

BEFORE COMMENCEMENT OF THIS PROJECT, IT IS GOOD PRACTICE FOR THE CLIENT OR BUILDER TO CONTACT THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON SITE TO ENSURE THAT ALL REGULATORY PROCEDURES HAVE BEEN SATISFIED WITH REGARD TO THE WORK SET OUT ON THIS DRAWING. THE BUILDING INSPECTOR - MR. ... CAN BE CONTACTED ON ... THE PLANNING OFFICER - MR. ... CAN BE CONTACTED ON ... THE HIGHWAYS DEPARTMENT SHOULD BE CONTACTED IF ANY WORK IS TO BE CARRIED OUT ADJOINING A PUBLIC FOOTPATH OR HIGHWAY.

IF IN DOUBT - ASK
ALTERATIONS: IF THE CLIENT (OR HIS OR HER APPOINTED CONTRACTOR) WISH TO MAKE ANY ALTERATIONS (MATERIAL OR OTHERWISE) OR DEViate IN ANY WAY FROM THE DETAILS & SPECIFICATIONS WHICH ARE SET OUT ON THIS PLAN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. IN ORDER THAT AMENDED PLANS CAN BE REPRODUCED & PRESENTED TO THE LOCAL AUTHORITY FOR CONSIDERATION BEFORE ANY OF THAT WORK IS UNDERTAKEN. BUILDING MATERIALS: NO BUILDING MATERIALS INCLUDING STEELWORK SHOULD BE ORDERED OR PURCHASED BEFORE FULL BUILDING REGULATIONS / PLANNING PERMISSION HAVE BEEN APPROVED / GRANTED (RESPECTIVELY) FOR THE WORK SET OUT ON THIS PLAN. ELL. MEANS THAT ANY CONDITIONS HAVE BEEN SATISFIED.

DO NOT SCALE
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AMENDMENTS REQUESTED BY LOCAL AUTHORITY
CERTAIN AMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVALS / CONSENTS / PERMISSIONS BEING GIVEN OR CONDITIONS SATISFIED. THE 'APPROVED COPY' PLANS WILL INCLUDE ANY AMENDMENTS WHICH HAVE BEEN REQUESTED OR AGREED. EACH AMENDMENT WILL BE MARKED ACCORDING TO THE LOCAL AUTHORITY DEPARTMENT WHICH REQUESTED IT (AS SET OUT BELOW).
LEGEND: STRUCTURAL ENGINEERS - PLANNING DEPARTMENT - BUILDING REGULATIONS -

front

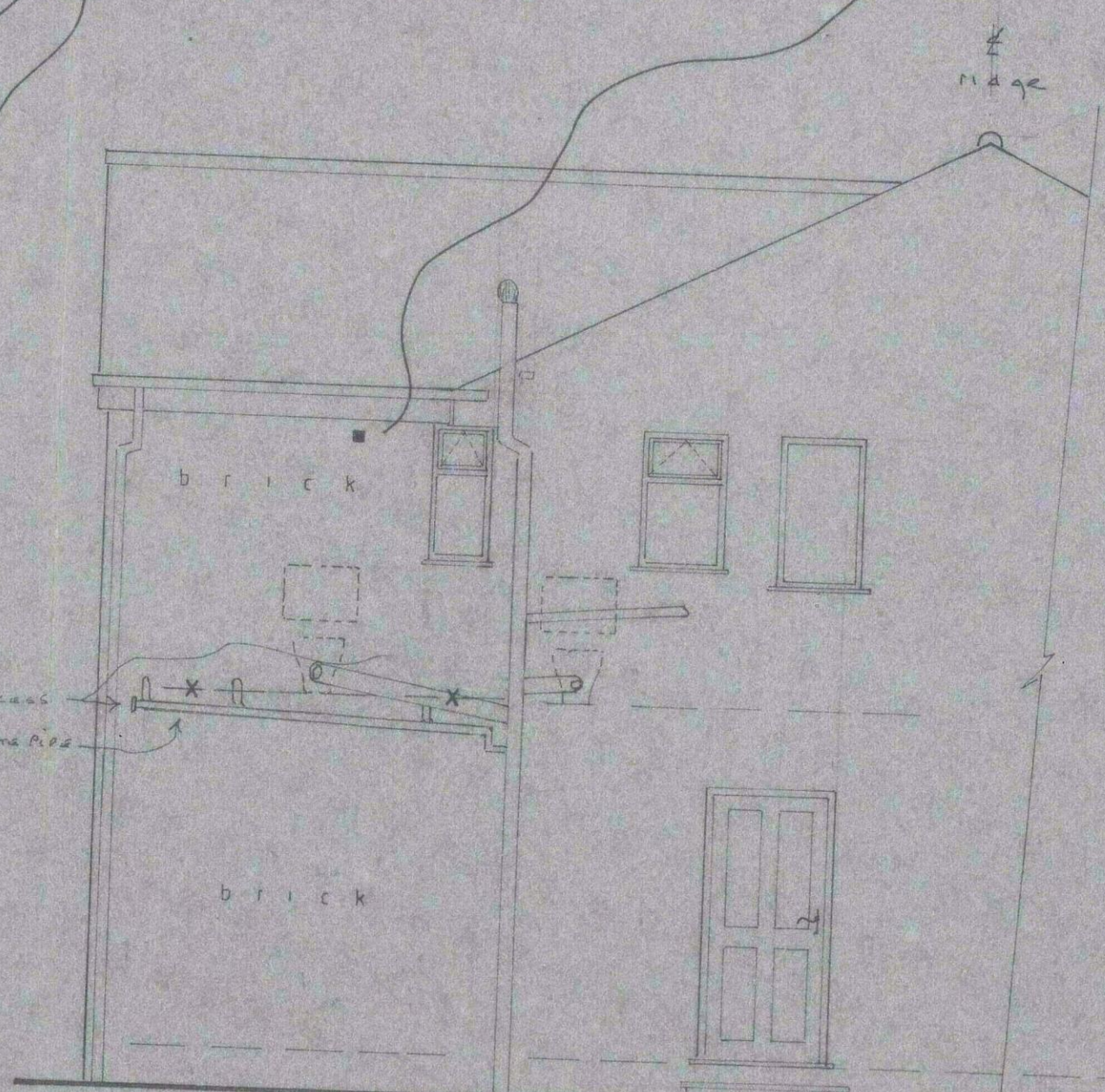
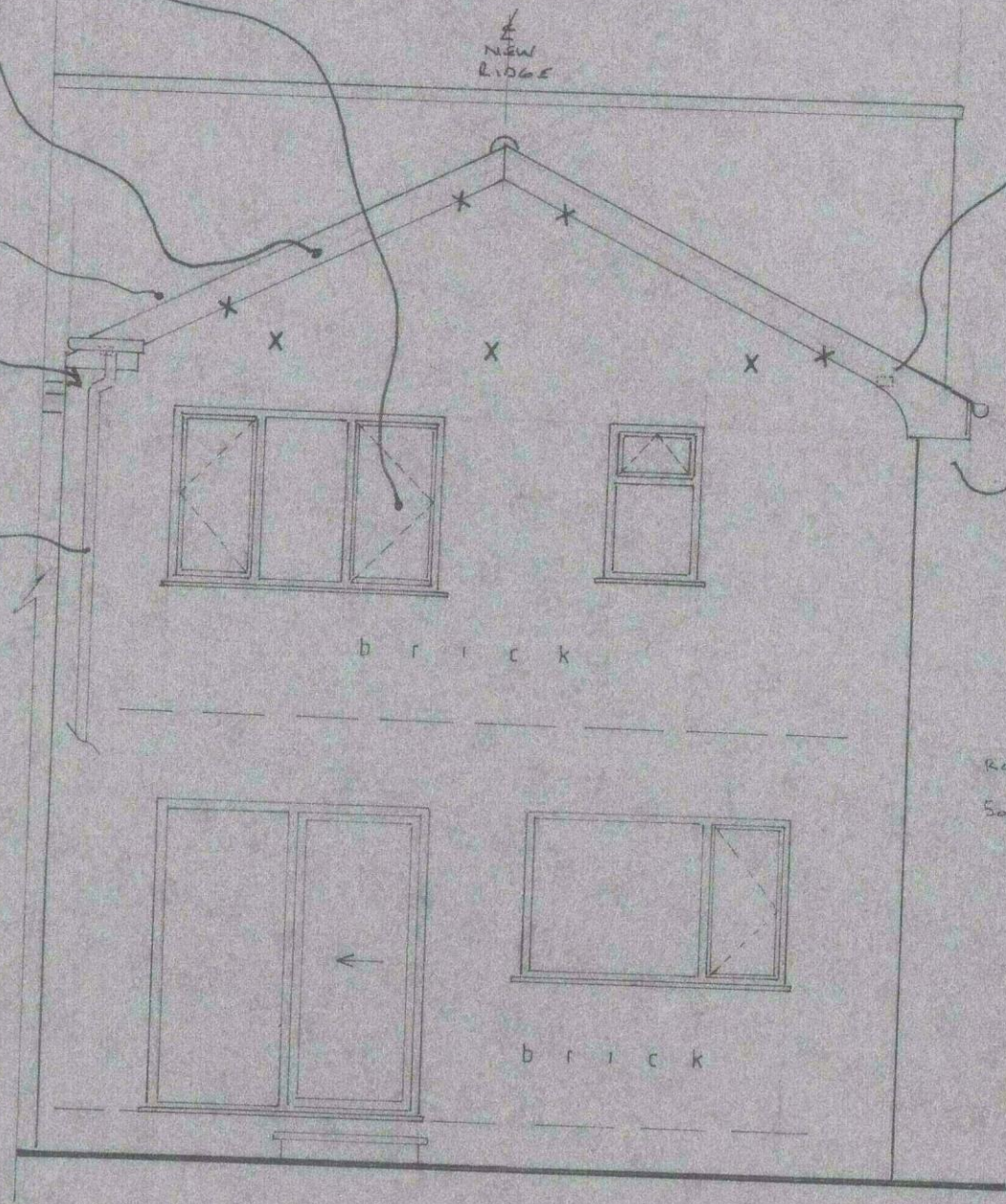
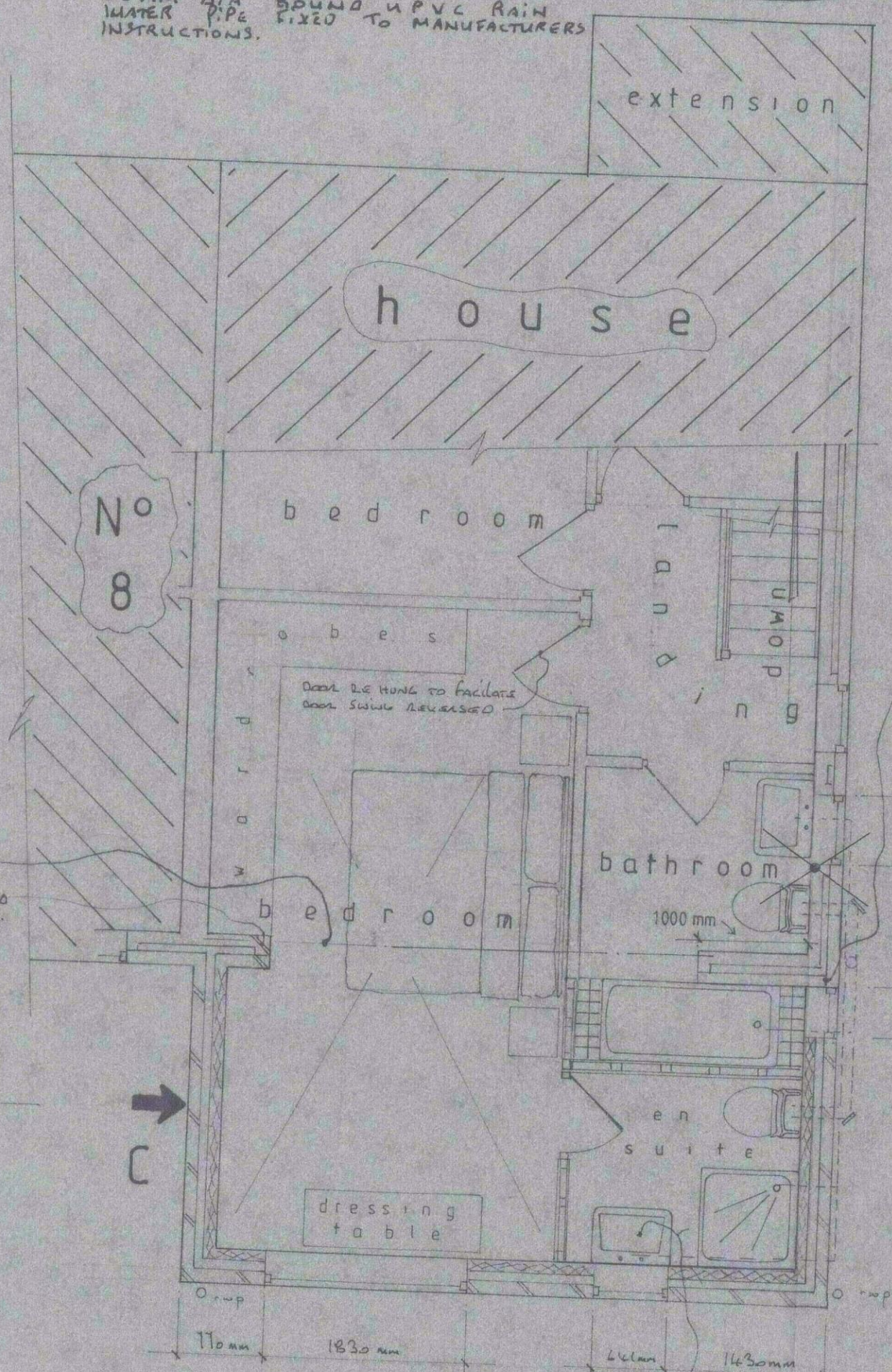
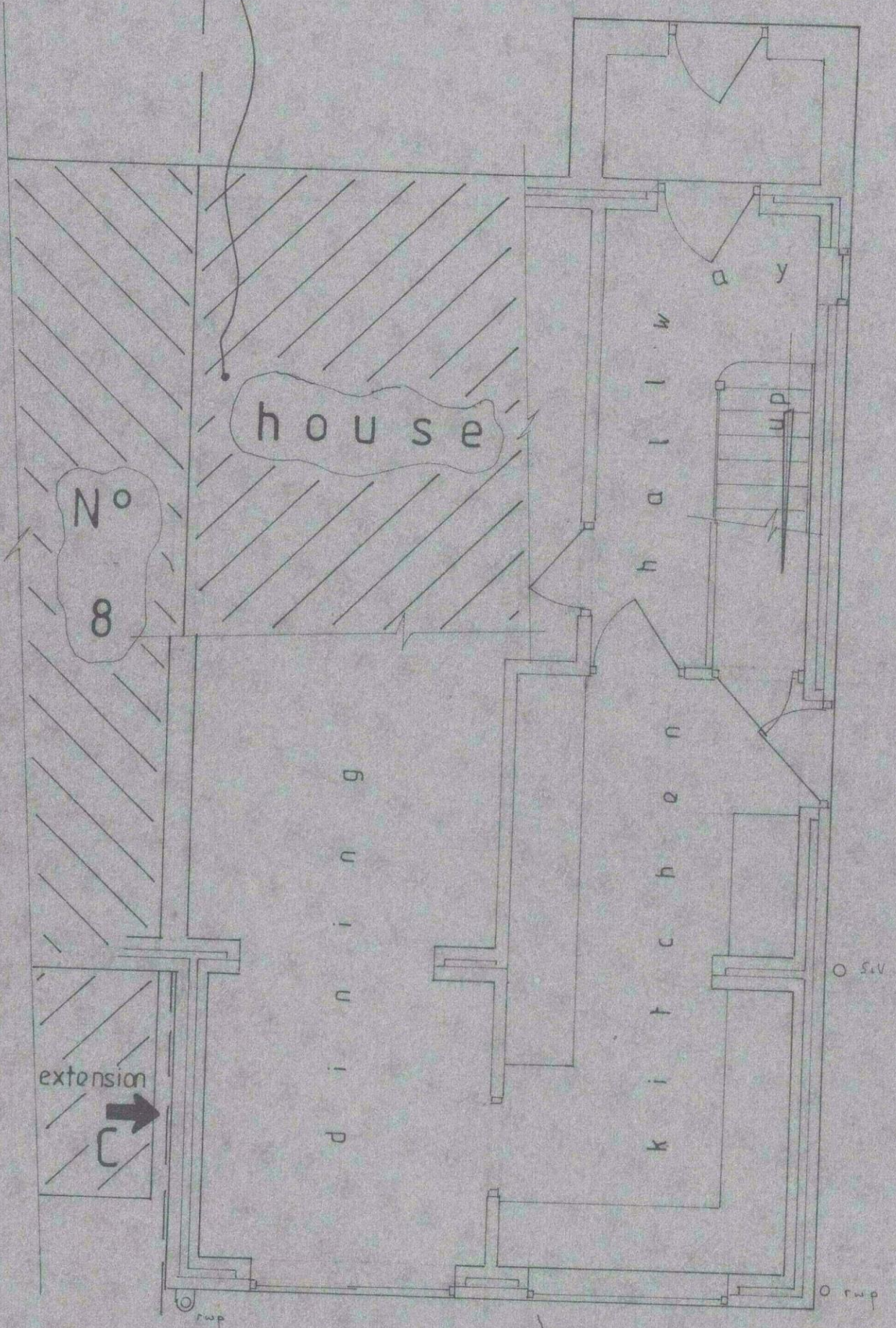
Back Boiler
THE EXISTING BOILER + ITS FLUE CAN REMAIN IN THEIR PRESENT POSITION AS THEY WILL REMAIN UNAFFECTED BY THE PROPOSED BUILDING WORK. HOWEVER IT MAY BE NECESSARY TO UPDATE THE EXISTING BOILER / PUMP TO MAINTAIN ADEQUATE FLOW TO THE NEW RADIATORS.

THE ROOF TO BE MECHANICALLY CONNECTED TO THE WALLS USE GALVANIZED STEEL RESTRAINT STRAPS SCREWED TO EVERY 3RD RAFTER LEG. RESTRAINT STRAPS TO EXTEND OVER MIN 2 BLOCK COURSES - MIN 4 NO WALL PLUGS + SCREW FIXINGS TO EACH STRAP.
203x 183 x 13 K61M UNIVERSAL BEAM TO SPAN 3900MM BRUSHED, PRIMED + PAINTED WITH BITUMINOUS PRIMER PRIOR TO INSTALLATION.
38mm THICK SW LAYBOARD (AS WIDE AS NECESSARY ACCORDING TO PITCH) NAILD OVER EXISTING RAFTERS. NEW RAFTER LEGS CHAMFERED AND PLYWOOD + LINED WITH CODE 5 LEAD SHEET MAX 1925mm LENGTHS TO AVOID DISTORTION THROUGH EXPANSION.

WHERE POSSIBLE THE RAIN WATER DRAINAGE SHOULD BE TAKEN TO SOMERSET SITE @ LEAST 5m FROM ANY BUILDINGS AND ROADS. A PERCOLATION TEST SHOULD BE CARRIED OUT TO DETERMINE THE SUITABILITY OF THE GROUND.
68mm DIA 80mm UPVC RAIN INSTRUCTIONS.

AN ESCAPE WINDOW IS REQUIRED TO PROVIDE A CLEAR UNOBSTRUCTED OPENING OF 0.33m². THE BOTTOM OF THE OPENING TO FALL WITHIN 600mm - 1100mm ABOVE FLOOR LEVEL. THIS IS BEST ACHIEVED BY PROVISION OF A SIDE HINGED OPENING CABINET WHICH OPENS OUT + INCORPORATES TRADITIONAL BUTT HINGES. ESCAPE WINDOWS TO BE NOT LESS THAN 450mm x 1400mm IN AREA, OR 580mm x 580mm OR ANY COMBINATION THEREOF PROVIDING THE CLEAR OPENING IS @ LEAST 0.33m² IN AREA.

A MECHANICAL EXTRACT FAN IS REQUIRED TO THE SUITE TO PROVIDE A MIN CAPACITY OF 15 LITRES / SECOND WITH A 15 MINUTE OVRUN.
POSITION OF TIMBER WALL PLATE SHOWN DOTTED.
NO SOFFIT VENT REQUIRED.



ELEVATION ON A

ELEVATION ON B

VERTICAL D.P.C. CUT INTO EXTERNAL WALL AS SHOWN + RETURNED BEHIND DOOR / WINDOWS FRAME REASON TO PREVENT HORIZONTAL INGRESS OF DAMP TO NEW INTERNAL WALL.

112mm DIA HALF ROUND UPVC RAINWATER GUTTER FIXED TO MANUFACTURERS INSTRUCTIONS.

IMPORTANT! THE INTEGRITY OF THE EXISTING ROOF MUST BE MAINTAINED I.E. THE EXISTING PURLINS, HIP RAFTERS + ALL COMMON RAFTERS MUST REMAIN IN POSITION. THE NEW EXTENSION ROOF TO BE CONSTRUCTED ONTO THE EXISTING ROOF.

DRAINAGE SPECIFICATIONS
SILVERWATER PIPE IN 58mm DIA BARTOL UPVC WHITE PIPE. TRAP 15mm DEEP SEAL BOTTLE TRAP - ANTI VACUUM.
SHOWERWATER PIPE IN 40mm DIA BARTOL UPVC WHITE PIPE. TRAP 15mm DEEP SEAL BOTTLE TRAP - ANTI VACUUM.

NOTE! TEMPERATURE RESTRAINTORS ARE REQUIRED TO ALL NEW HOTWATER TRAPS IN ACCORDANCE WITH PART G6 OF THE BUILDING REGULATIONS.

PROPOSED FIRST FLOOR PLAN

ELEVATION ON C

SUITABILITY OF EXISTING WALLS / L.I.M.E.L.S. / FOUNDATIONS TO THE ENTIRE SATISFACTION OF THE DISTRICT BUILDING SURVEYOR.

PROPOSED GROUND FLOOR PLAN

IMPORTANT! ALL WORK TO THE ENTIRE SATISFACTION OF THE DISTRICT BUILDING SURVEYOR.

IMPORTANT! DON'T FORGET TO CONTACT THE DISTRICT BUILDING SURVEYOR 48 HOURS BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.

SPACE HEATING TO BE PROVIDED BY GAS FIRED BOILER, HEATING RADIATORS WITH THERMOSTATICALLY CONTROLLED VALVES.

ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.

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B. ANY CONDITIONS RELATING TO THE BUILDING REGULATIONS APPROVAL OF PLANS INCLUDING ANY NECESSARY DETAILS & SPECIFICATIONS OF WORK AND CALCULATIONS OF LOADING STRENGTH AND STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY.
C. FULL PLANNING PERMISSION HAS BEEN GRANTED.
D. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED.
AN EXAMPLE OF THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY. EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES TO BE DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY PLANNING DEPARTMENT BEFORE WORK STARTS.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THE WORK TO COMMENCE WITHIN THE TIME FRAME.

PROPOSED

EMBC CORPORATE MAIL ROOM
03 MAY 2018
Received by: ORIGINAL COPY

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THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND / OR BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

HOUSE EXTENSION DESIGN LTD
Registered in England & Wales - Reg. No. 5949630
AIZLEWOOD'S MILL, NURSERY STREET, SHEFFIELD S3 8QG
TEL. 0114 2678959 OFFICE HOURS: 9am - 5pm MONDAY - FRIDAY

OFFICE HOURS MONDAY - FRIDAY 9am - 5pm

TELEPHONE: 0114 2678959

TITLE PROPOSED FIRST FLOOR REAR EXTENSION over EXISTING GROUND FLOOR REAR EXTENSION at - 10 NORWOOD DRIVE, BRIERLEY BARNLEY. S72 9EG

CLIENT M.R.T.M. + MRS J. KELLY DATE MARCH 2018

CONTRACTORS INFORMATION: NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORISED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN AUTHORISED BY THE LOCAL AUTHORITY WILL BE STAMPED 'APPROVED COPY' IN THE BOX MARKED 'AUTHORISED' AND SIGNED BY THE PERSON WHO PREPARED THE PLAN. DRAWINGS WHICH ARE NOT STAMPED 'APPROVED COPY' AND WHICH DO NOT BEAR THE SIGNATURE SHOULD NOT BE USED FOR REFERENCE!
HEATHERBANK C055B 0800 013514

THE BOUNDARY: IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY, THEN HOUSE EXTENSION DESIGN LTD. MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE. IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY. IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NO RIGHTS OF WAY OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN.

IMPORTANT INFORMATION: ALL WORK TO BE CARRIED OUT TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY DISTRICT BUILDING SURVEYOR. DO NOT FORGET TO CONTACT THE LOCAL AUTHORITY DISTRICT SURVEYOR 2 WORKING DAYS BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.

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LEGEND: STRUCTURAL ENGINEERS - ● PLANNING DEPARTMENT - ■ BUILDING REGULATIONS - ★

SW BINDER 75mm x 225mm To 3PM 2650mm

IMPORTANT! 270mm THICK ROCKWOOL FIBRE QUILT INSULATION TO CEILING. NOTE: 120mm THICK ROLL Laid TO IN BETWEEN CEILING JOISTS. A SECOND LAYER OF 150mm Laid ACROSS THE JOISTS. ENSURE THAT A 50mm GAP IS MAINTAINED @ EAVES FOR VENTILATION TO ROOFSPACE. CEILING INSULATION TO MAINTAIN A U VALUE OF 0.18 W/M²K.

SOFTWOOD CEILING JOISTS - 50mm x 150 mm @ 450 mm CTS. EVERY 3RD CEILING JOIST TO BE STRAPPED DOWN TO INNER WALLS WITH BOLTED 10mm STEEL GALVANISED STRAPS. CEILING JOISTS SHOULD BE TIGHT NAILED (SHOWN NAILED) TO WALL PLATE - DOUBLE NAILED.

Ceiling:
12.5mm Plasterboard - Bones STAGGERED + JOINTS TAPED WITH PLASTER SKIN FINISH TO CEILING.

Cavity wall Construction
outer leaf - 100mm Brickwork to match existing in texture and colour
cavity - 100mm cavity
cavity insulation - 100mm mineral insulation such as ovicelium cavity batts
cavity insulation to extend down to the underside of the floor insulation.
cavity wall ties - 3 No wall ties (STAINLESS STEEL) PER M² - wall ties set at 450mm VERTICALLY
" " " " 750mm HORIZONTALLY
inner leaf - 100mm Thermalite Shield Blocks to maintain a U VALUE OF 0.28 W/M²K.

Floor Construction - AT GROUND FLOOR LEVEL
19mm Tarsis + covered floor boards to line through with existing floor level (unless shown otherwise)
on 50 mm x 150 mm softwood joists @ 450 centres to SRA MAXIMUM 2650 mm.

the Bricks (where required)
9"6" are Bricks and Limes with a lead D.P.C. Set over - at positions shown to provide underfloor ventilations.
Ventilations to be equivalent to 1500 mm² MASTER RUN (LINEAR) PER SQUARE METRE OF UNDERFLOOR AREA TO BE VENTILATED

IMPORTANT! this note applies to ground floor extensions ONLY!
A non permeable membrane is required to be incorporated into the construction of the solid floor on below the overbite concrete (where a timber suspended floor is to be adopted).
The membrane is required to prevent the ingress of methane gas and / or radon gas from the sub strata below the proposed extension.
The barrier should extend across the whole area of the extension as follows:-
incorporate a 150mm wide impervious D.P.C. across the cavity at ground level. The surplus width to overhang the inner wall. A sheet of 100 gauge Visqueen must be incorporated into the construction of the overbite concrete on solid floor as noted on this drawing.
The Visqueen should extend to underlap the overhangs wide D.P.C. by minimum 150mm and be sealed with a continuous strip of suitable adhesive tape to form a continuous joint to prevent the passage of radon or methane.
note! it is advantageous if one piece of Visqueen can cover the whole area - However if this is not possible - all joints should have an overlap of 150mm and be sealed with a continuous tape joint
PLEASE NOTE! radon gas is naturally occurring and can cause cancer!

IMPORTANT! all work to be carried out to the entire satisfaction of the District Building Surveyor.

IMPORTANT! Don't forget to Contact the District Building Surveyor 14 Days Before work commences.

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AUTHORISED

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Roof Construction
TILES TO MATCH EXISTING IN TEXTURE SHAPE AND COLOUR - WHERE POSSIBLE!
TILES TO BE FITTED TO THE MANUFACTURERS INSTRUCTIONS AND TO BE COMPATIBLE WITH A ROOF PITCH OF APPROXIMATELY 25°
ALL TILES TO BE NAILED + VENTS CLIPPED (WHERE NECESSARY AND OR APPLICABLE)
ON 38 x 12 softwood TANGLED TILE BATTENS
ON A VAPOR PERMEABLE SEALING MEMBRANE (SUCH AS TYVEE SUPRO)
NOTE: THE SEALING MEMBRANE TO BE FITTED EXACTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS!
ON 15 mm x 150 mm softwood BATTENS @ 450mm centres. ALL BATTENS TO BE GRADUALLY OVER WALL PLATE (AND RAFTERS WHERE APPLICABLE)
NOTE: TILE BATTENS TO BE 25 x 50 WHEN BATTENS ARE SET AT 600mm CTS.

all new Steelwork to be Protected to withstand 1/2 hour Fire Protection can be achieved as follows:-
I. 25mm Plasterboard and 6mm Plaster Skin Finish - 1 x 12.5mm Plasterboard - Bones STAGGERED + JOINTS TAPED
II. 6mm Sopalux Board fixed to manufacturers instructions with Plaster Skin Finish.
OR
III. 12.5mm Fire Line Board fixed to manufacturers instructions

Wall Plate
75 x 100 softwood wall plate (OASH underside of wall plate with neat uniform Building Adhesive) once CURED - BOD IS NUTTED AND STRAP DOWN TO BRICKWORK WITH CATHIC 'L' TYPE GALVANISED STEEL RESTRAINT STRAPS AT 1.2m CTS.
ALL NEW BATTENS TO BE DISJOINTED OVER WALL PLATE - THEN NAIL (SHOWN NAIL) EVERY RAFTER TO WALL PLATE.
TABS CLIP TYPE CONNECTIONS SHOULD BE USED TO fix BATTENS TO THE WALL PLATE.

ALL LINTELS TO BE CATHIC 'L' TYPE LINTELS (UNLESS NOTED OTHERWISE) MINIMUM 150mm END BEARING AND 1/2 HOUR FIRE PROTECTION.

STUD WALL (IF REQUIRED)
75 x 100 softwood Sole Plate (bottom) - 75 x 100 softwood Header Plate (top) - Fixed to Floor / Ceiling RESPECTIVELY.
50 x 100 softwood STOPS (fixed VERTICALLY) @ 450mm centres with JOINTS STAGGERED @ 450mm CTS HORIZONTALLY BETWEEN STOPS.
15mm thick Rockwool Quilt insulation (15kg/m³ density) TO BE SUSPENDED WITHIN THE CAVITY TO MAINTAIN SOUND INSULATION.
12.5mm Plasterboard fixed to both sides of Studwall - Bones STAGGERED JOINTS + SKIN FINISH TO PROVIDE FULL FIRE PROTECTION.
on THREE FLOORS - all stud walls to be built off double floor joists (bolts together) or solid starting to between floor joists.

Plaster Skin Finish throughout - to all internal surfaces.

112mm DIA HALF ROUND UPVC GUTTER

Gutter clips SCREWED TO EVERY 3RD RAFTER TO LOCATE GUTTER.

Lead 4 LEAD SHEET Lining TURNED UNDER FIRST TANGLED TILE BATTENS.
IMPORTANT! MAXIMUM 1525mm LENGTHS OF LEAD SHEET TO PREVENT DISTORTION AT LEAD.

UPVC PACKING PIECE SCREWED TO BRICKWORK TO MAINTAIN A DRIP FOR LEAD OVERLAP!

RAFTER FAST NOTED OUT AS SHOWN TO ACCOMMODATE RECESSED GUTTER.

12mm exterior PLWOOD NAILED TO CUT OUT RAFTER AS LIVING FOR LEAD SHEET.

S.W. WALL PLATE

Section d - d

RECESSED GUTTER

Detail @ 'E'

IMPORTANT! No STEELWORK TO BE ORDERED BEFORE FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED AND ANY STRUCTURAL CALCULATIONS AND OR STRUCTURAL ENGINEERS REPORT REQUESTED BY THE LOCAL AUTHORITY HAVE BEEN PREPARED, LOADED WITH AND APPROVED BY THE LOCAL AUTHORITY.
IF ANY UNCERTAINTY EXISTS - DO NOT ORDER ANY STEELWORK UNTIL WRITTEN CONFIRMATION HAS BEEN RECEIVED FROM HOUSE EXTENSION DESIGN LIMITED AS STEELWORK SIZES / WEIGHTS MAY VARY FROM THE ONES SPECIFIED ON THIS DRAWING.

PROPOSED

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TITLE PROPOSED FIRST FLOOR REAR EXTENSION over EXISTING GROUND FLOOR REAR EXTENSION.
at- 10 NORWOOD DRIVE, BRIERLEY.
BARNSELEY, S72 9EG.

CLIENT	MRT.M + MRS J.KELLY.	DATE	MARCH 2018
SCALE	1 : 50	DRAWING No.	HED / 554 / 18/b
		DRAWN BY	James

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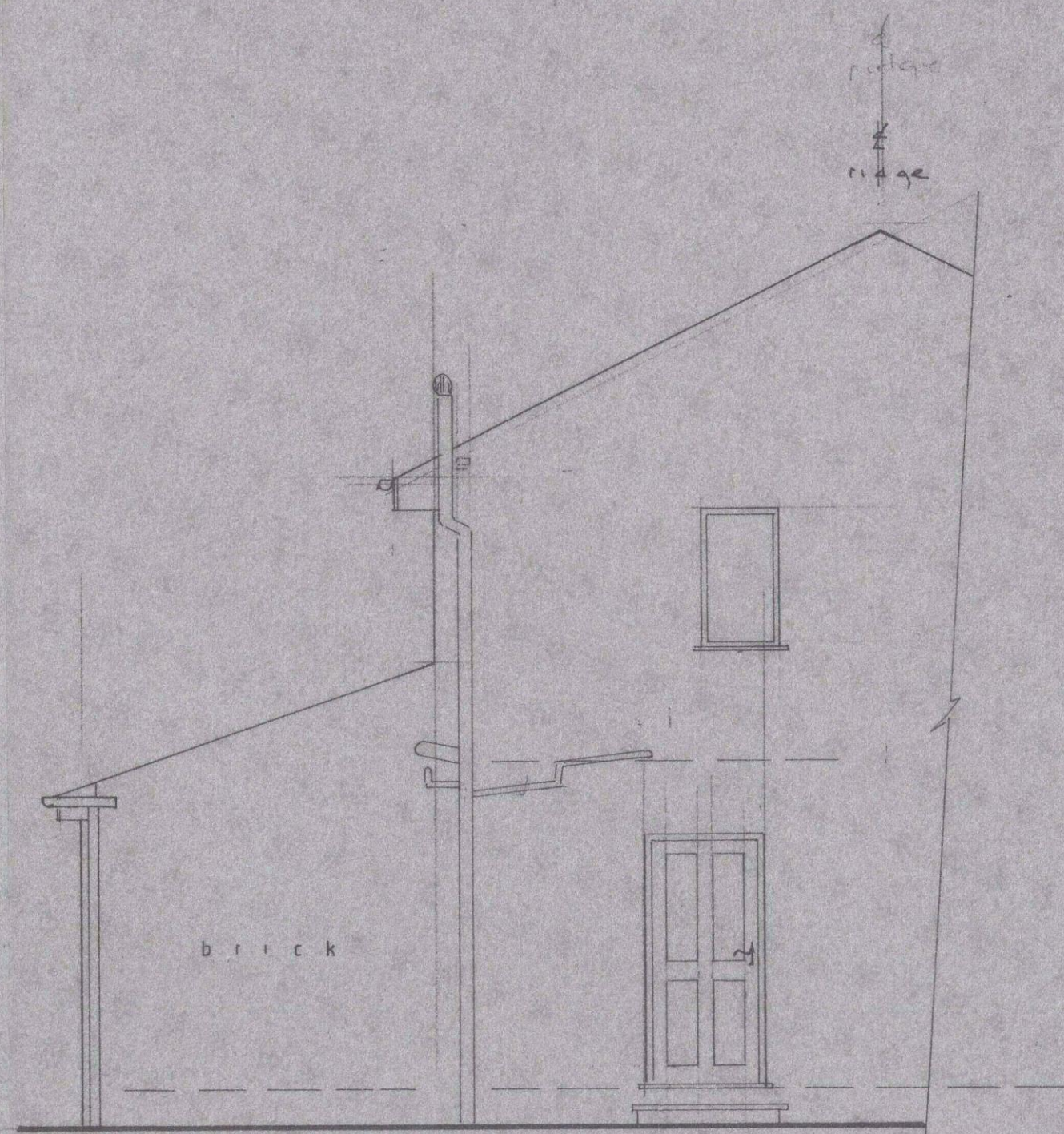
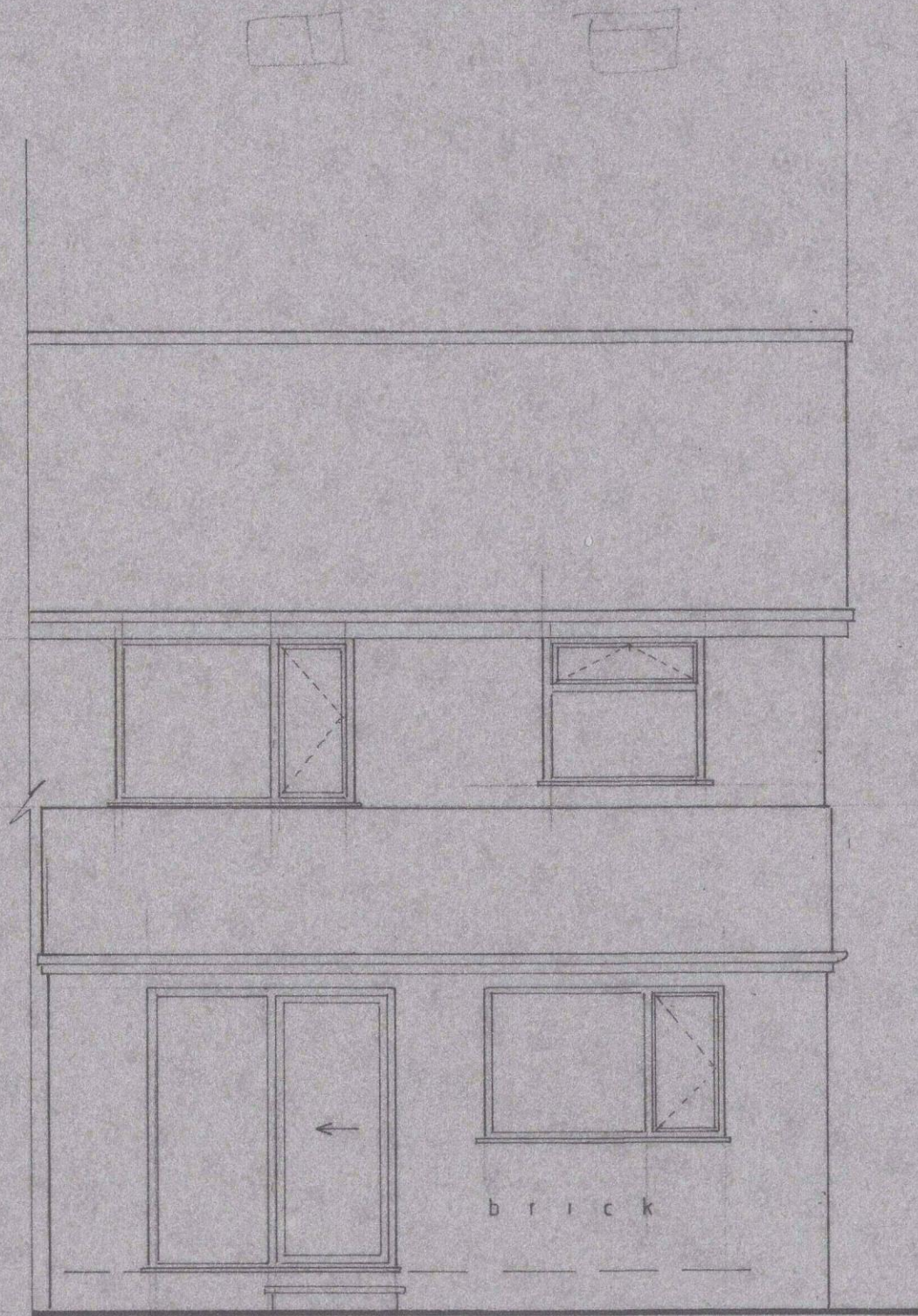
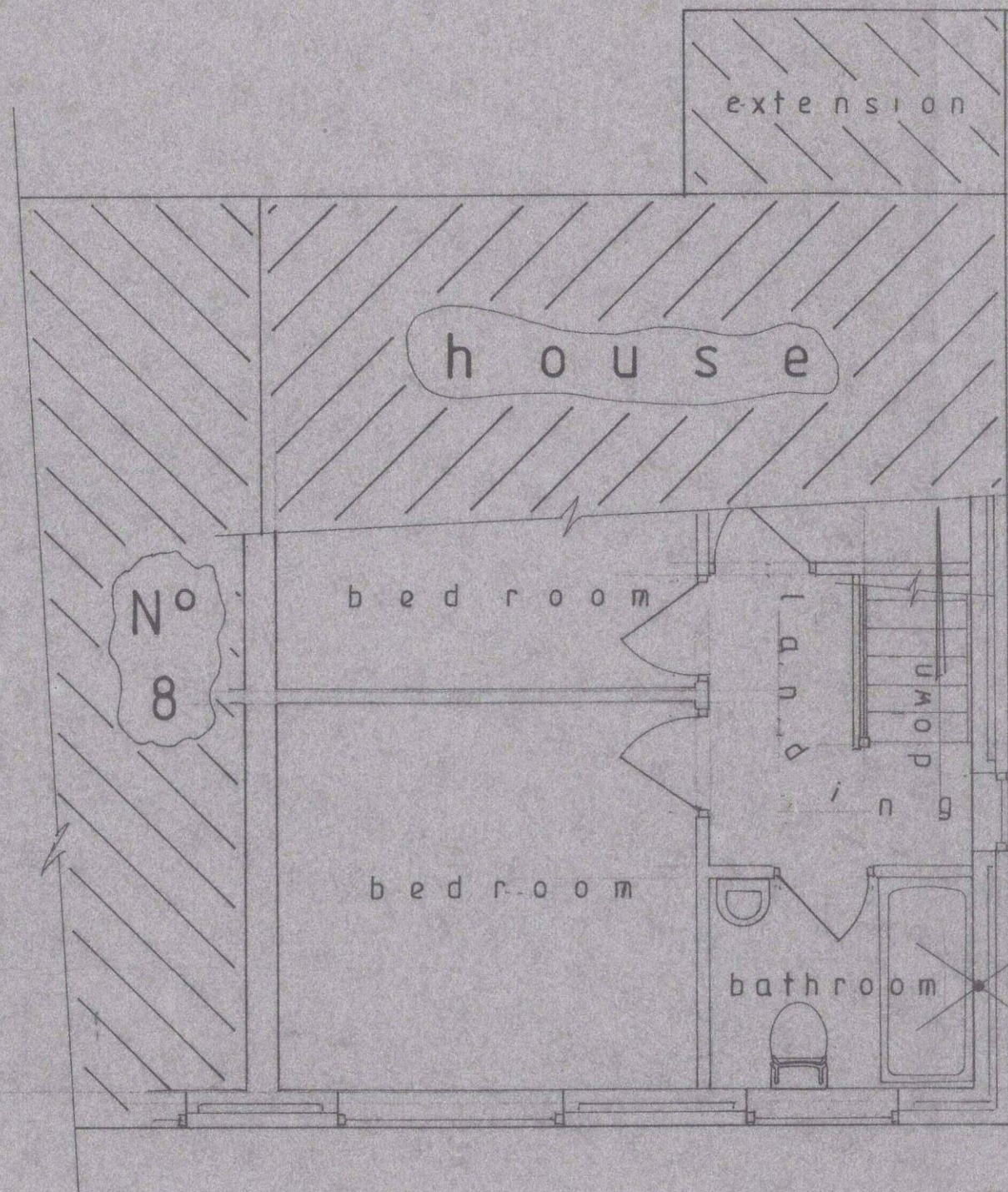
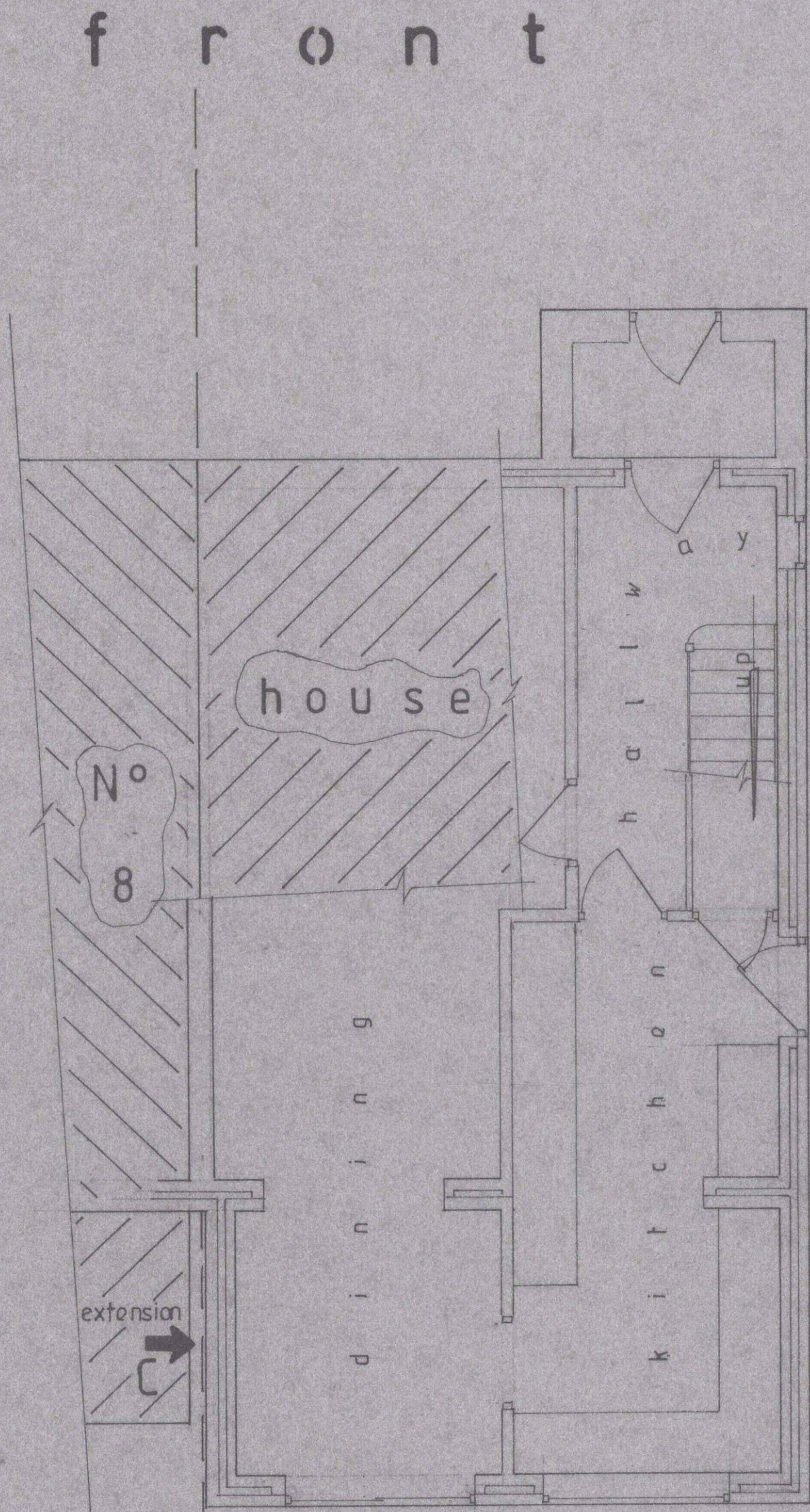
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IF IN ANY DOUBT - ASK

AMENDMENTS REQUESTED BY LOCAL AUTHORITY

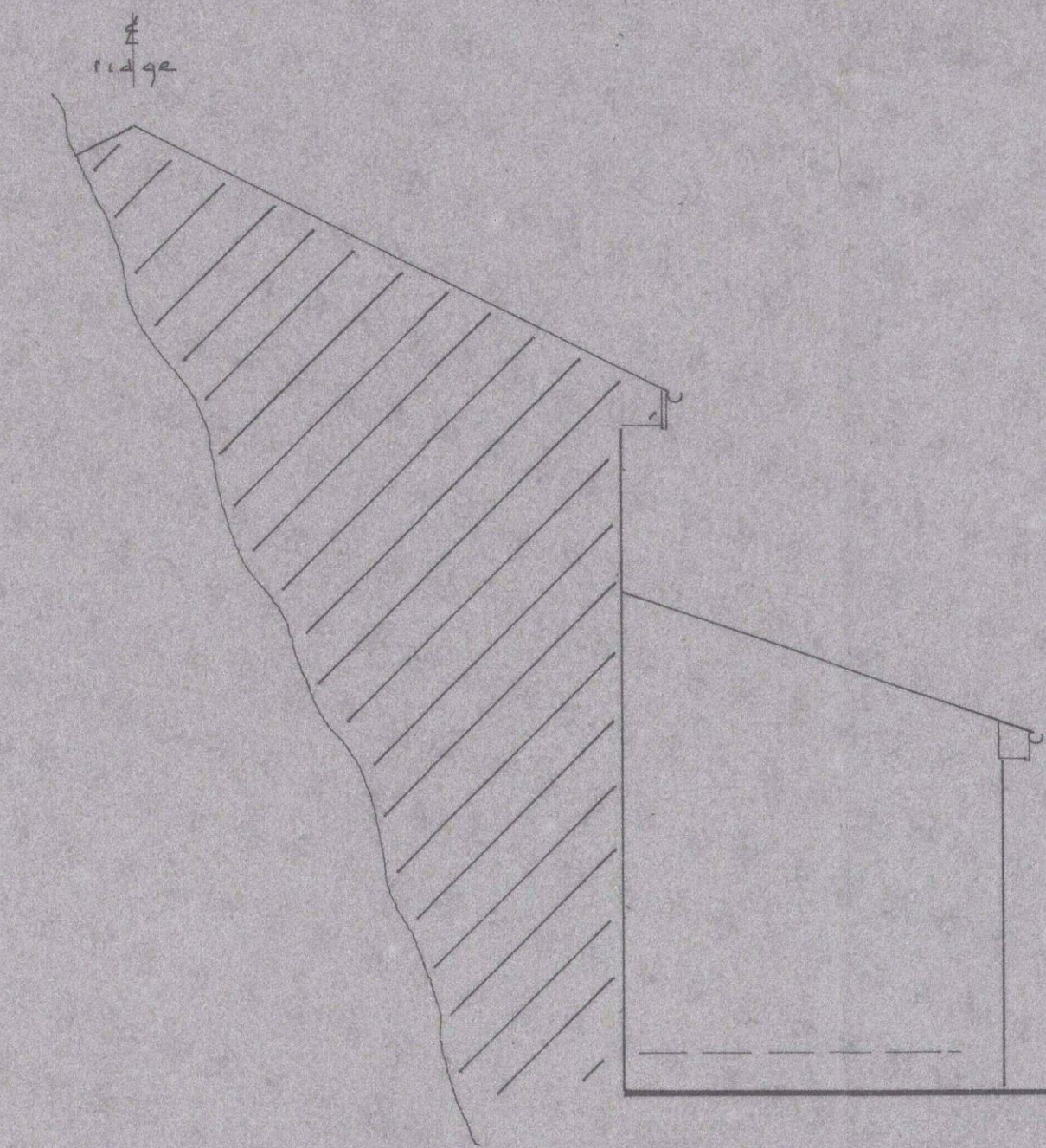
CERTAIN AMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVALS / CONSENTS / PERMISSIONS BEING GIVEN OR CONDITIONS SATISFIED. THE "APPROVED COPY" PLANS WILL INCLUDE ANY AMENDMENTS WHICH HAVE BEEN REQUESTED OR AGREED. EACH AMENDMENT WILL BE MARKED ACCORDING TO THE LOCAL AUTHORITY DEPARTMENT WHICH REQUESTED IT (AS SET OUT BELOW)

LEGEND STRUCTURAL ENGINEERS - ● PLANNING DEPARTMENT - ■ BUILDING REGULATIONS - ★



ELEVATION ON A

ELEVATION ON B



ELEVATION ON C

PLANNING DEPT. COPY

EXISTING

EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF "APPROVED COPY" DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT.

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND / OR BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

HOUSE EXTENSION DESIGN LTD

Registered in England & Wales - Reg. No. 0860630
AIZLEWOOD'S MILL, NURSERY STREET, SHEFFIELD S3 8GG
TEL: 0114 2678959 OFFICE HOURS: 9am - 5pm MONDAY - FRIDAY

OFFICE HOURS MONDAY - FRIDAY 9am - 5pm

TELEPHONE: 0114 2678959

TITLE PROPOSED FIRST FLOOR REAR EXTENSION over
EXISTING GROUND FLOOR REAR EXTENSION.
qt:- 10 NORWOOD DRIVE, BRIERLEY
BARNLEY, S72 9EG

CLIENT MRT.M. + MRS J. KELLY. DATE MARCH 2018

SCALE 1 : 50 DRAWING No. HED / 554 / 18 DRAWN BY

CONTRACTORS INFORMATION NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORISED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN AUTHORISED BY THE LOCAL AUTHORITY WILL BE STAMPED "APPROVED COPY" IN THE BOX MARKED "AUTHORISED" AND SIGNED BY THE PERSON WHO PREPARED THE PLAN. DRAWINGS WHICH ARE NOT STAMPED "APPROVED COPY" AND WHICH DO NOT BEAR THE SIGNATURE SHOULD NOT BE USED FOR REFERENCE!

AUTHORISED

THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY, THEN HOUSE EXTENSION DESIGN LTD. MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT NO "RIGHTS OF WAY" OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN.

IMPORTANT INFORMATION ALL WORK TO BE CARRIED OUT TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY DISTRICT BUILDING SURVEYOR. DO NOT FORGET TO CONTACT THE LOCAL AUTHORITY DISTRICT SURVEYOR 2 "WORKING DAYS" BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
NO WORK OF ANY KIND TO BE CARRIED OUT ON SITE ON THIS PROJECT UNTIL:-
A. FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.
B. ANY CONDITIONS RELATING TO THE BUILDING REGULATIONS APPROVAL OF PLANS INCLUDING ANY NECESSARY DETAILS & SPECIFICATIONS OF WORK AND CALCULATIONS OF LOADING STRENGTH AND STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY.
C. FULL PLANNING PERMISSION HAS BEEN GRANTED.
D. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED.
AN EXAMPLE OF THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY.
EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES TO BE DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY PLANNING DEPARTMENT BEFORE WORK STARTS.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.