

**GENERAL NOTES:**  
 The contractor is responsible for checking all dimensions on site prior to commencement of the works with all errors being reported as soon as possible. the contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. All building work to be carried out

to the satisfaction of the local authority building control officer in accordance with the current building regulations and as such additional and unforeseen works may be required on site.  
 the contractor shall inspect all adjoining properties which may be affected by the works prior to

commencement of work and record and report to the owner any defects.  
**Party Walls**  
 We inform you the client & contractor that a 'Party Wall Agreement will be required for this proposal. We advise that it is your responsibility to ensure that the 'Party Wall

'Agreement' is in place before the commencement of the building works.

- NOTES :**
- This drawing is copyright.
  - All dimensions must be checked on site before any works commence.
  - All discrepancies are to be reported to the CA before works proceed.
  - Only figured dimensions are to be used.

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 BECAUSE OF POSSIBLE SCALING ERRORS IN ELECTRONIC AND HARD COPY REPRODUCTION DO NOT SCALE FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION.

Paths to be Indian slate paving on garden border

New Astro turf central square.

New 1.8m high timber close boarded fence to match existing

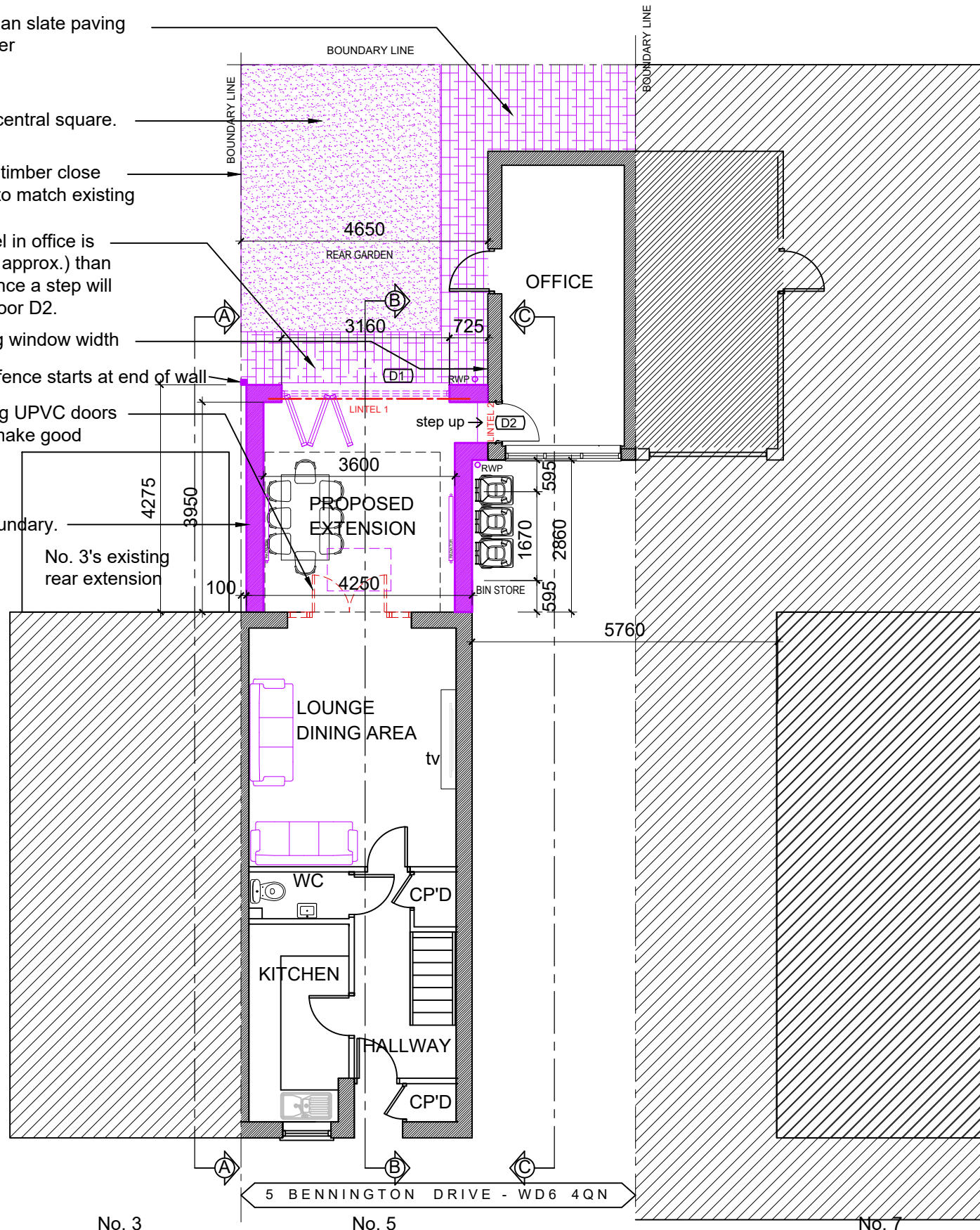
Note: Floor level in office is higher (100mm approx.) than extension's, hence a step will be required a door D2.

Reduce existing window width

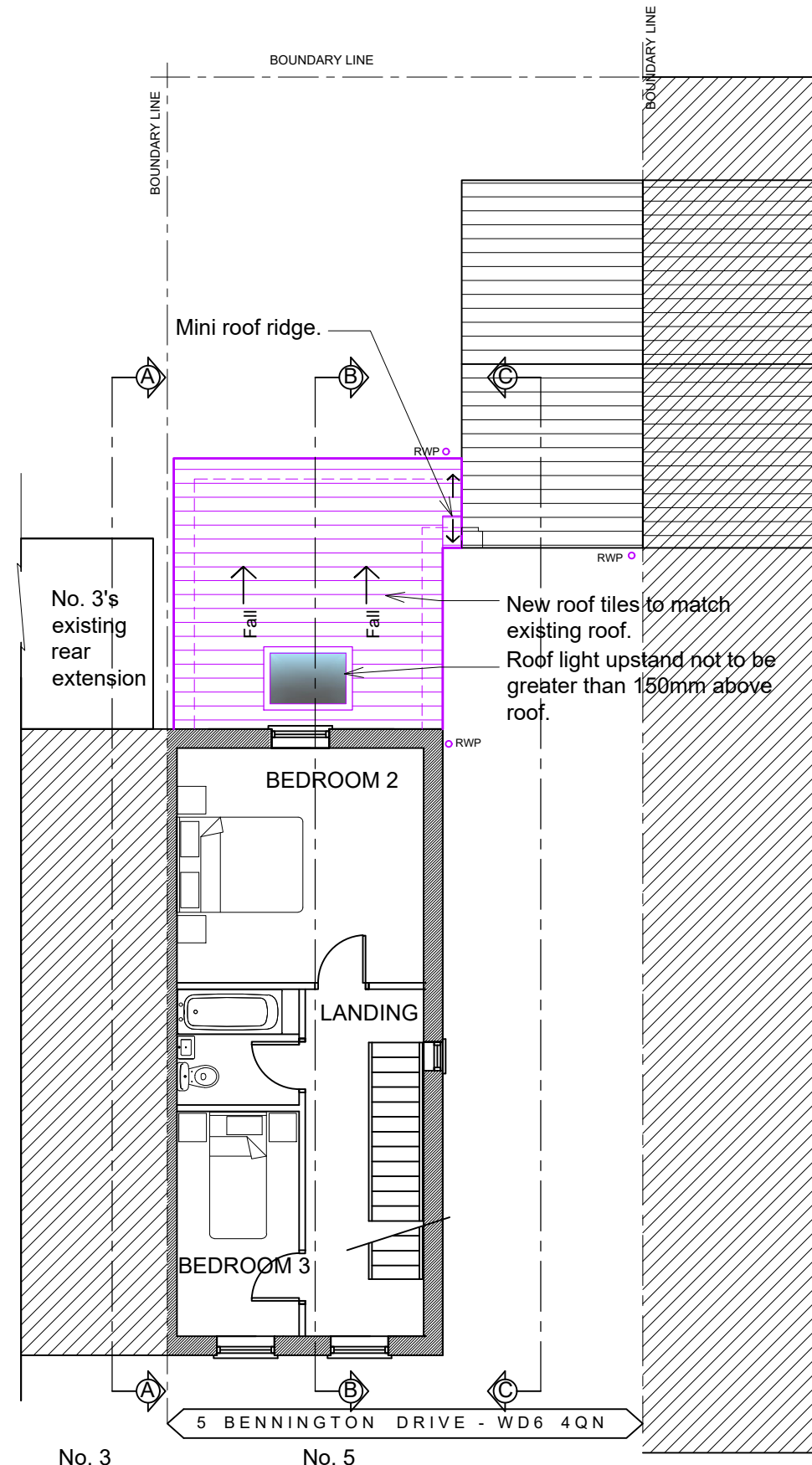
New boundary fence starts at end of wall

Remove existing UPVC doors and glazing & make good opening.

Build wall at boundary.



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

Any dismantling of any portion of the existing structure should follow Construction Design Management (CDM2015) and Health and Safety regulations. Any works to/near footings should take care not to damage any underground services possibly existing and new footings formed to S.Engr's specification. Lintels as specified by S.E. to take new openings.

NOTE: Office finished floor level is higher than the main house, therefore a Building Regulation compliant step is to be formed at the point indicated on this drawing.

Rev	By	Description	Date	CHKD
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PROJECT				
SINGLE STOREY REAR EXTENSION.				
DRAWING TITLE				
GROUND FLOOR AND ROOF PLANS.				
DRAWN BY: EB		DATE: 15/03/24		
CHECKED: EB		SCALE: 1:100 @ A3		
PROJECT No.	SHEET No.	Applic. Type	REV.	
2311	7	P	A	
PROJECT STAGE: PLANNING				
CLIENT SIGN OFF SIGNATURE:			DATE:	