

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement. The Party Wall Act of 1996. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

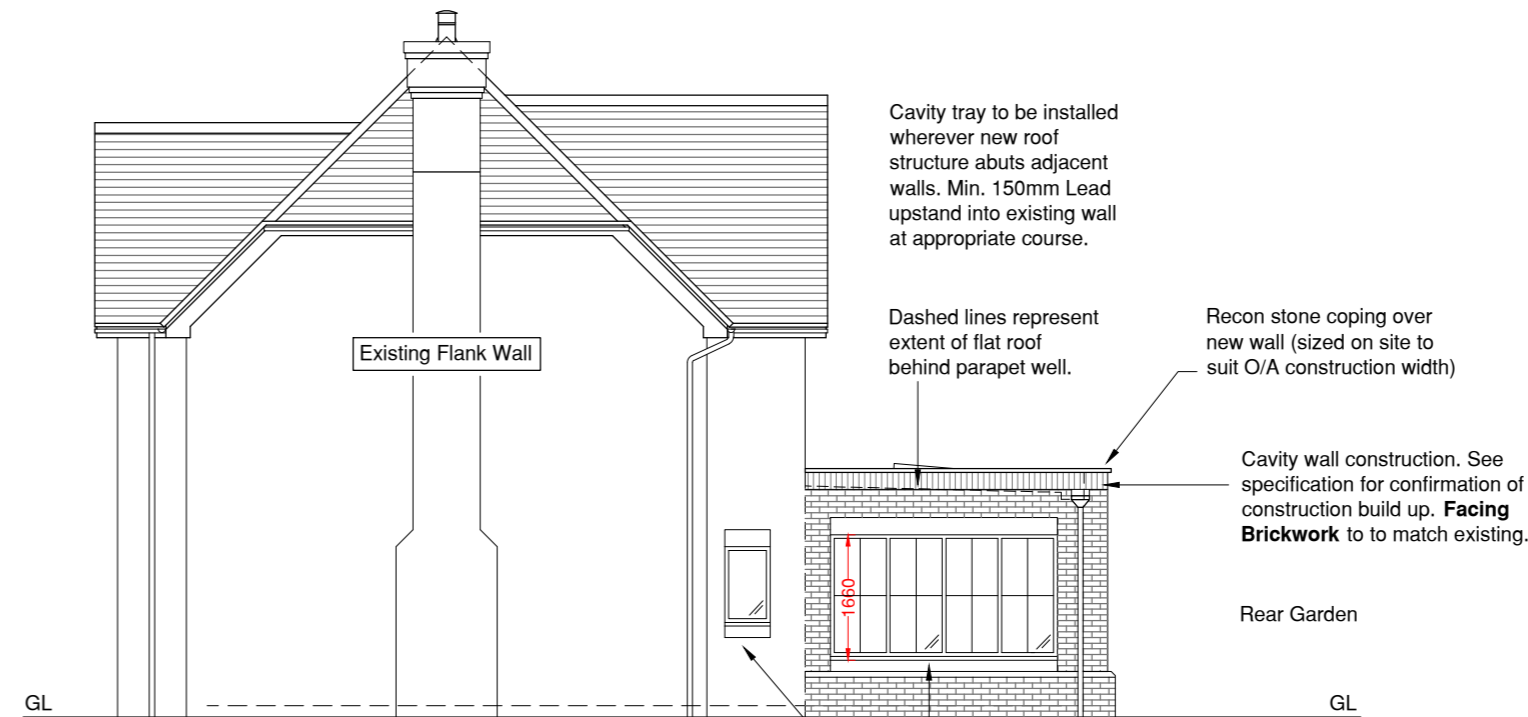
No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor. Dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015:
Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations docs. The client, for all future works, will need to be made aware of their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client. See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.



Proposed Front Elevation
(No Change)



Proposed Side Elevation

Cavity tray to be installed wherever new roof structure abuts adjacent walls. Min. 150mm Lead upstand into existing wall at appropriate course.

Dashed lines represent extent of flat roof behind parapet wall.

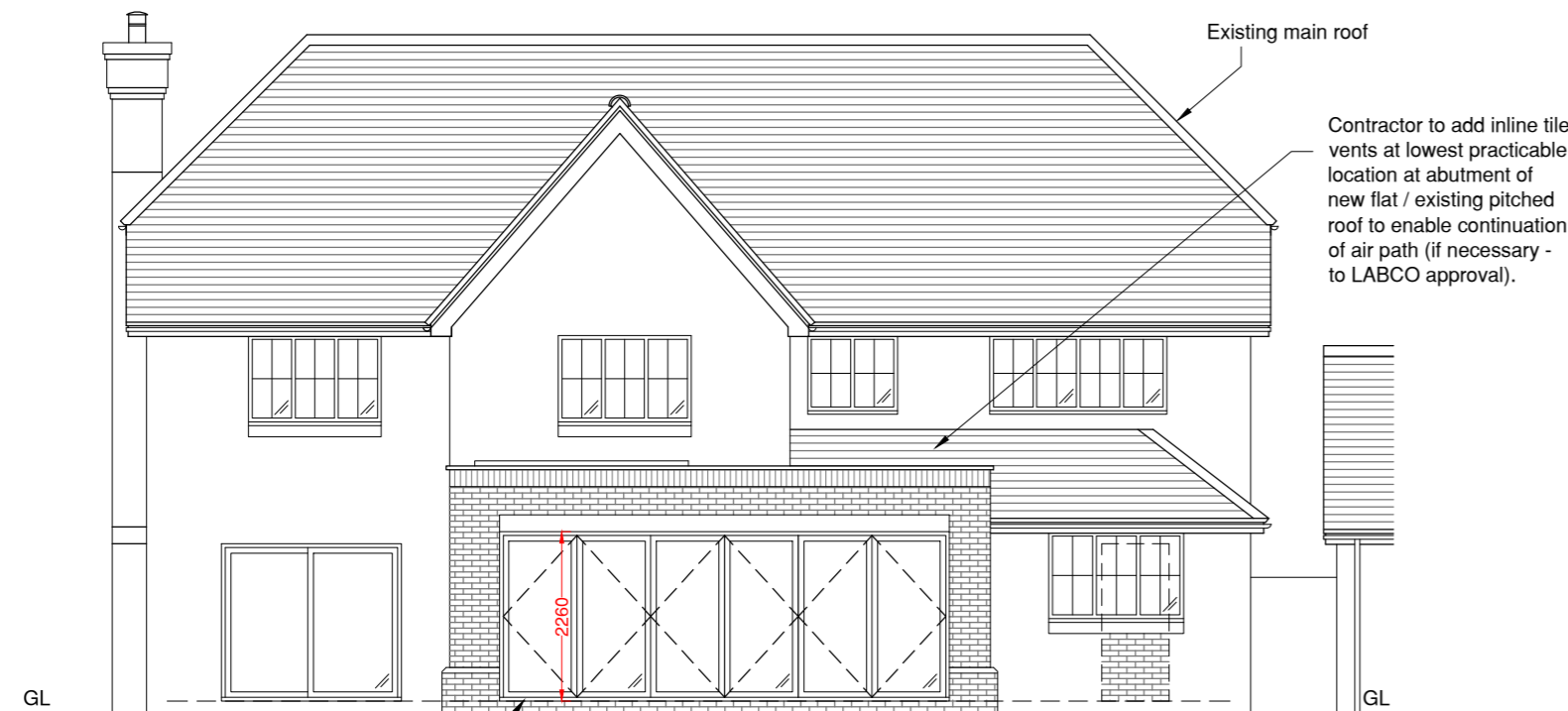
Recon stone coping over new wall (sized on site to suit O/A construction width)

Cavity wall construction. See specification for confirmation of construction build up. Facing Brickwork to match existing.

Rear Garden

2 No. New double glazed windows (extension and within existing wall adjacent) to client preference with lintel / beam support over to S.E. design.

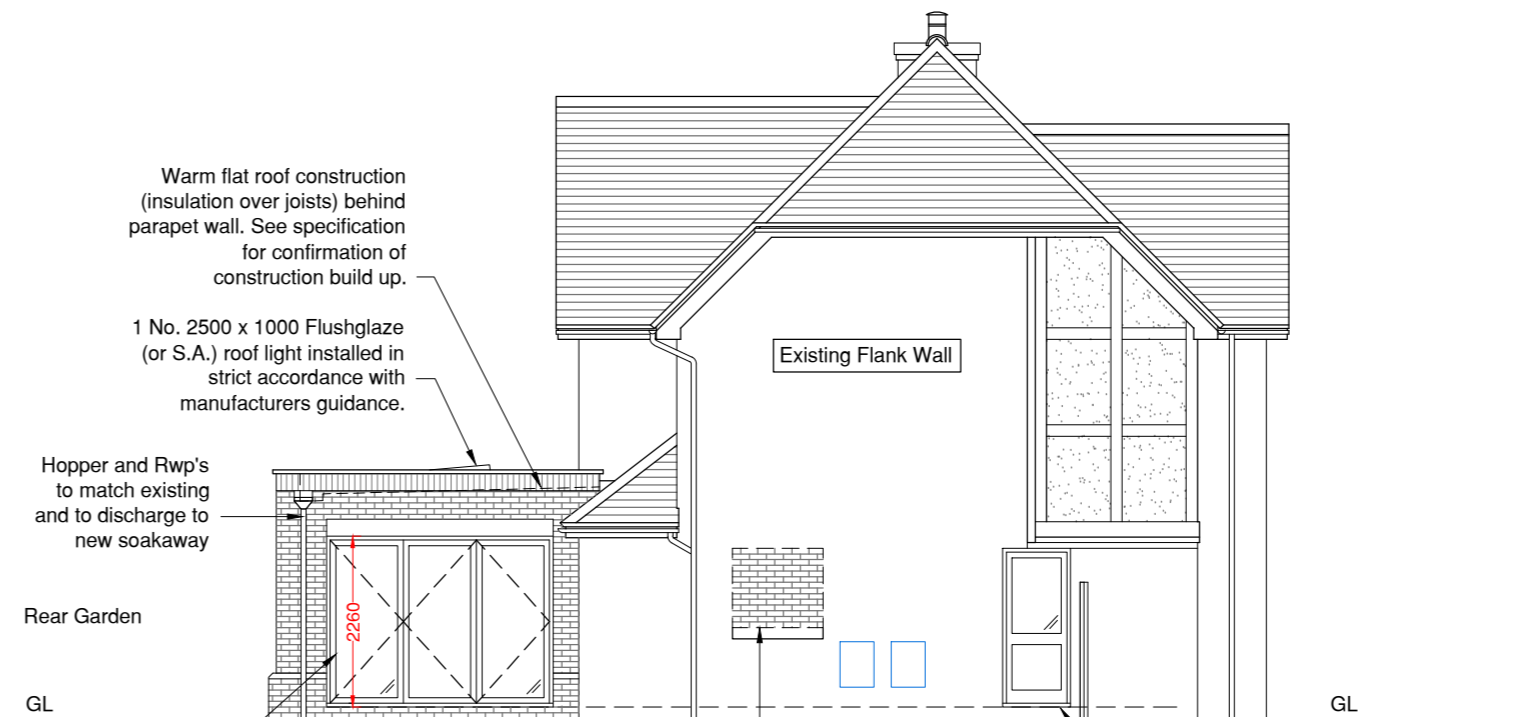
General notes:
This drawing must be read in conjunction with the following:
1459-01 Plans as Existing
1459-02 Elevations as Existing
1459-03 Elevations as Proposed
1459-04 Ground Floor Plan as Proposed
1459-05 Roof Plan as Proposed
1459-06 Section as Proposed
1459-07 B.R. Specification
1459-08 Typical Drainage Details



Proposed Rear Elevation

1 No. New double glazed multi-fold doorset to client preference with support over to S.E. design.

2 No. New double glazed windows (extension and within existing wall adjacent) to client preference with lintel / beam support over to S.E. design.



Warm flat roof construction (insulation over joists) behind parapet wall. See specification for confirmation of construction build up.

1 No. 2500 x 1000 Flushglaze (or S.A.) roof light installed in strict accordance with manufacturers guidance.

Hopper and Rwp's to match existing and to discharge to new soakaway

Rear Garden

New Rwp

1 No. New double glazed multi-fold doorset to client preference with support over to S.E. design.

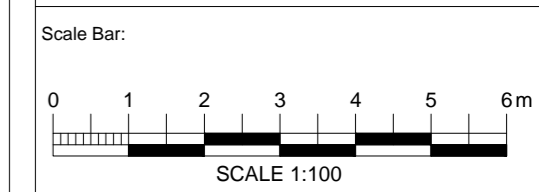
Existing Utility room (flank wall) window demolished with opening blocked up / made good as necessary.

Proposed Side Elevation

1 No. New double glazed door opening formed within existing wall to client preference with support over to S.E. design.

Rev	Date	Description

PLANNING



Project Title:
Mr Matt Lang
13 Windmill Heights, Bearsted,
Maidstone, Kent. ME14 4QE.

Drawing:
Single Storey Rear Extension Elevations Proposed

Date: 27/04/2023	Drawing Number: 1459 - 03
Scale: 1:100 @ A2	Revision:
Drawn: G.J.O.	
Checked: S.W.	

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IMPORTANT NOTE: A Party Wall agreement may be required for these works. See information in the adjacent titleblock for further details