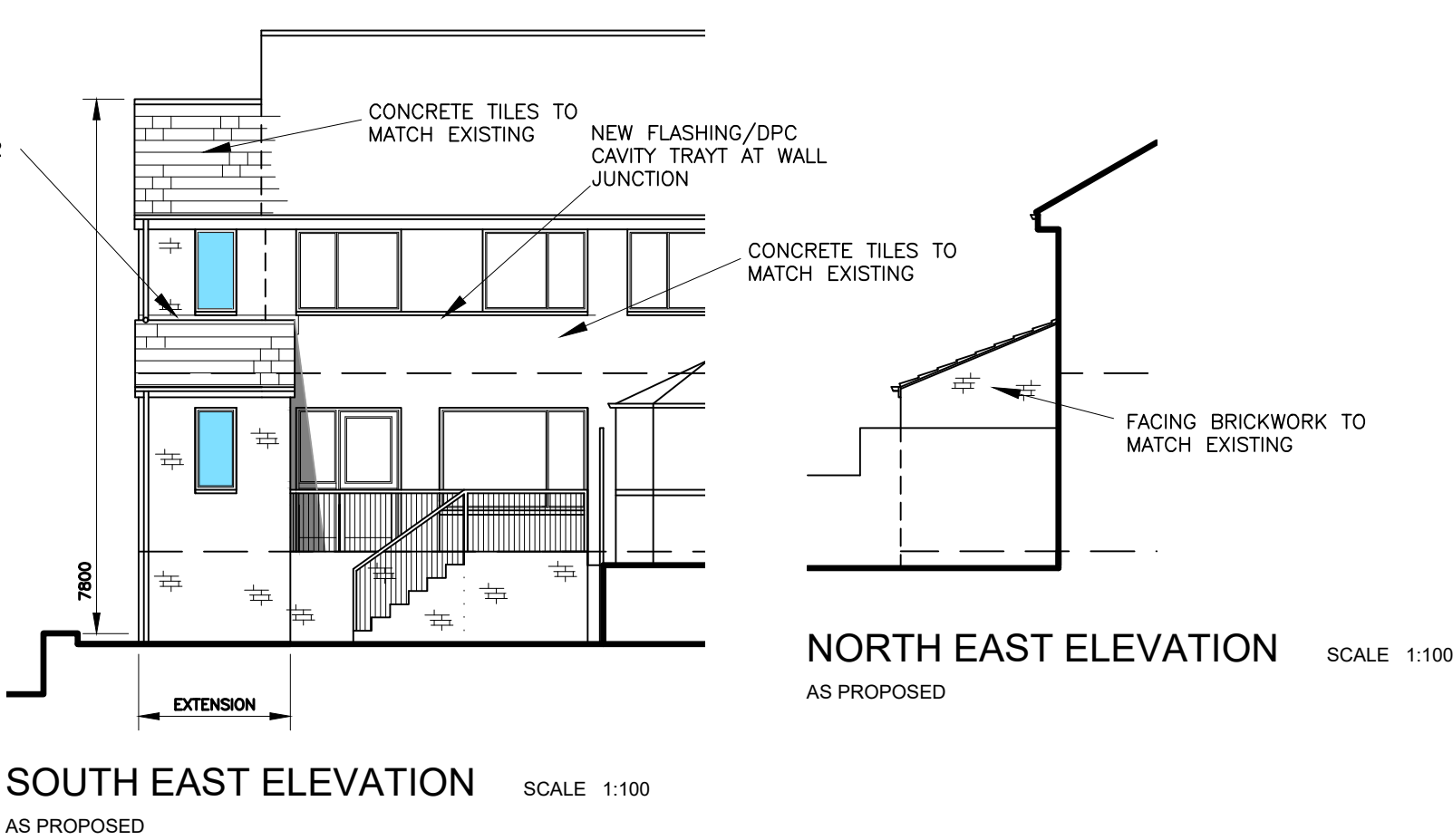
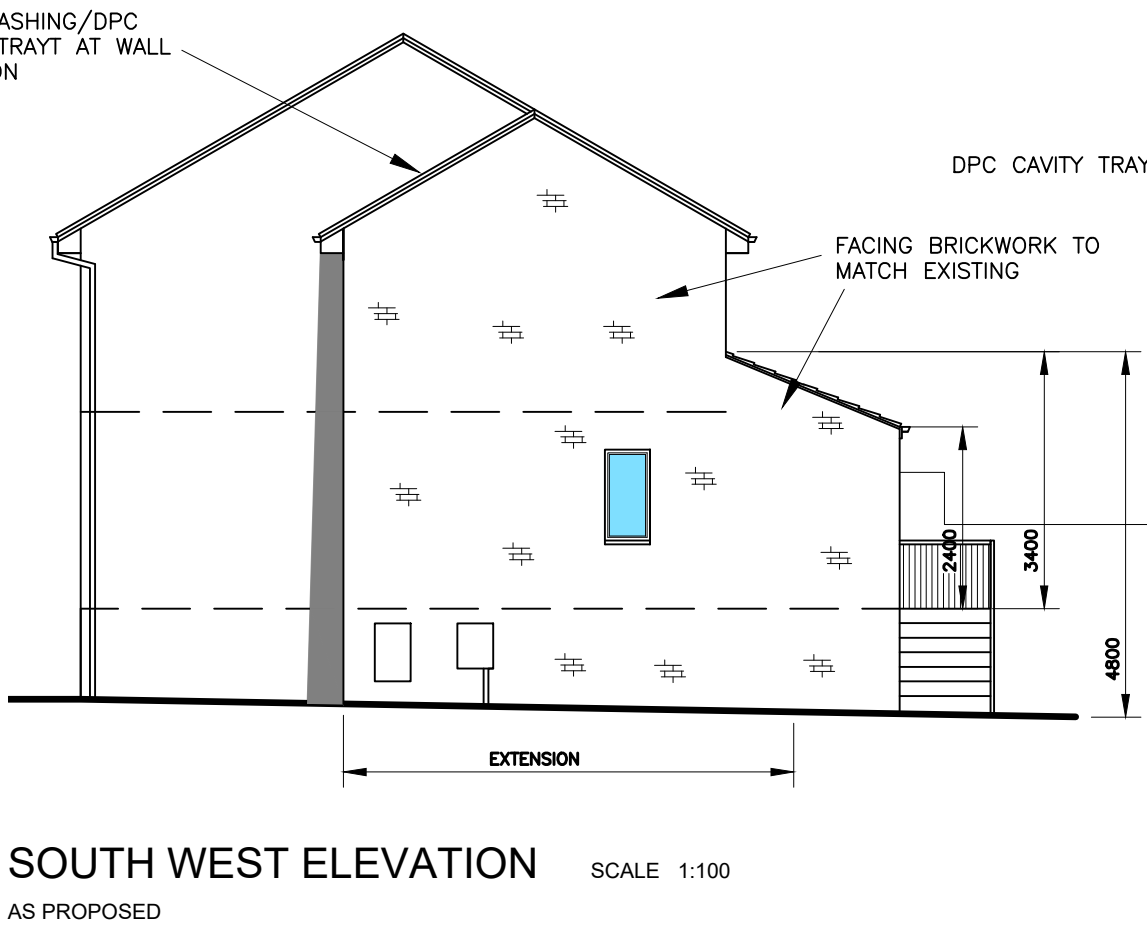
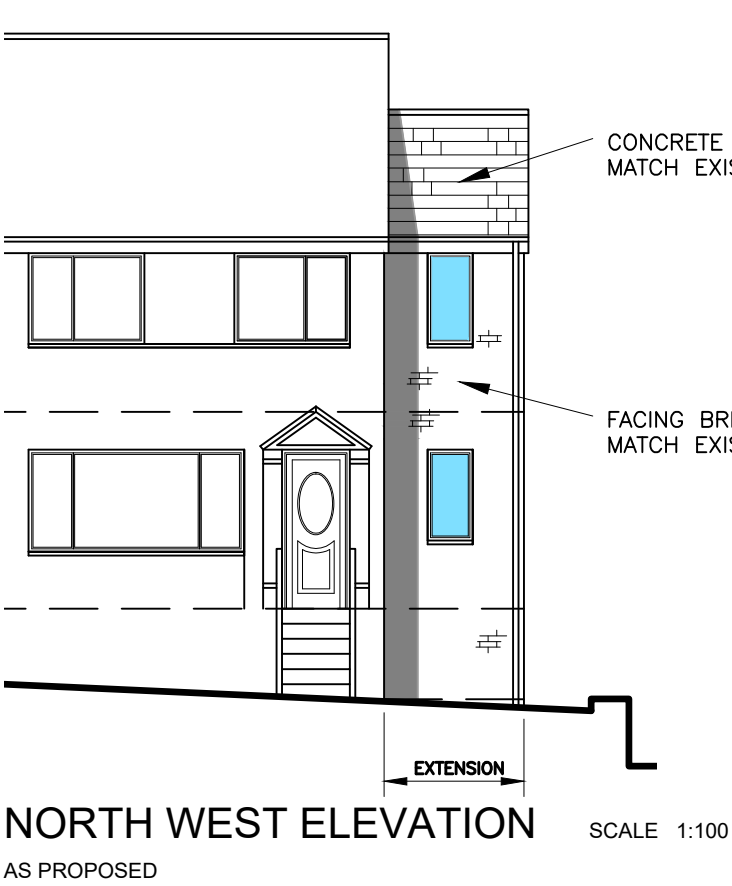
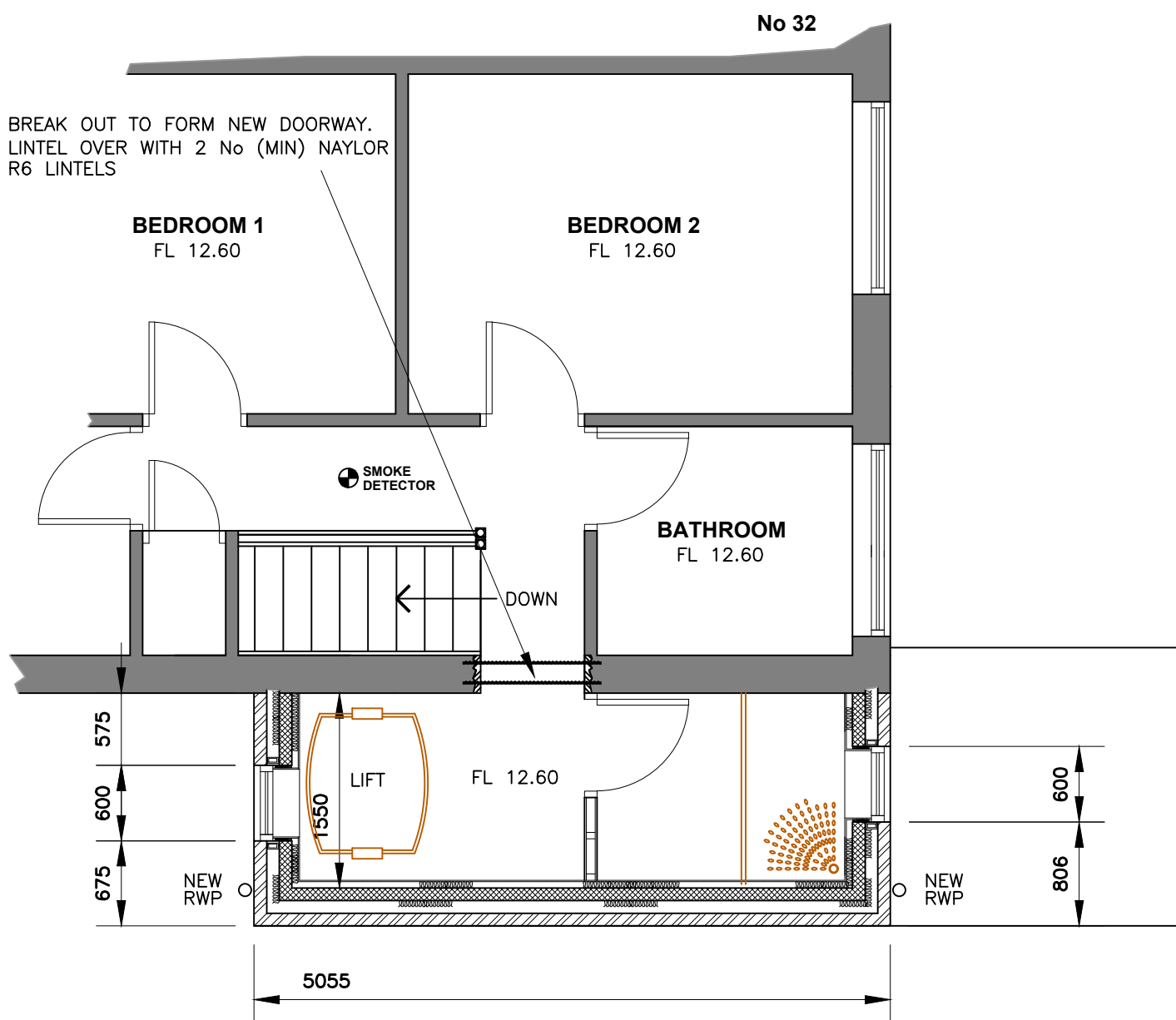




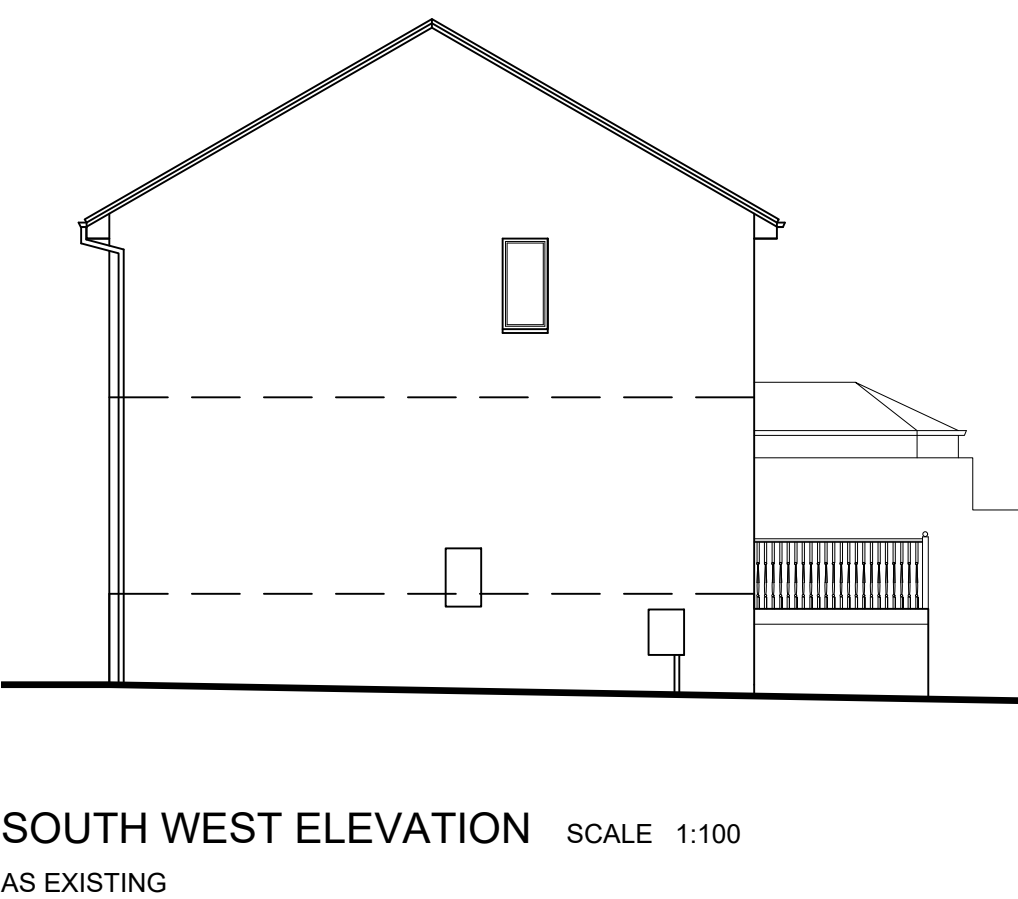
NORTH EAST ELEVATION
AS PROPOSED



FIRST FLOOR PLAN
AS PROPOSED



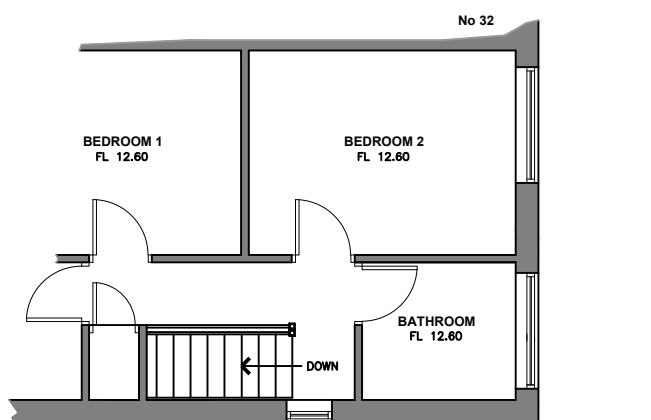
NORTH WEST ELEVATION
AS EXISTING



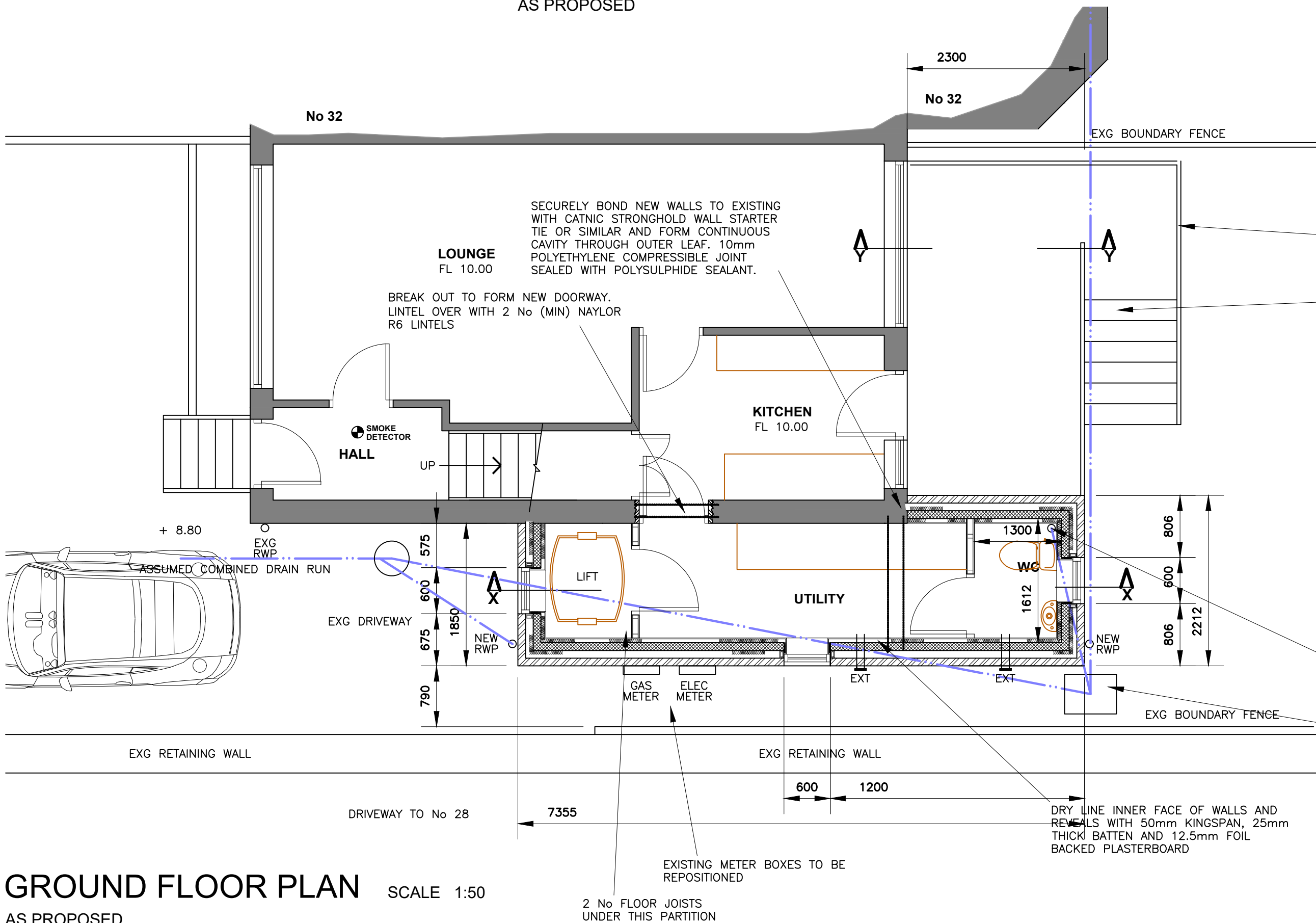
SOUTH WEST ELEVATION
AS EXISTING



SOUTH EAST ELEVATION
AS EXISTING



FIRST FLOOR PLAN
AS EXISTING



GROUND FLOOR PLAN
AS PROPOSED

ROOFLIGHTS
VELUX OR SIMILAR DOUBLE GLAZED ROOFLIGHT. TRIM OPENINGS AND FLASH WITH PROPRIETARY FLASHINGS PROVIDED AND LEAVE WATER TIGHT. ALL AS MANUFACTURERS INSTRUCTIONS. DOUBLE RAFTERS EACH SIDE. ROOFLIGHT. TO ACHIEVE A U VALUE OF 1.4 W/M2K

POWDER COATED STEEL BALUSTRADE AND HANDRAIL TO AD PART K

NEW STEPS TO HAVE 170mm MAX RIDERS AND 250mm MIN GOINGS

NEW SW WATER DRAINS TO CONNECT INTO EXISTING ASSUMED COMBINED DRAINAGE SYSTEM

DRY LINE INNER FACE OF WALLS AND REVEALS WITH 50mm KINGSPAN, 25mm THICK BATTEN AND 12.5mm FOIL BACKED PLASTERBOARD

50mm KINGSPAN KB INSULATION, 50mm CLEAR CAVITY

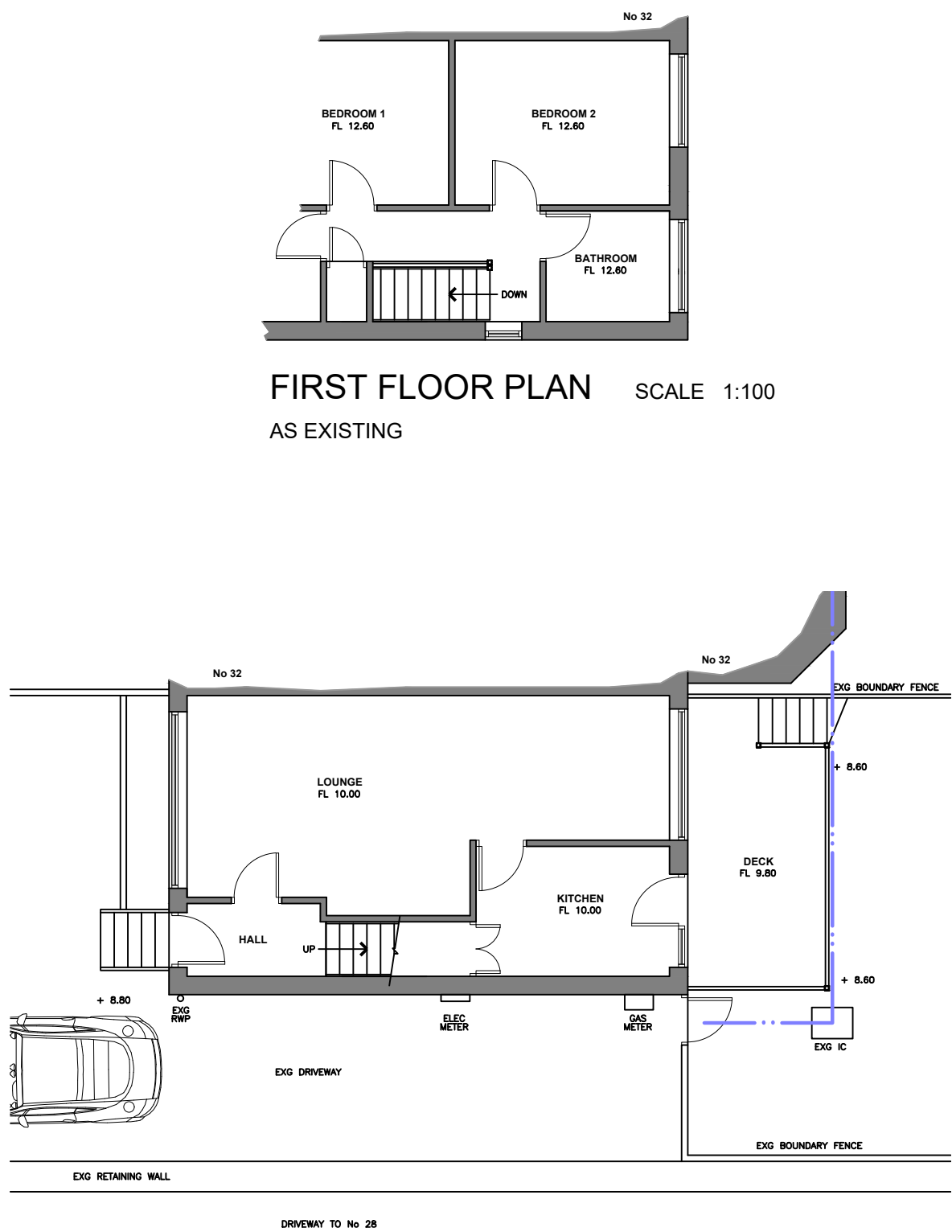
ALL NEW GLAZING TO ACHIEVE A U VALUE OF 1.5 OR BETTER

STUB STACK SVP WITH DURGO SVP BOXED IN WITH ACCESS PANEL/SEALED BOSS AT BASE.

EXG MH TO BE REPOSITIONED

VERIFY EXISTING WALLS AND FOOTINGS ARE SUITABLE FOR ADDITIONAL LOADS BEFORE WORK COMMENCES WITH BUILDING CONTROL OFFICERS.

CHECK LEVEL OF EXISTING WALL FOOTINGS BEFORE COMMENCEMENT. EXISTING FOOTINGS TO BE INSPECTED BY THE BCO BEFORE WORKS COMMENCE



GROUND FLOOR PLAN
AS EXISTING

ELECTRICAL INSTALLATION
NEW AND EXTENDED DOMESTIC ELECTRICAL INSTALLATIONS (INCLUDING EXTERNAL WORKS SUCH AS outhouses, garden shed, garages, ponds, external fixed lighting) ARE TO CONFORM TO THE DIAGRAMS Laid OUT IN AD PART P 2005 UNLESS THE PROPOSED INSTALLATION WORK IS UNDERTAKEN BY A PERSON WHO IS A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORIZED BY THE SECRETARY OF STATE. IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH BS 7671: 2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORK, THE PERSON ORDERING THE WORK SHOULD RECEIVE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE. THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVE A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN BS 76713. AS REQUIRED BY BS 7671, THE CERTIFICATE MUST BE MADE OUT AND SIGNED BY THE COMPETENT PERSON OR PERSONS WHO CARRIED OUT THE DESIGN, CONSTRUCTION. THE WORKS ARE ALSO TO COMPLY WITH THE ELECTRICITY AT WORK REGULATIONS 1989 AND AS AMENDED BY THE ELECTRICITY, QUALITY AND CONTINUITY REGULATIONS 2002.

ALL ACCESSIBLE LIGHT SWITCHES AND SOCKETS TO COMPLY WITH SECTION 8 AND DIAGRAM 29 OF THE APPROVED DOCUMENT M. THE BOTTOM OF ALL SOCKETS MUST BE A MINIMUM OF 450mm FROM THE FLOOR BUT NO GREATER THAN 1200mm FROM THE FLOOR. ALL LIGHT SWITCHES MUST BE BETWEEN 450mm AND 1200mm ABOVE THE FLOOR.

FIXED CEILING LIGHTING WITHIN THE EXTENSION MUST TAKE ONLY LAMP FITTINGS THAT HAVE A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT INCLUDING THEIR CONTROL GEAR. ALL LOW ENERGY BULBS TO BE HIGH FREQUENCY FLUORESCENT BALLASTS

RECESSED LIGHT FITTINGS MUST NOT BE USED WITHOUT THE USE OF PROPRIETARY FIRE INSULATED AND AIR SEALED CAPS.

ALL FIXED EXTERNAL LIGHTING MUST EXTINGUISH DURING DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

WATER SUPPLY
CONTRACTOR SHOULD PROVIDE DETAILS OF COLD WATER SUPPLIER EITHER FROM A STATUTORY WATER UNDERTAKER OR LICENSED WATER SUPPLIER THROUGH AN INSTALLATION COMPLYING WITH THE REQUIREMENTS OF THE WATER SUPPLY (WATER FITTINGS) REGULATIONS 1999 [SI 1999/1148 AS AMENDED] TO DEMONSTRATE THE SUPPLY OF 'WHOLESOME' WATER

CONTRACTOR SHOULD PROVIDE DETAILS OF HOT WATER STORAGE SYSTEMS AND ITS SUPPLY TO ENSURE IT MEETS REQUIRED REGULATIONS BY PREVENTING THE CONTAMINATION, WASTE, MISUSE, UNDOE CONSUMPTION AND ERRONEOUS MEASUREMENT OF WATER SUPPLIED BY A WATER UNDERTAKER OR LICENSED WATER SUPPLIER. GUIDANCE CAN BE FOUND IN THE WATER REGULATIONS GUIDE PUBLISHED BY THE WATER REGULATIONS ADVISORY SCHEME. SYSTEMS AND STORAGE VESSELS SHOULD BE DESIGNED SO AS TO PREVENT WATER EXCEEDING 100°C. WHETHER VENTED OR NOT AND SHOULD BE DESIGNED IN ACCORDANCE WITH RELEVANT BRITISH AND EUROPEAN STANDARDS AS STATED IN AD PART G3

WATER USAGE SHOULD NOT EXCEED 125 LTRS/PER PERSON/PER DAY AND CALCULATIONS SHOULD BE PROVIDED TO BUILDING CONTROL PRIOR TO COMPLETION

WHERE HOT AND COLD TAPS ARE TO BE PROVIDED TO A SANITARY APPLIANCE THE HOT TAP SHOULD BE LOCATED ON THE LEFT, ALLOW FOR PROVIDING NOTICE SERVED TO BUILDING CONTROL FOLLOWING THE COMMISSION OF THE HOT WATER SYSTEM BY A COMPETENT PERSON

A NOTICE CONFIRMING THAT THE FIXED BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APPROVED BY THE SECRETARY OF STATE, SHALL BE SUBMITTED BEFORE COMPLETION OF WORK OR OCCUPATION OF THE BUILDING.

GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW

DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.

WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER. UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

DESIGN RISK ASSESSMENT
UNDER THE CDM REGULATIONS 2015 CLIENTS HAVE A RESPONSIBILITY TO APPOINT A PRINCIPLE CONTRACTOR FOR BUILDING PROJECTS WHEN TWO OR MORE CONTRACTORS ARE ON SITE.

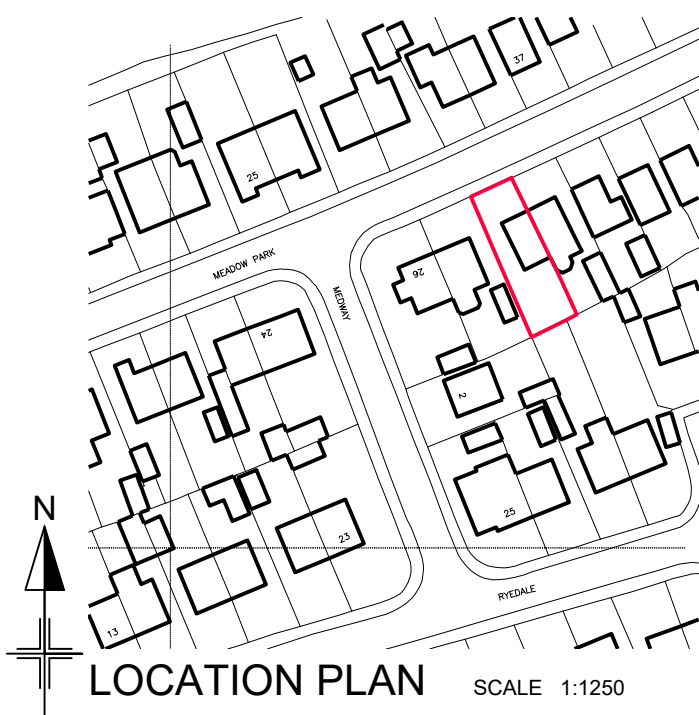
FURTHER CLIENT DUTIES FOR DOMESTIC PROJECTS CAN BE TRANSFERRED TO THE PRINCIPAL DESIGNER AND/OR PRINCIPAL CONTRACTOR

UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES. BT GUIDANCE NOTES APPENDIX 1. NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS

OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT

ASBESTOS
CHECK FOR EXISTING ASBESTOS SHEETING TO SOFFITS/LININGS/ETC. ANY ASBESTOS FOUND TO BE REMOVED BY AN APPROVED CONTRACTOR AND DISPOSED OF IN A SAFE MANNER.



LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:500