENCING. IF THERE IS ANY DOUBT OR DISCREPANCIES THE SHOULD BE ADDRESSED USING THE APPROPRIATE PROFESSIONAL BODIES

DRAINAGE NOTE

ON 1 OCTOBER 2011 THE OWNERSHIP AND MAINTENANCE OF MANY PRIVATE SEWERS AND DRAINS TRANSFERRED TO THE WATER AND SEWERAGE COMPANIES. IN PRACTICE THIS MEANS THAT THE PROPERTY OWNER WILL REMAIN RESPONSIBLE FOR DRAINS WITHIN THE CARTRIDGE OF AND SERVING THEIR PROPERTY ONLY. OWNERSHIP OF VIRTUALLY ALL OTHER PIPES WILL TRANSFER TO NORTHLUMBRIAN WATER. IF YOU THE OWNER CONSIDER OR ARE UNSURE WHETHER EXISTING OR NEW DRAINS WILL BE AFFECTED BY YOU PROPOSAL AND THE CHANGE IN OWNERSHIP OF THE DRAINAGE SYSTEM, YOU MUST CONTACT NWA FOR ADVICE PREFERABLY BEFORE WORK COMMENCES IN ORDER THAT ANY ISSUES RELATING TO CONNECTIONS, ACCESS, PROTECTION ETC. CAN BE RESOLVED WITHOUT AFFECTING THE PROGRESS OF WORK ON SITE. ANY SUCH QUERIES WITH REGARD TO THE SEWER SHOULD BE DIRECTED TOWARDS NWA AT WWW.NWL.CO.UK OR CALL 019 438621. PDS ARCHITECTURAL PLANS DOES NOT CONTRACT NWA AS PART OF HIS SERVICE TO YOU ON YOUR BEHALF.