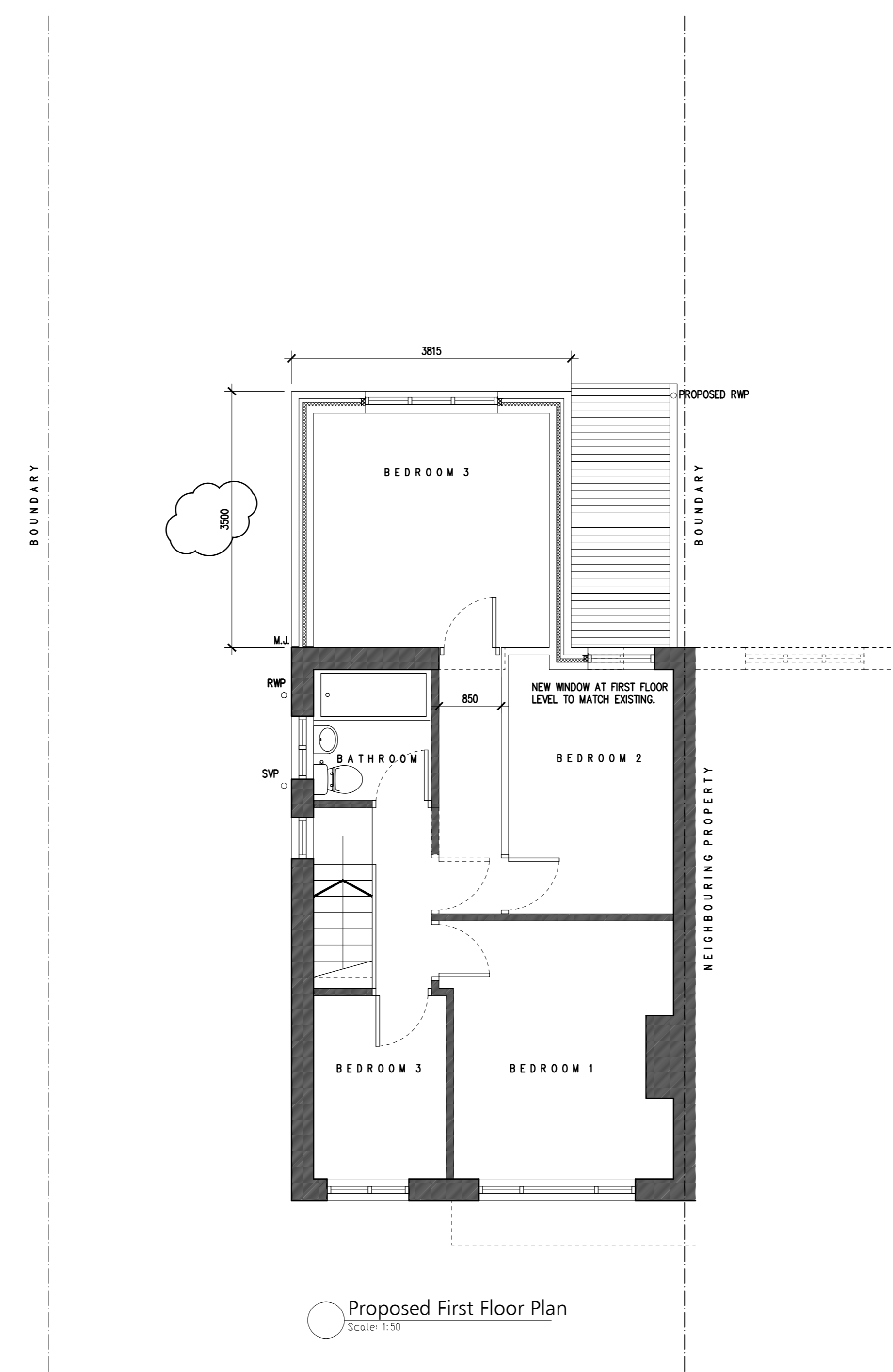
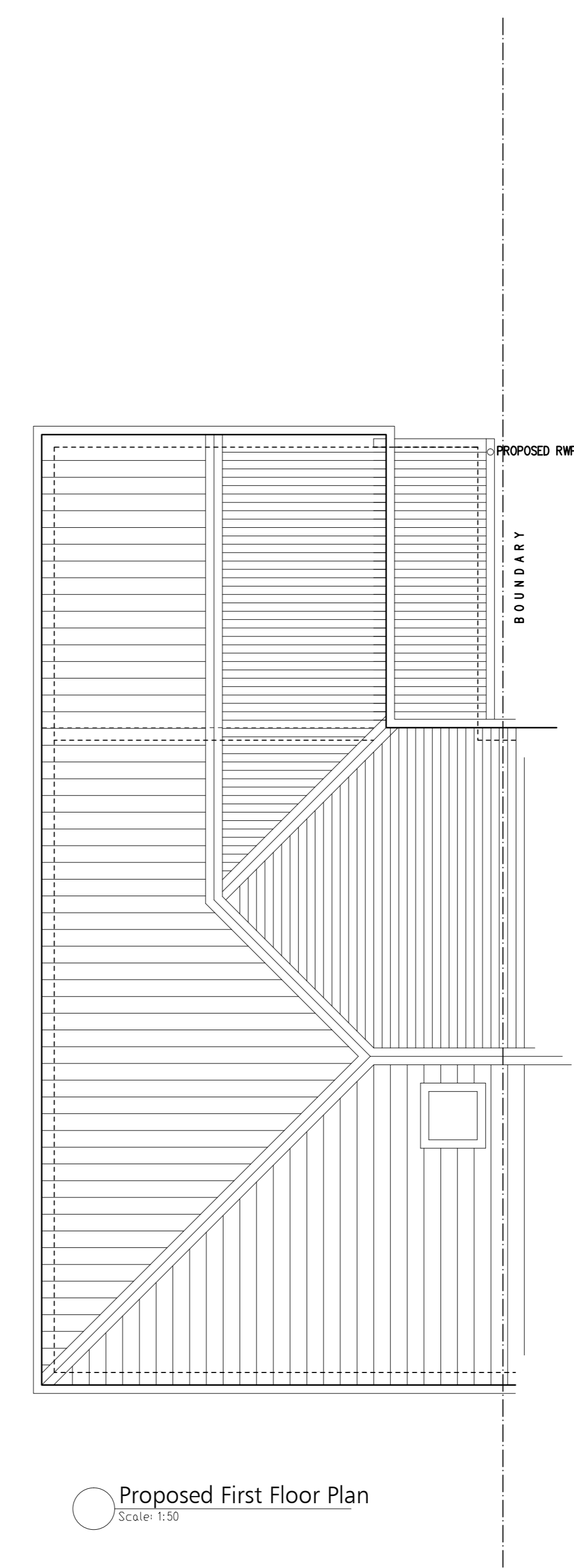


Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

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

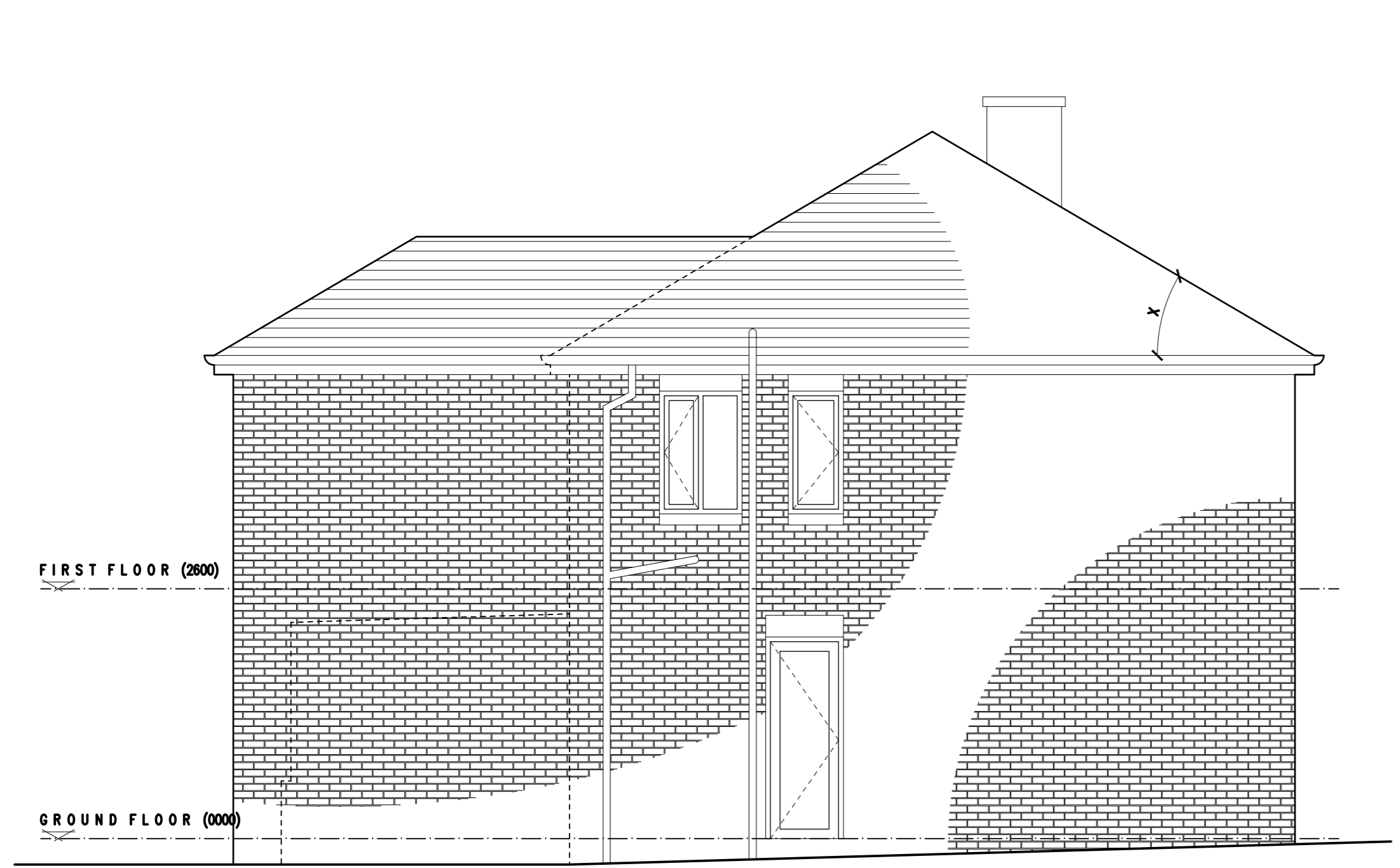
GENERAL NOTES:

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. Workable 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 proposed are carried out safely and in accordance with any statutory regulations / building regulations.

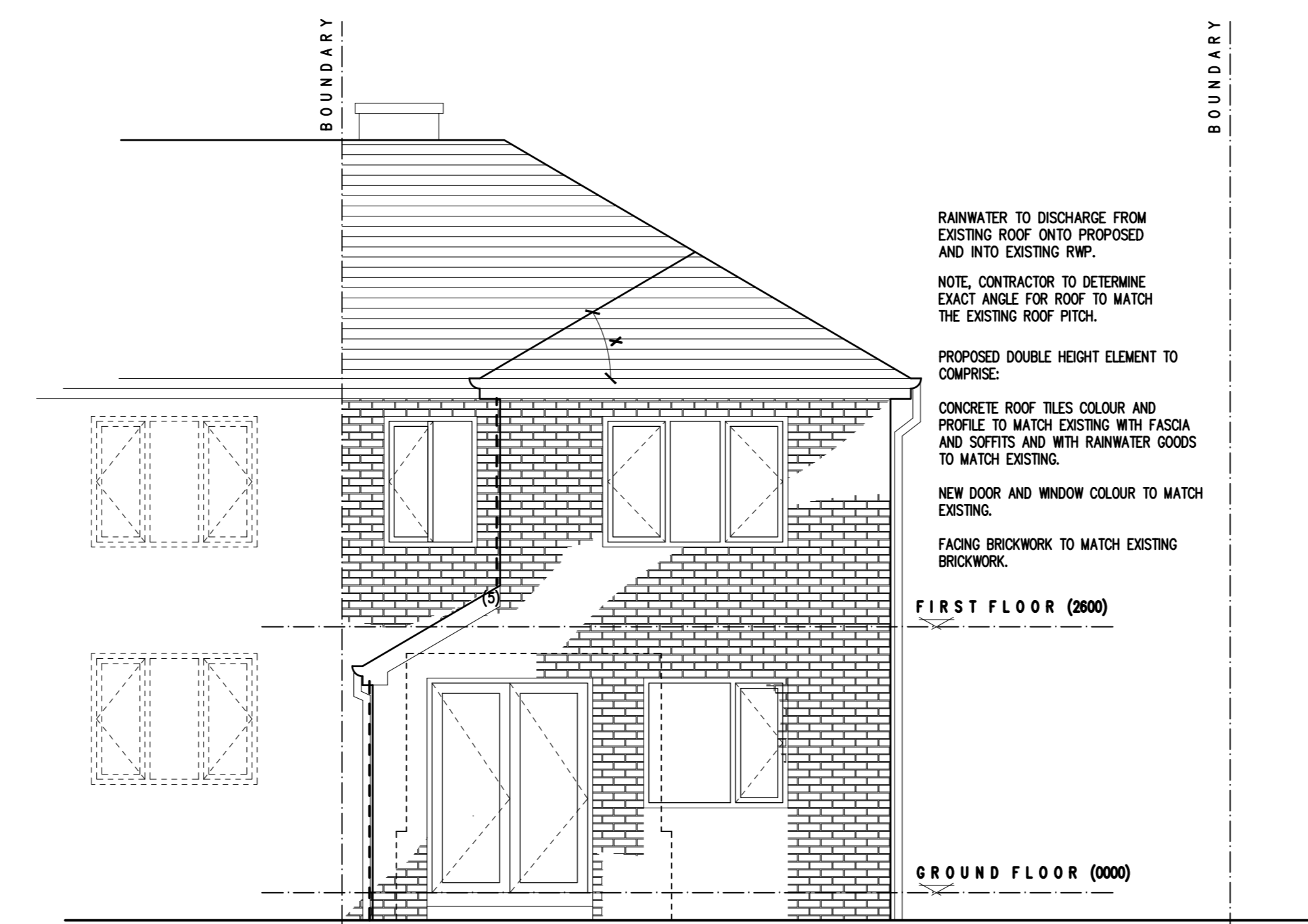
2) A detailed intrusive survey has not been commissioned by the client, therefore no specific hazards have been identified with regard to any demolition works that might be required to allow the proposed to commence. Prior to any demolition taking place the contractor must identify any such hazards and seek specialist advice (power, asbestos removal, lead points / special coatings and the like). The contractor should seek structural advice from the structural engineer as to the construction of the existing building and agree the sequence of works for any demolition works that are to be undertaken or when offering 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 fuel, bonded 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 proposed.

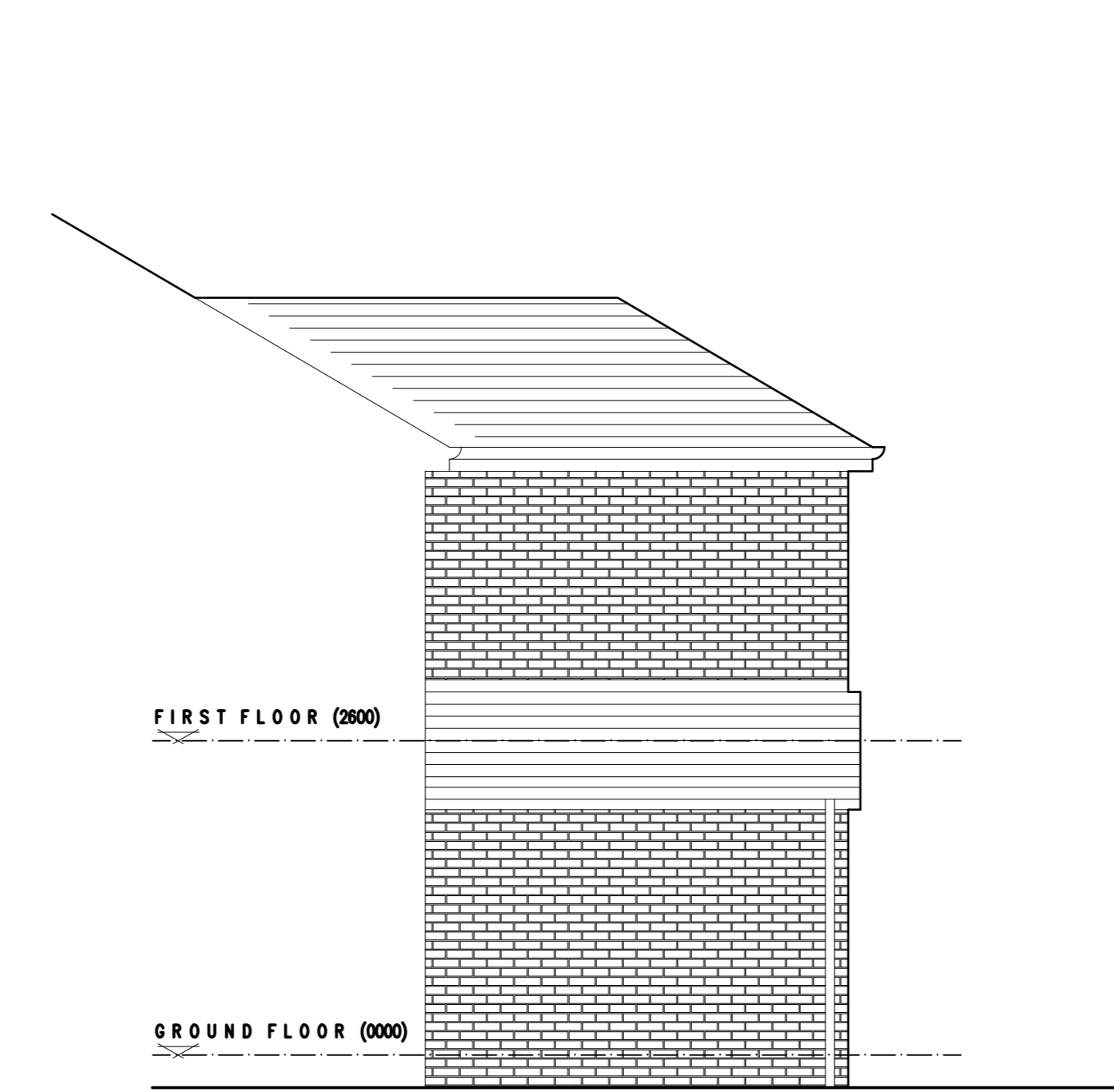
4) The client has confirmed that an agreement has been reached with the adjoining neighbour to allow the erection of the proposed to be carried out, so a scaffold on the adjoining land. On this understanding and in agreement with the client, the proposed has been designed to maximise the space available. The client and contractor to agree with the neighbour the extent of the site boundary prior to any works being undertaken. The contractor to explain limitations and any 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 scaffold company who are experienced in the 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 (NASCC). In those 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 site confines of the agreed construction site.



Proposed Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50

- (1) PROPOSED FLOOR BEAM AND BLOCK CONSTRUCTION TO SPECIALIST DESIGN BY HANSON OR SIMILAR. CALCULATIONS TO BE SUBMITTED TO BUILDING CONTROL, FOR APPROVAL, OVERLAP AND SEAL NEW PPM INTO EXISTING DRAIN OUT BACK EXISTING CAVITY AND CLOSE WITH NEW BLOCK, RUN INSULATION AND SKEWED UP TO EXISTING SET FLOOR LEVEL AS EXISTING. ALLOW FOR MOVEMENT JOINT AT ABUTMENT OF SKREEDS. PROVIDE VOID VENTILATION AND AIR BRICKS.
- (2) NEW RAFTER ROOF CONSTRUCTION TO SPECIALIST DETAIL TO THE APPROVAL OF THE LOCAL AUTHORITY. FASCIA SIZE TO BE IN WITH EXISTING AND BE PROVED WITH PVCU SUFFITS AND FASCIA AND RAINWATER GOODS TO MATCH EXISTING.
- (3) NEW WHITE PVCU WINDOW TO MATCH EXISTING. FORM OPENING WITH CANIC LINTOL OR SIMILAR TO SATISFACTION OF THE LOCAL AUTHORITY.
- (4) 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.
- (5) ANCON WALL STARTER SYSTEM FIXED TO EXISTING HOUSE WALL WITH SOFT JOINT. BRICKS.

RAINWATER TO DISCHARGE FROM EXISTING ROOF ONTO PROPOSED AND INTO EXISTING SWP.
NOTE: CONTRACTOR TO DETERMINE EXACT ANGLE FOR ROOF TO MATCH THE EXISTING ROOF PITCH.
PROPOSED DOUBLE HEIGHT ELEMENT TO COMPRISE:
CONCRETE ROOF TILES COLOUR AND PROFILE TO MATCH EXISTING WITH FASCIA AND SUFFITS AND WITH RAINWATER GOODS TO MATCH EXISTING.
NEW DOOR AND WINDOW COLOUR TO MATCH EXISTING.
FACING BRICKWORK TO MATCH EXISTING BRICKWORK.

Contractor must verify all dimensions on site before commencing any work or shop drawings.
Only figured dimensions to be taken from this drawing. Do not scale off this drawing.
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 Dixon 33 Windmill Road Wombwell, Barnsley S13 8PW	
Drawing Title: Proposed Rear Extension Proposed GA's	
Scale: 1:50 @ A0	Date: May 2015
Drawn:	Checked:
Drawing Number: 2015-04-02	Revision: A