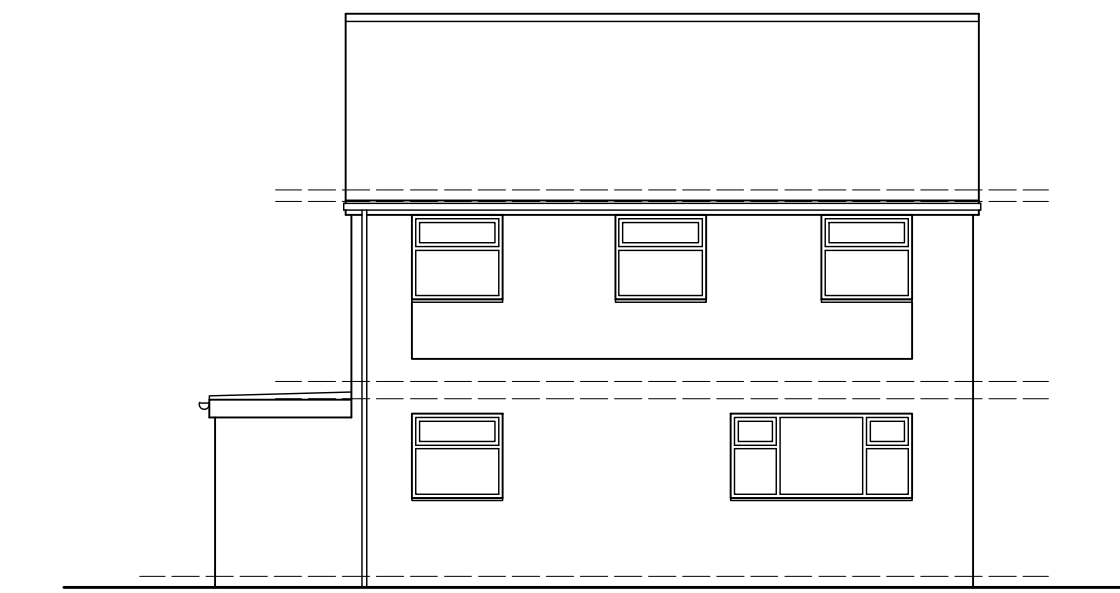




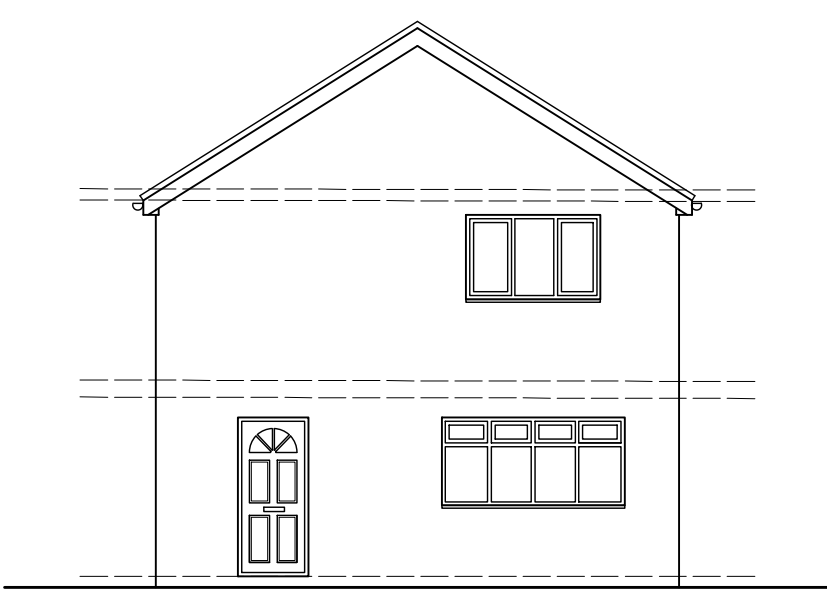
PROPOSED FRONT ELEVATION scale 1:50



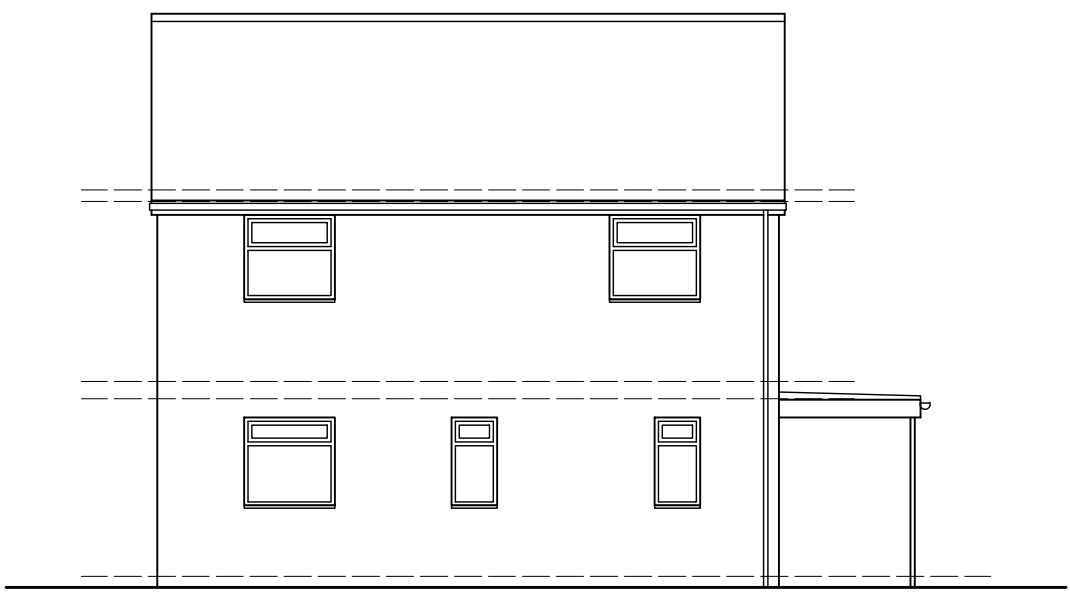
PROPOSED REAR ELEVATION scale 1:50



EXISTING FRONT ELEVATION scale 1:100



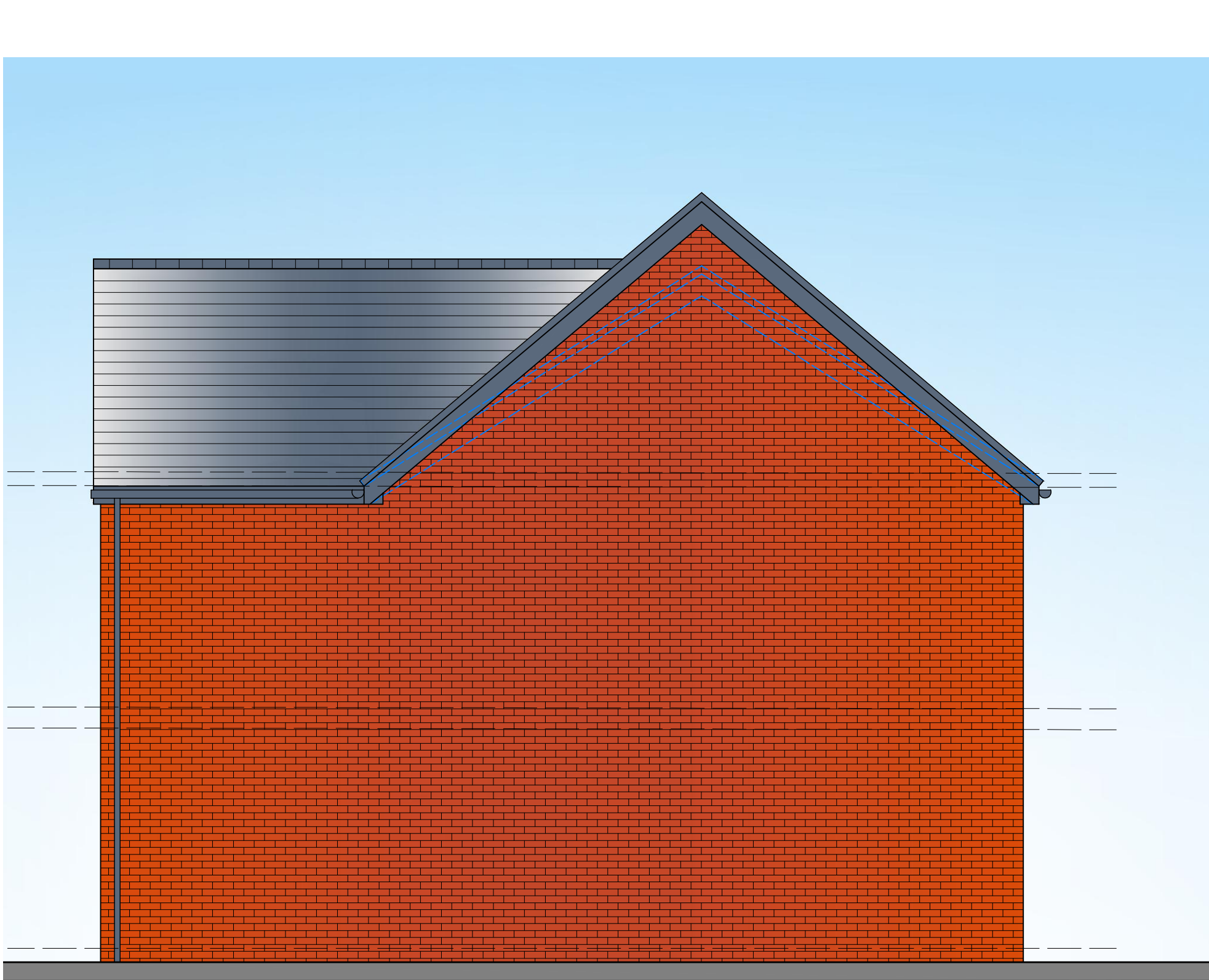
EXISTING SIDE ELEVATION scale 1:100



EXISTING REAR ELEVATION scale 1:100



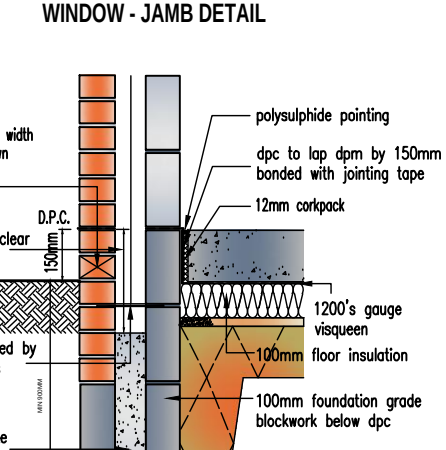
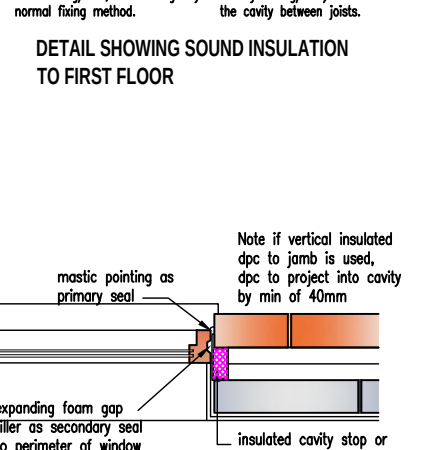
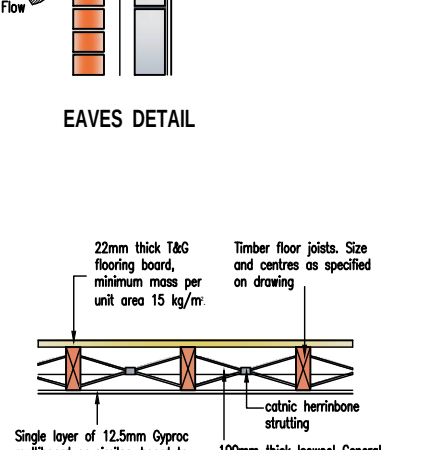
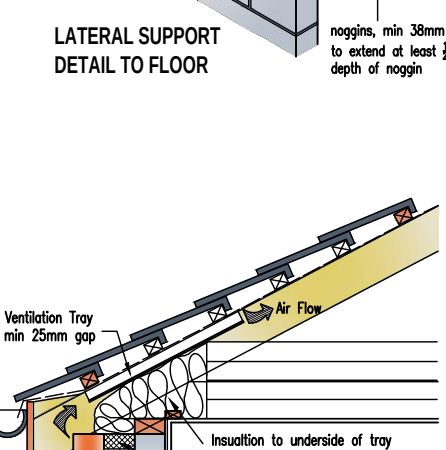
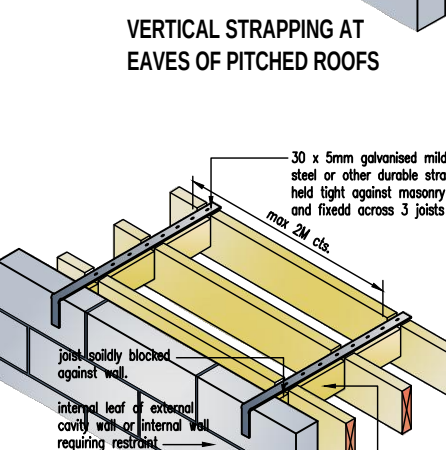
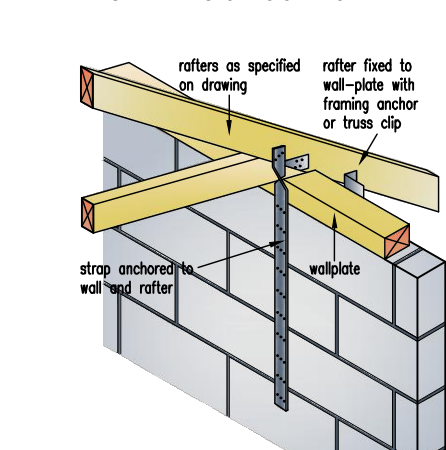
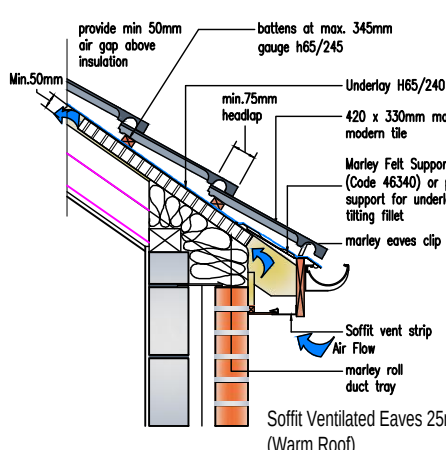
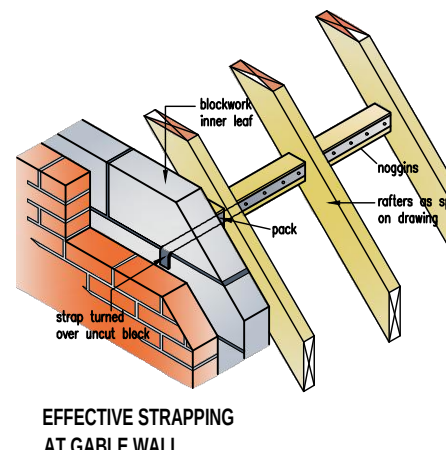
EXISTING SIDE ELEVATION scale 1:100



PROPOSED SIDE ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE
Reference should be made to the revised BS 5250 and "Limiting thermal bridging and air leakage: robust details" and BR 202 Thermal insulation: avoiding risks."

CONDITIONS RELATING TO THE GROUND

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 75mm min cover to foundations. Foundations to be min 900mm to bottom of strapping and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, these may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once the job has been dug. Alternative Foundations to be designed by Structural Engineer.
2. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.
3. All exposed timbers to be treated with a suitable preservative to BS 1292:1975.
4. All new cavities to be closed with 9mm sapulux, all new cavities to be linked with existing.
5. All new drains to be Hignworth supervised and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min. 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete linings inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS 5512. All boring in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. (Refer to item D of diagram 4 of the Approved Document L). Deep flow joints and 64/75 mm diameter P.V.C. rainwater pipes.
6. Insulated D.p.s. inserted to all head, jumbos and cills of new external openings or thermostatic covers.
7. All disturbed surfaces to be made good.
8. All new rain water pipes to be trapped gutters.
9. 75 x 100mm wallplate to be strapped to wall at 2m centres with 3 x 8mm mild steel straps.
10. Opening lights to be min 120mm total floor plan area.
11. All glazing to critical zones to be toughened or laminated to BS 6206. If glazing to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5mm in doors, and to covered windows within 800mm of finished floor level.
12. Steelwork as noted on plan to comply with BS449, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 122 hour fire resistance. Linings to have minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer.
13. D.p.s. to be water lead to be min 150mm above ground level and at scaffold level to inner leaf.
14. Facing bricks/work/stones to extend min 2 courses below ground level.
15. New concrete linings over new openings to BS5877 Part 2 1986 (150mm or 225mm) deep where shown.
16. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1224:1978 and to have proprietary L.P.V.C. retaining clips to secure the insulation to the inner leaf. Joints to be built into returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around door / window opening and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.
17. Notches and holes to timber joists to be within the following limits: notches - no deeper than 0.25 times depth of joist and not cut closer than 1/3 of the span, no further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of joist should be drilled on the neutral axis, and should be not less than 3 diameters (centre to centre) apart, and be located between 0.25 and 0.4 times span from the support.
18. No notches or holes to be cut in roof rafters, other than supports where the rafter may be bolted through to a depth not exceeding 1/3 of the rafter depth.
19. All pipework incorporated in the water / heating system, that is installed in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK).
20. Clay bricks to BS 3801. Engineering bricks to BS 3802.
21. Mortar: Selection of mortar used below dpc to be in accordance with BS5628: Part 3.
22. Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
23. DPM below slab to BS 8155, when the membrane is located below the slab a binding layer of sand should be provided. The continuity of the membrane as follows: laps in polyethylene should be 300mm and joints sealed, where necessary, membranes beneath slab should link with wall dpc's.
24. STAIRCASE Equal risers (Max rise 220mm) Equal treads (Min going 220mm) Min Going to Tapered treads of 50mm. 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.
25. Flues if applicable: Flues bricks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (30 degree preferred), offset at base, bedded in cement mortar grout to comply with S.S. 1181: 1971. All roof and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.
26. Chases: Vertical chases should not be deeper than 1/3 of the wall thickness or in cavity walls, 1/3 of the thickness of the leaf. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.
27. All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
28. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
29. Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.
30. Trade Ventilation: Replacement windows, background ventilators to be provided as follows: Habitable rooms - 5000mm² equivalent area. Kitchens, Utility room and bathroom - 2500mm² equivalent area. Addition of a habitable Room (not including a conservatory) to an existing building. Background ventilators to be provided to new windows as follows: If the Additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 8000mm² equivalent area to opening between rooms and to new windows, and Purge ventilation is provided comprising of 1 or more openings with min total floor area as follows: Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 1/20 of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 1/20 of the room floor area. External doors the Height x width of opening part should be at least 1/20 of the room floor area. If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 1/20 of the room floor area. Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame. Openings between habitable rooms and conservatories must be closable.

UNDESIRABLE MATERIAL

Unsuitable material such as turf and roots should be removed from the ground to be covered by the building at least to a depth to prevent later growth. The effects of trees to the building also need to be assessed. Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and overide concrete should be assessed. Reference should be made to BRE Digest 28622. Where soils and vegetation type would require significant quantities of soil to be removed. Reference should be made to BRE Digests 24123 and 24224, and to the FBE (Foundation for the Built Environment) report25.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 1994 (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974

The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".

The Designer encompasses on this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.

For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guides Nos 1 & 2 providing temporary support during work on openings in external walls and removing internal load bearing walls in order dwellings.

1. The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.

2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling objects. Also to provide protection of adjoining properties along site boundary.

3. All necessary safety precautions to be taken when working at high level. i.e. using safety harness.

4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to [Building danger from underground services](#), HSE 47, [Control of Asbestos at Work Regulations 2002](#), [Control of Substance Hazardous to Health Regulations 2002](#) and [Dangerous Substances and Explosive Atmospheres Regulations 2002](#).

5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to [Personal Protective Equipment at Work Regulations 1992](#) (as amended).

6. Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior.

7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.

8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.

9. Danger of collapse to trenches caused by heavy machinery, working above or near.

10. Danger of persons falling into trenches.

11. Use of power tools and equipment. Refer to [Provision and Use of Work Equipment Regulations 1998](#) and [Electricity at Work Regulations 1989](#).

12. [Electrical Safety, Quality and Continuity Regulations 2002](#).

13. [Risk of working with dust](#). Risks of working at height and from falling objects.

14. [Risks of working with dust](#). Risks of working at height and from falling objects.

15. [Risks of working with dust](#). Risks of working at height and from falling objects.

16. [Risks of working with dust](#). Risks of working at height and from falling objects.

17. [Risks of working with dust](#). Risks of working at height and from falling objects.

18. [Risks of working with dust](#). Risks of working at height and from falling objects.

19. [Risks of working with dust](#). Risks of working at height and from falling objects.

20. [Risks of working with dust](#). Risks of working at height and from falling objects.

21. [Risks of working with dust](#). Risks of working at height and from falling objects.

22. [Risks of working with dust](#). Risks of working at height and from falling objects.

23. [Risks of working with dust](#). Risks of working at height and from falling objects.

24. [Risks of working with dust](#). Risks of working at height and from falling objects.

25. [Risks of working with dust](#). Risks of working at height and from falling objects.

26. [Risks of working with dust](#). Risks of working at height and from falling objects.

27. [Risks of working with dust](#). Risks of working at height and from falling objects.

28. [Risks of working with dust](#). Risks of working at height and from falling objects.

29. [Risks of working with dust](#). Risks of working at height and from falling objects.

30. [Risks of working with dust](#). Risks of working at height and from falling objects.

31. [Risks of working with dust](#). Risks of working at height and from falling objects.

32. [Risks of working with dust](#). Risks of working at height and from falling objects.

33. [Risks of working with dust](#). Risks of working at height and from falling objects.

34. [Risks of working with dust](#). Risks of working at height and from falling objects.

35. [Risks of working with dust](#). Risks of working at height and from falling objects.

36. [Risks of working with dust](#). Risks of working at height and from falling objects.

37. [Risks of working with dust](#). Risks of working at height and from falling objects.

38. [Risks of working with dust](#). Risks of working at height and from falling objects.

39. [Risks of working with dust](#). Risks of working at height and from falling objects.

40. [Risks of working with dust](#). Risks of working at height and from falling objects.

41. [Risks of working with dust](#). Risks of working at height and from falling objects.

42. [Risks of working with dust](#). Risks of working at height and from falling objects.

43. [Risks of working with dust](#). Risks of working at height and from falling objects.

44. [Risks of working with dust](#). Risks of working at height and from falling objects.

45. [Risks of working with dust](#). Risks of working at height and from falling objects.

46. [Risks of working with dust](#). Risks of working at height and from falling objects.

47. [Risks of working with dust](#). Risks of working at height and from falling objects.

48. [Risks of working with dust](#). Risks of working at height and from falling objects.

49. [Risks of working with dust](#). Risks of working at height and from falling objects.

50. [Risks of working with dust](#). Risks of working at height and from falling objects.

51. [Risks of working with dust](#). Risks of working at height and from falling objects.

52. [Risks of working with dust](#). Risks of working at height and from falling objects.

53. [Risks of working with dust](#). Risks of working at height and from falling objects.

54. [Risks of working with dust](#). Risks of working at height and from falling objects.

55. [Risks of working with dust](#). Risks of working at height and from falling objects.

56. [Risks of working with dust](#). Risks of working at height and from falling objects.

57. [Risks of working with dust](#). Risks of working at height and from falling objects.

58. [Risks of working with dust](#). Risks of working at height and from falling objects.

59. [Risks of working with dust](#). Risks of working at height and from falling objects.

60. [Risks of working with dust](#). Risks of working at height and from falling objects.

61. [Risks of working with dust](#). Risks of working at height and from falling objects.

62. [Risks of working with dust](#). Risks of working at height and from falling objects.

63. [Risks of working with dust](#). Risks of working at height and from falling objects.

64. [Risks of working with dust](#). Risks of working at height and from falling objects.

65. [Risks of working with dust](#). Risks of working at height and from falling objects.

66. [Risks of working with dust](#). Risks of working at height and from falling objects.

67. [Risks of working with dust](#). Risks of working at height and from falling objects.

68. [Risks of working with dust](#). Risks of working at height and from falling objects.

69. [Risks of working with dust](#). Risks of working at height and from falling objects.

70. [Risks of working with dust](#). Risks of working at height and from falling objects.

71. [Risks of working with dust](#). Risks of working at height and from falling objects.

72. [Risks of working with dust](#). Risks of working at height and from falling objects.

73. [Risks of working with dust](#). Risks of working at height and from falling objects.

74. [Risks of working with dust](#). Risks of working at height and from falling objects.

75. [Risks of working with dust](#). Risks of working at height and from falling objects.

76. [Risks of working with dust](#). Risks of working at height and from falling objects.

77. [Risks of working with dust](#). Risks of working at height and from falling objects.

78. [Risks of working with dust](#). Risks of working at height and from falling objects.

79. [Risks of working with dust](#). Risks of working at height and from falling objects.

80. [Risks of working with dust](#). Risks of working at height and from falling objects.

81. [Risks of working with dust](#). Risks of working at height and from falling objects.

82. [Risks of working with dust](#). Risks of working at height and from falling objects.

83. [Risks of working with dust](#). Risks of working at height and from falling objects.

84. [Risks of working with dust](#). Risks of working at height and from falling objects.

85. [Risks of working with dust](#). Risks of working at height and from falling objects.

86. [Risks of working with dust](#). Risks of working at height and from falling objects.

87. [Risks of working with dust](#). Risks of working at height and from falling objects.

88. [Risks of working with dust](#). Risks of working at height and from falling objects.

89. [Risks of working with dust](#). Risks of working at height and from falling objects.

90. [Risks of working with dust](#). Risks of working at height and from falling objects.

91. [Risks of working with dust](#). Risks of working at height and from falling objects.

92. [Risks of working with dust](#). Risks of working at height and from falling objects.

93. [Risks of working with dust](#). Risks of working at height and from falling objects.

94. [Risks of working with dust](#). Risks of working at height and from falling objects.

95. [Risks of working with dust](#). Risks of working at height and from falling objects.

96. [Risks of working with dust](#). Risks of working at height and from falling objects.

97. [Risks of working with dust](#). Risks of working at height and from falling objects.

98. [Risks of working with dust](#). Risks of working at height and from falling objects.

99. [Risks of working with dust](#). Risks of working at height and from falling objects.

100. [Risks of working with dust](#). Risks of working at height and from falling objects.

Approved Document P (Electrical Safety)

At Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical installation certificate issued under a "Competent person" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADATORS WITH CLIENT PRIOR TO WORK COMMENCING.

This drawing is Produced for submission to the Local Authority for Approval under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.D.M ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are agreed and do not allow for Building tolerance and must be checked on site prior to work commencing.

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)

At Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical installation certificate issued under a "Competent person" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADATORS WITH CLIENT PRIOR TO WORK COMMENCING.

This drawing is Produced for submission to the Local Authority for Approval under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.D.M ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are agreed and do not allow for Building tolerance and must be checked on site prior to work commencing.

Approved Document P (Electrical Safety)

At Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical installation certificate issued under a "Competent person" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADATORS WITH CLIENT PRIOR TO WORK COMMENCING.

This drawing is Produced for submission to the Local Authority for Approval under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.D.M ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are agreed and do not allow for Building tolerance and must be checked on site prior to work commencing.