

NOTE: CDM REGULATIONS 2015.
THE CLIENT HAS BEEN MADE AWARE OF THEIR RESPONSIBILITIES UNDER THE NEW CDM REGULATIONS 2015, REFERENCE LETTER DATED 15.04.2015.

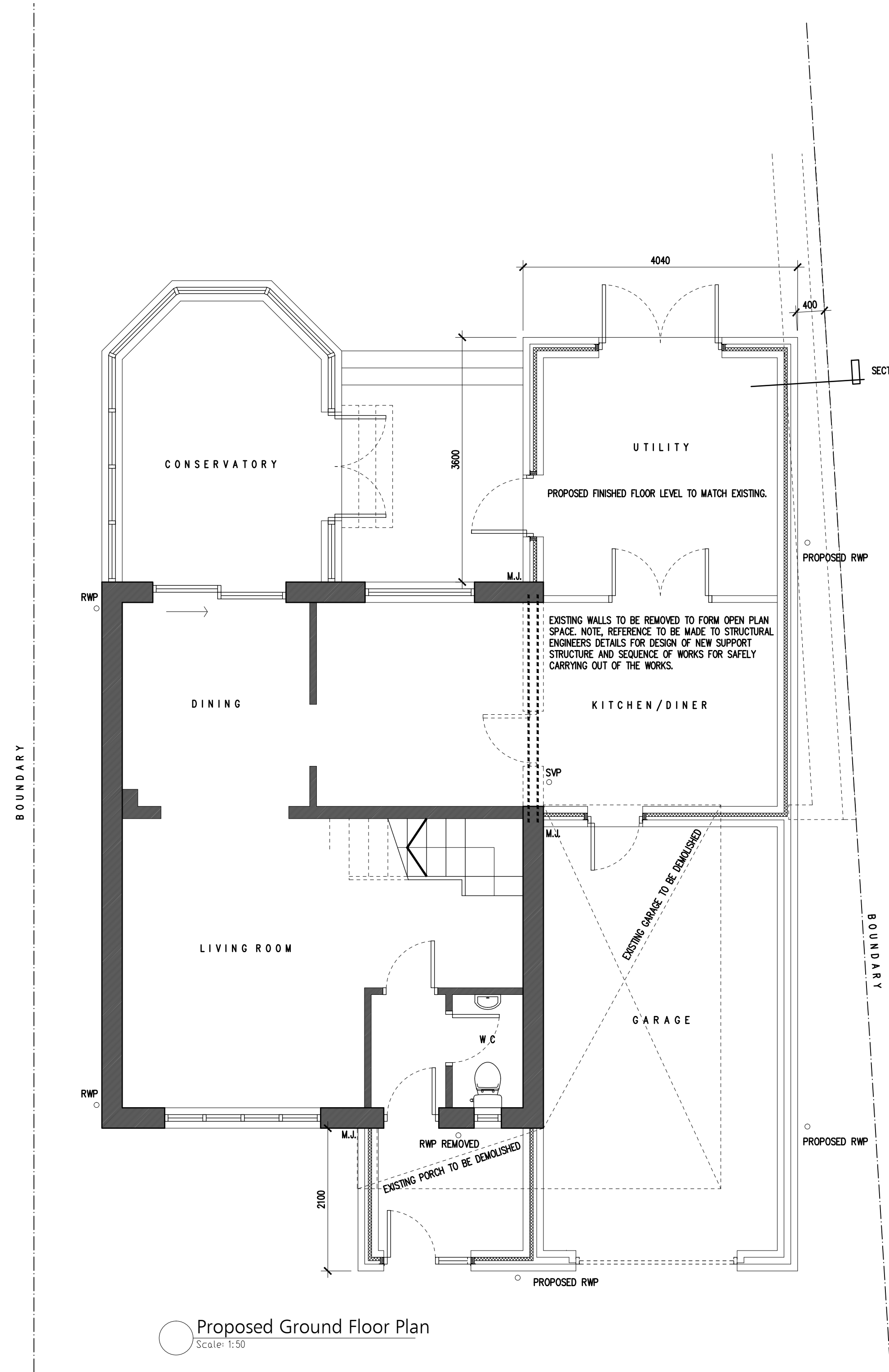
GENERAL NOTES.

1) As no information has been made available and no underground survey has been commissioned by the client, the exact location of any existing services have not been fully established. Measure positions identify locations however actual horizontal runs are not determined. The contractor must therefore ensure that the location of all existing services are identified prior to any excavation works being undertaken and suitably identified for future reference and that any service diversions required as a result of the proposal are carried out safely and in accordance with any statutory regulations / building regulations.

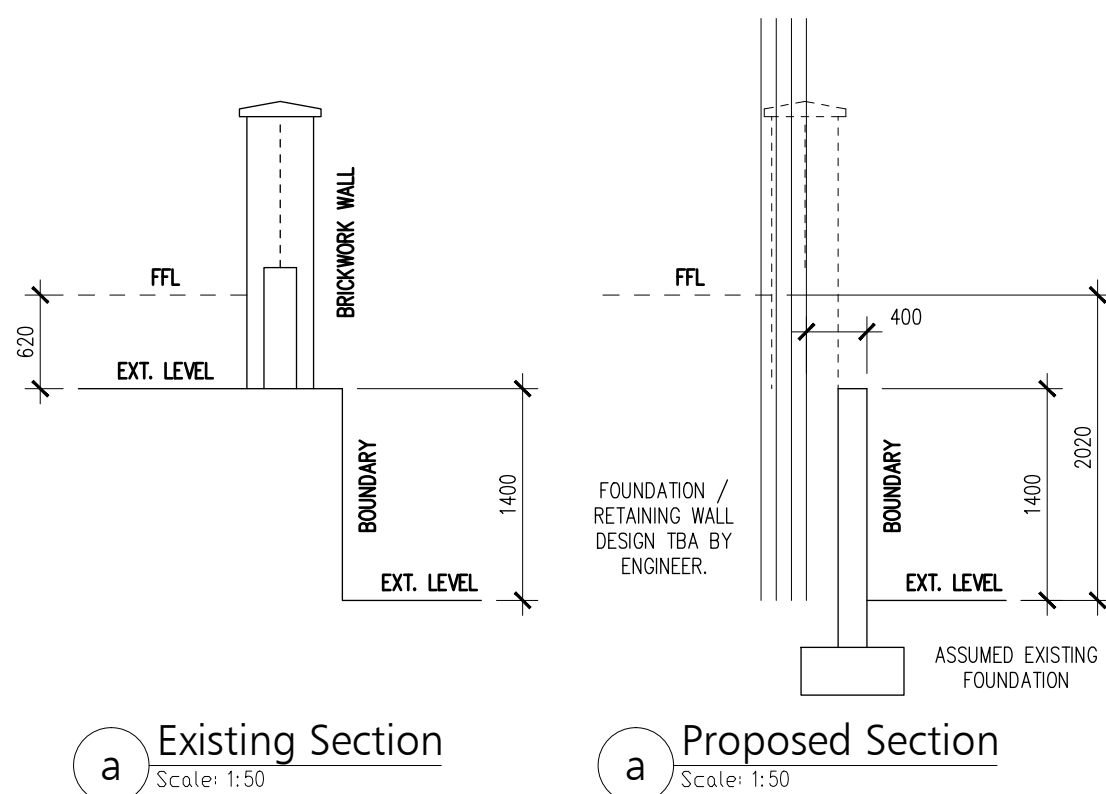
2) A detailed intrusive survey has not been commissioned by the client, therefore no specific hazards have been identified with regard to any demolition works that might be required to allow the proposal to commence. Prior to any demolition taking place the contractor must identify any such hazards and seek specialist advice (power, asbestos removal, lead paints / special coatings and the like). The contractor should seek structural advice from the structural engineer as to the construction of the existing buildings and agree the sequence of works for any demolition works that are to be undertaken or when shoring or tying into existing structures with new constructions so as to carry out the works in a safe manner. Due to the domestic nature of the existing, it is not envisaged that the any existing structures will contain any sources of substantial stored energy, gas or gas contained members, anything suspicious however an investigation should be referred to the structural engineer.

3) As a ground investigation survey has not been commissioned, the contractor to ensure that all foundations are taken to a suitable ground bearing level and seek building regulations approval prior to filling of the footings. The contractor to engage with the structural engineer where specific foundation / loadbearing concrete retaining structures are required as part of the proposal.

4) The client has confirmed that an agreement has been reached with the adjoining neighbour to allow the erection of the proposed to be carried out via a scaffold on the adjoining land. On this understanding and in agreement with the client the proposal has been designed to maximise the space available. The client and contractor to agree with the neighbour the extents of the site boundary prior to any works being undertaken. The contractor to explain timescales and key construction activities. It is imperative that all interested parties are made aware of ongoing activities. The contractor to ensure that scaffolding is designed to suit location and use and erected and inspected (regularly) by a competent scaffolding company who are experienced in this type of work and that suitable health and safety measures are in place to provide safe / alternative access and egress for both client and neighbour. Further guidance should be made to the National Access and Scaffolding Confederation (NASC). In these situations where the proposed works are to be carried out close to an adjacent neighbour's boundary, the contractor to ensure that the boundary line is not compromised during the construction period and suitable protection is in place to ensure that construction materials are contained within the safe confines of the agreed construction site.

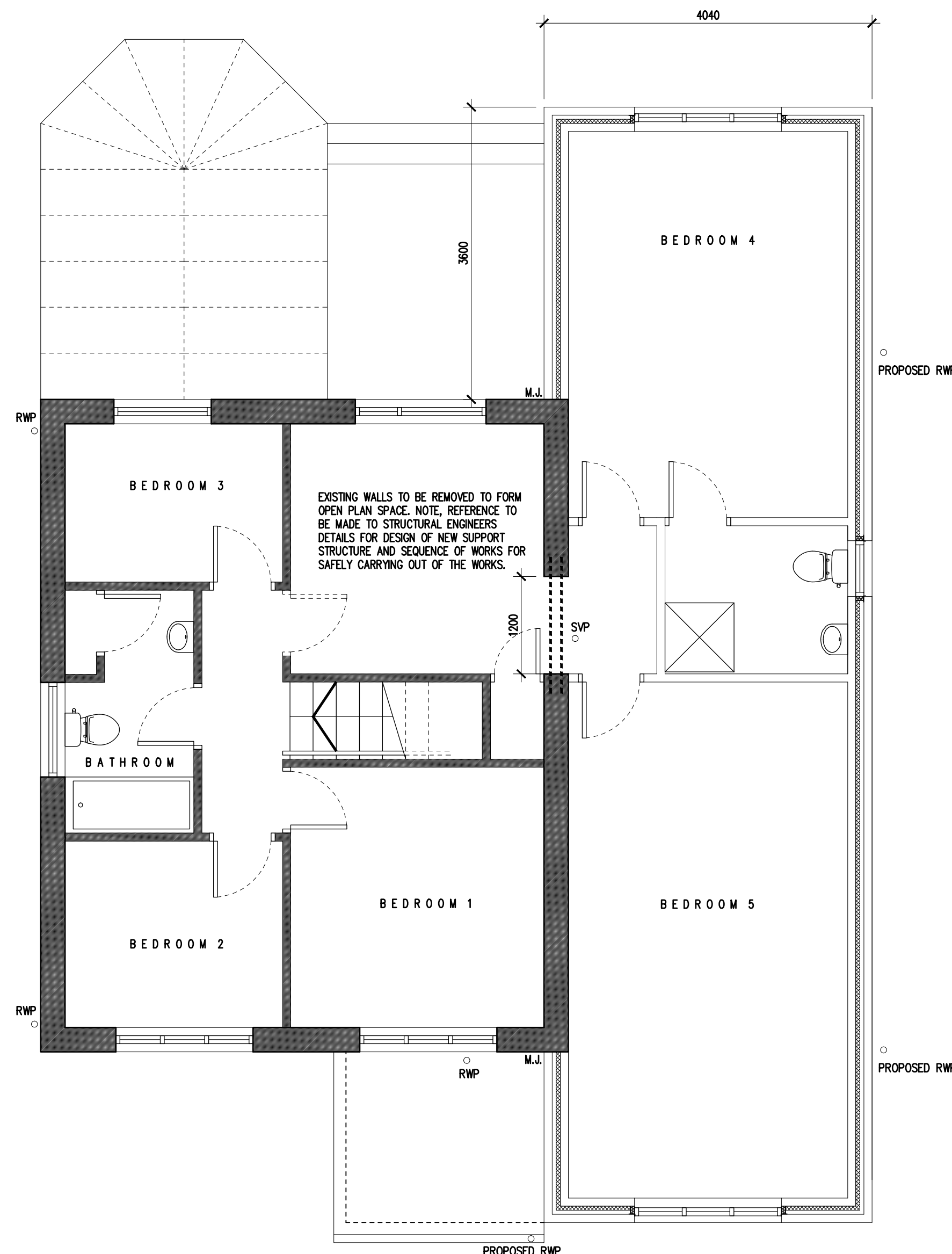


Proposed Ground Floor Plan
Scale 1:50

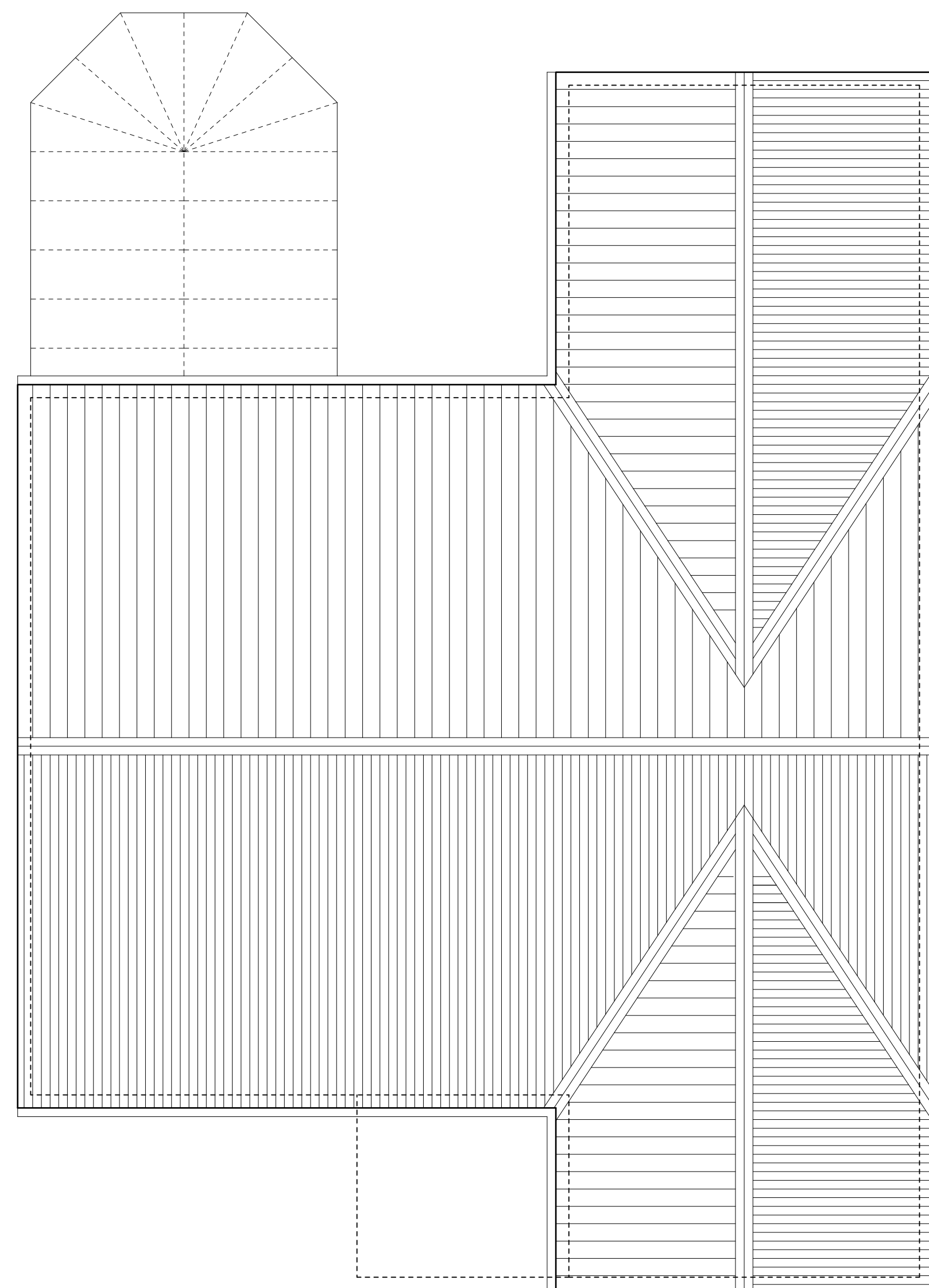


Existing Section
Scale 1:50

Proposed Section
Scale 1:50



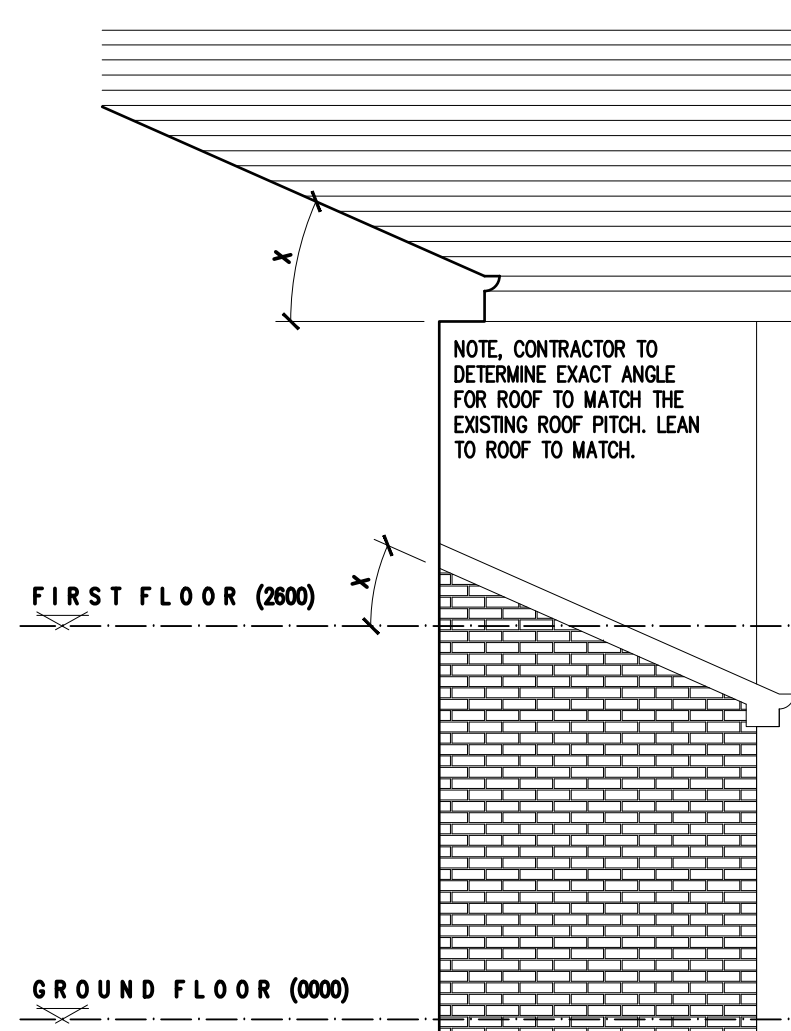
Proposed First Floor Plan
Scale 1:50



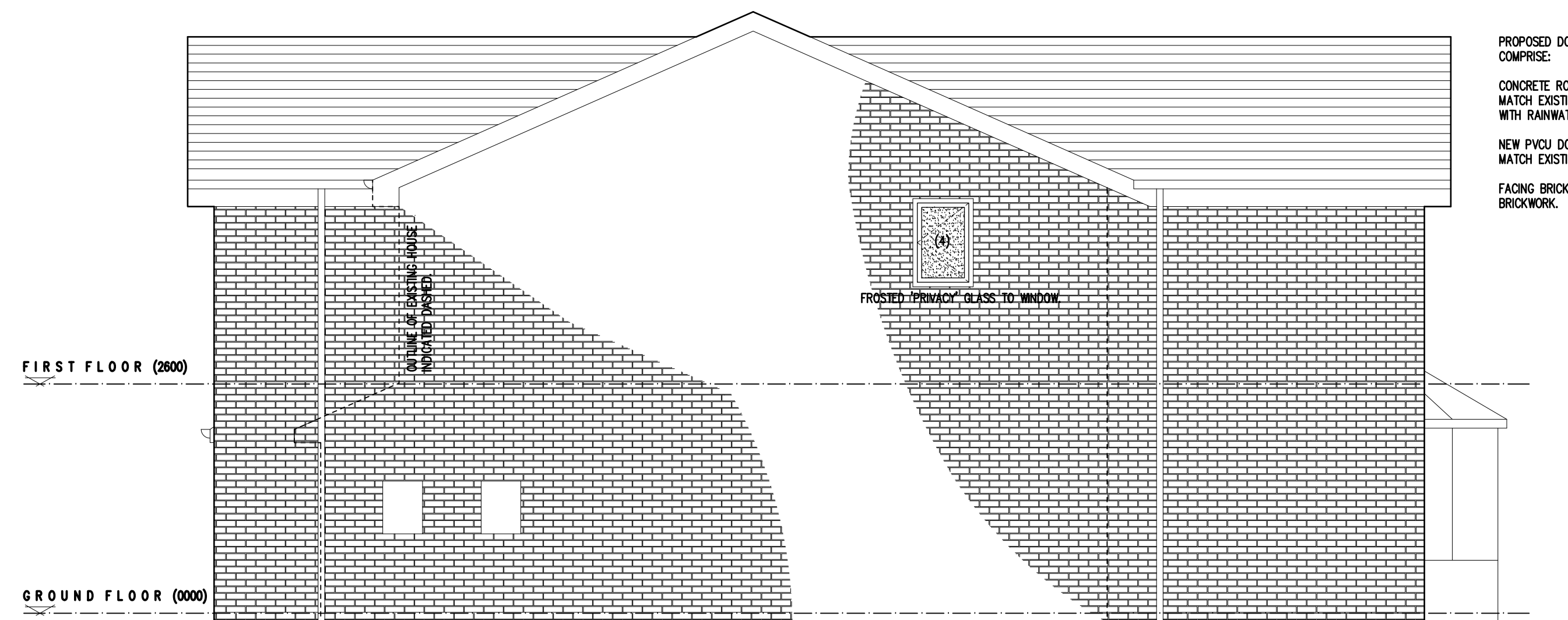
Proposed Roof Plan
Scale 1:50



Proposed Front Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50

- (1) CODE 4 LEAD FLASHING ONTO NEW LEAN-TO ROOF AND CHASED INTO EXISTING HOUSE WALL.
- (2) PROPOSED FLOOR BEAM AND FLOOR CONSTRUCTION TO SPECIALIST DESIGN BY HANSON OR SIMILAR, CALCULATING TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL. OVERLAP AND SEAL NEW JPM ONTO EXISTING JPM. CUT BACK EXISTING CAVITY AND CLOSE WITH NEW BLOCK, RUN INSULATION AND SPORED INTO EXISTING. SET FLOOR LEVEL AS EXISTING. ALLOW FOR MOVEMENT JOINT AT ABUTMENT OF SPOREDS. PROVIDE VOID VENTILATION AND AIR BRICKS.
- (3) NEW RAFTER ROOF CONSTRUCTION TO SPECIALIST DETAIL TO THE APPROVAL OF THE LOCAL AUTHORITY. FASADA SIZE TO TIE IN WITH EXISTING AND BE FINISHED WITH PVCU SOFFITS AND FASADA AND RAINWATER GOODS TO MATCH EXISTING.
- (4) NEW WHITE PVCU WINDOW AND DOOR TO MATCH EXISTING, FORM OPENING WITH LEADING LATCHES OR SIMILAR TO SATISFACTION OF THE LOCAL AUTHORITY.
- (5) PROPOSED ROOF DRAINAGE TO DISCHARGE INTO THE EXISTING SURFACE WATER SYSTEM SYSTEM ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY. EXISTING TO DISCHARGE ONTO PROPOSED ROOF.

Contractor must verify all dimensions on site before commencing any work or shop drawings.

Drawing based on Ordnance Survey and/or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site investigations, Planning and Statutory Requirements and Approvals.

Project	
Mr and Mrs Wojnicki 25 Sunningdale Drive Ludworth, Barnsley S12 0ES	
Drawing Title:	
Proposed Rear and Side Extension Proposed GA's	
Scale:	Date:
1:50 @ A0	May 2015
Drawn:	Checked:
Drawing Number: Revision:	
2015-02-02 -	