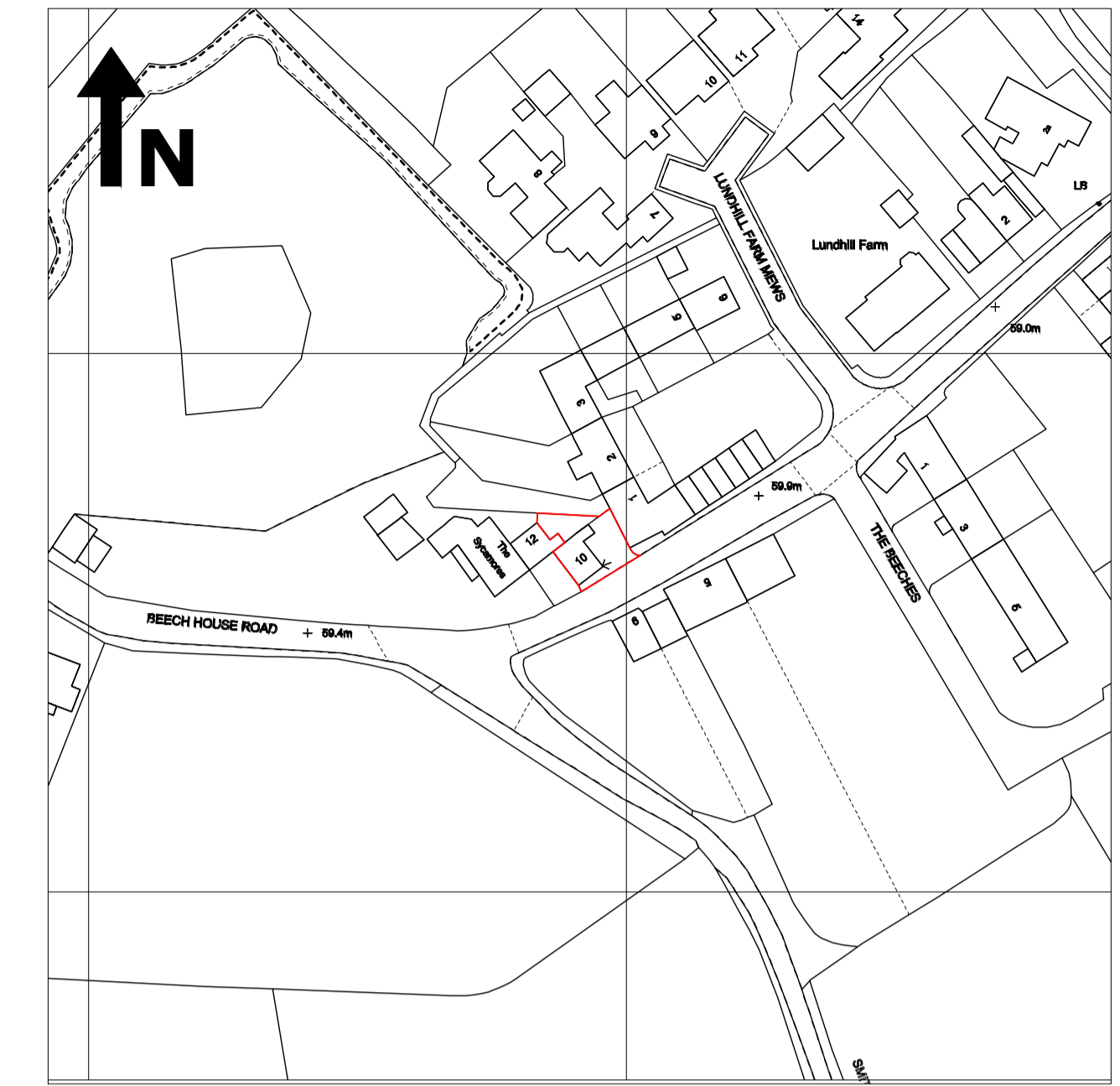




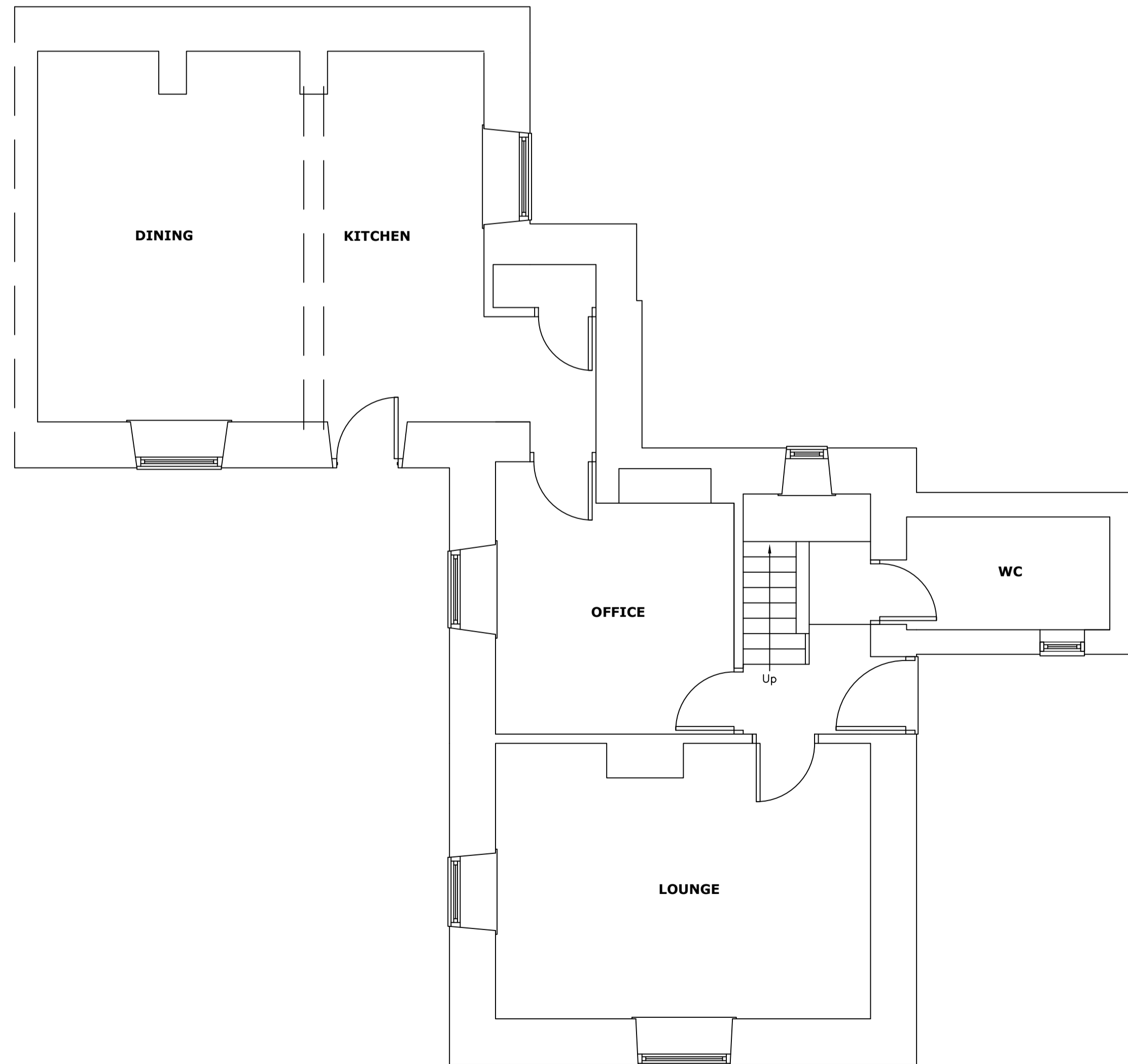
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



LOCATION PLAN 1:1250



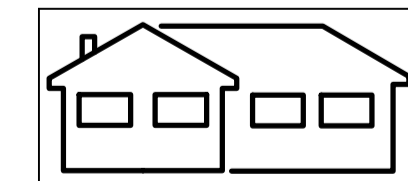
EXISTING GROUND FLOOR PLAN

**IMPORTANT NOTES TO BUILDER AND CLIENT
PLEASE READ**

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed, **Please check with Agent. Client and builder should ensure that any planning conditions are adhered to.**
- **If the work is expected to last more than 30 working days and have more than 20 workers working at the same time at any point on the project or exceed 500 person days** then the builder must inform the Health and Safety Executive using the F10 form to comply with Construction Design and Management Regulations (CDM).
- **The client or builder must inform the agent at least 10 days before starting the building work** so that a building control application can be submitted for checking and any notifications and comments from the water authority can be dealt with properly.
- **The client will receive notification of who the allocated building inspector is and their contact details and also the results of the initial plan check report which the builder should be made aware of immediately. It is the builder's responsibility to comply with the requirements of current building regulations and arrange the appropriate inspections so that a completion certificate can be issued to the client and Local Authority. It is recommended that the builder and client take photographs of the key stages of the work in case the building inspector is not able to attend site. The building control inspector will invoice the client direct for their services.**
- **Plans for Extensions Ltd have no role in the project management of the work or as principal designer under CDM 2015, but will be pleased to answer any queries raised by the builder or client at any stage of the project. Client should carry out their own checks when choosing the builder for the work.**
- **All work to comply with Part 7 of the building regulations, materials and workmanship.** Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements. The builder should carry out their own site survey in order to prepare an accurate quotation; any queries should be checked with the agent. Builder will allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation depth is approved, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed or if any inspection chambers have been covered up under decking or patio's which may need moving subject to Water Authority approval. Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is recommended that a trial hole be dug (including garage floors where these are intended to be built off) to assess suitability of existing foundations to carry additional load and to ensure the new foundation is compatible with the existing one, the building inspector will also advise if any trees in the proximity of the work will impact on the foundations this will enable any design work to proceed early to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special (e.g. Raft or piles) foundation is requested by the building inspector.**
- **DO NOT SCALE FROM DRAWING** these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions when setting out. Plans for Extensions will be pleased to assist with any queries or anomalies the builder may discover including visiting site at any stage.
 - Builder should specifically measure, or arrange the specialist supplier to measure, items like roof trusses, steelwork, staircases (particularly for loft conversions) and doors and windows (which should be measured on site to constructed openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other) if in doubt check any queries with the agent before proceeding further.
 - Where the proposed works are within 3 metres of a public sewer, which could be a foul or surface water drain serving more than one property, then the **local water authority will be consulted** by building control. They may require an application to build over or near to the drain for which a separate fee is payable to them and they will check the plans and approve the connections/alterations for which they will take future responsibility.
 - Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
 - Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No part of the work should project over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary is before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary
 - Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler to take additional radiators. All work should comply with current industry regulations and certification before use.
 - Installation of wood burning and multi fuel stoves should be by a HETAS (as part of the competent persons scheme) approved installer and should be commissioned and certified by them and they will notify the Local Authority to record the installation.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the Building Inspector should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition. Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.
- Any **Structural Calculations** to prove foundations, retaining walls, roof members, steel beams and general stability are to be submitted 14 days before they are required; the builder must inform the agent to do this to allow time for their approval. All steelwork should be fireproofed and if over 3m span bolted together at both ends and mid-span and have 200mm bearing either end. Loft floor beams in hip roof situations should be chamfered to follow the slope of the roof. **All work must be carried out strictly in accordance with the engineer's calculations and details. The steel calculations have been based on full length beams so the builder should allow for additional design costs and fabrication costs if splice/connection details are required due to Health and Safety or access restrictions.**
 - First floor habitable room windows should always provide means of escape. Any glass areas in critical zones i.e. below 800mm from finished floor level or in doors or door side panels are to be safety glass and clearly marked to identify.



SITE PLAN 1:200



The Old Co-op Building
23 Hall Road
Sheffield S13 9AG
neil@plansforextensions.com
07756495241

PROPOSED RAISED PATIO AREA AND EXTERNAL DOOR

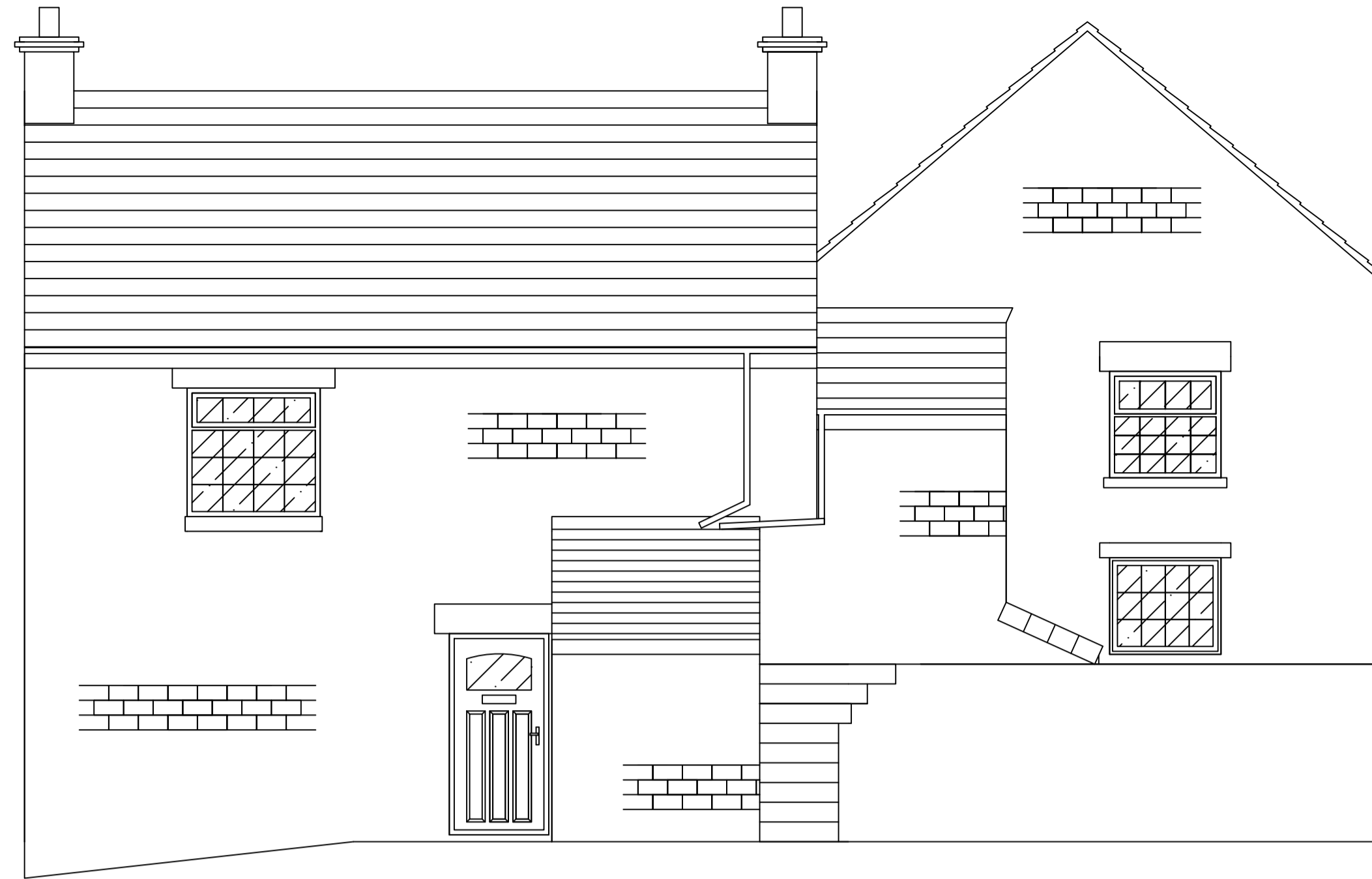
FOR AMY ROBINSON
10 BEECH HOUSE ROAD
BARNSELY
S73 0PF

DRAWING 1 OF 2
EXISTING ELEVATIONS AND FLOOR PLANS

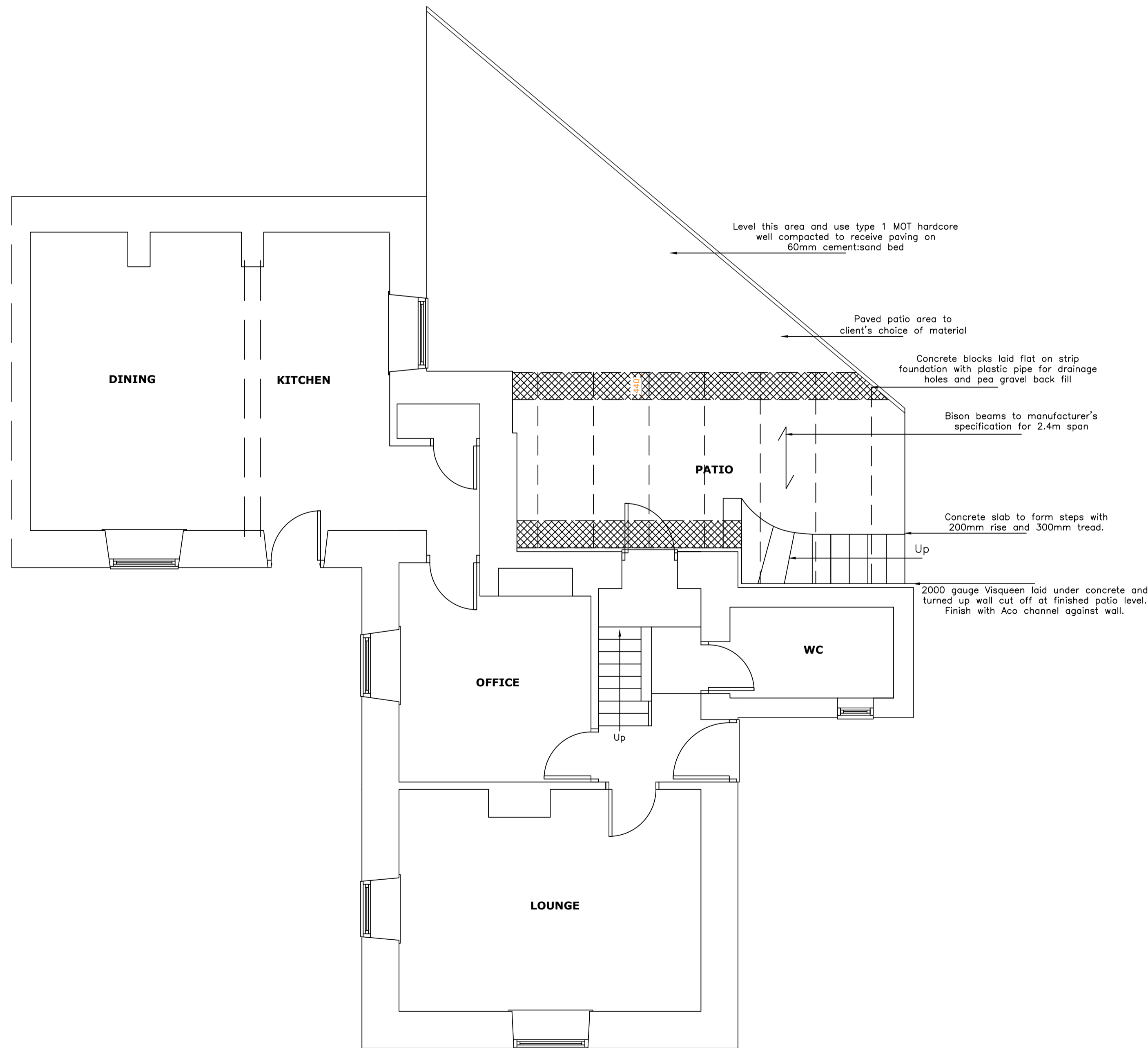
SCALE 1:50 AT A1
DATE: JUNE 2020



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN

FOUNDATIONS

NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type and ground conditions. Where an existing single storey structure is to be built on top of or where a loft conversion is being carried out, the inspector will want to see the base of the existing footings to determine its suitability to carry additional loading. This will allow any design work to be done during the early stages of the application process, building control records may also assist with local area knowledge, e.g. shallow mining etc.

Builder should initially allow for a strip footing of 900mm minimum dig, client should note that anything over this as required by the inspector will incur extra design and building costs. Please note that if there are trees nearby the depth of the foundation may need to comply with NHBC Guidance 'Building near trees'.

All Foundations to be excavated to a depth to satisfy building control inspector, any excavations within 1m of new or existing drains to be taken below invert level, any new or existing drains passing through substructure to be protected by bridging lintels. Footings to be traditional concrete strip type minimum dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before pouring concrete. New walls to be built to ensure minimum 150mm toe to concrete footing each side.

STRUCTURE

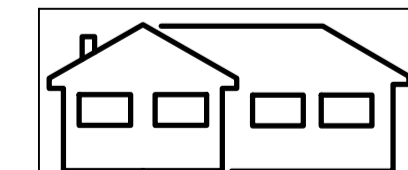
New strip footings are to be laid to receive concrete blocks laid flat to support bison beams (or similar) to receive new patio paving to client's choice. The layout of the beams is not important only dependent on the length of the beams available. An adhesive membrane should be applied to the house wall where the new exit door is to be created or to a new block wall built tight up against it if the wall is in poor condition. Also along this wall an arco drainage channel should be installed although the patio should be laid to fall away from the house to an arco channel along the back wall. Again the steps should be formed with paving to the client's choice but to have a maximum rise of 190 mm and a minimum tread of 250mm with a handrail to one side at 900mm above the pitch line. All work should be carried out to British Standard Codes of Practice.

STRUCTURAL CHANGES

Any structural work is to be to structural engineer's details for foundations, retaining walls, roof timbers, beams, padstones and support nibs to ensure overall stability and work should not commence until these have been specifically approved. Builder should check with agent that calculations have been approved before altering room layouts or ordering steels. All steelwork is to receive ½ hour fire protection and any beams above 3m span should be bolted together at either end and mid-span. Provide all necessary temporary supports when demolishing walls and check for any services which should be made safe. Steels should be placed as high as possible subject to direction of first floor joists and always be a minimum of 2000mm finished headroom.

Where a portal frame is to be used the builder must ensure the steels, connection details and pad foundations are strictly to the engineer's design provided.

Calculations will be submitted a minimum of 14 days prior to installation of steels and builder should contact agent in time to allow this.



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PROPOSED RAISED PATIO AREA AND EXTERNAL DOOR

FOR AMY ROBINSON
10 BEECH HOUSE ROAD
BARNSELY
S73 0PF

DRAWING 2 OF 2
PROPOSED ELEVATIONS AND FLOOR PLANS

SCALE 1:50 AT A1
DATE: JUNE 2020