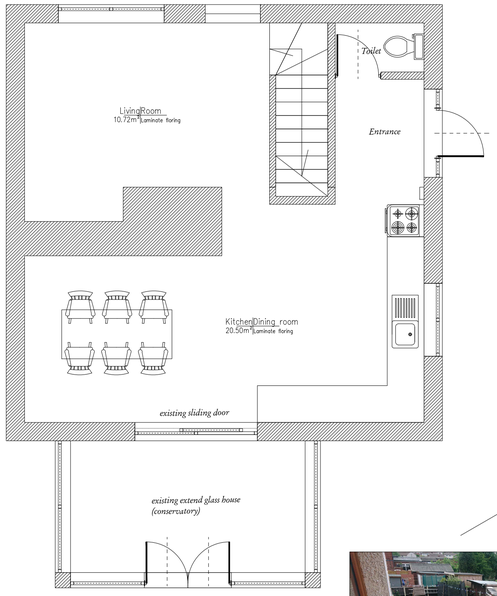
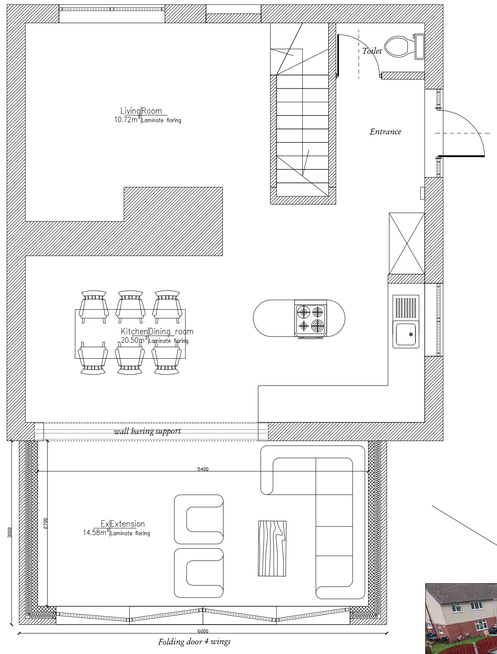
Existing Floor plan 1:50





left hand side view

Proposed Extension (A) floor plan 1:50





right hand side view



Rear view

Notice: for building regulation submission only, not for ordering materials. Principal Contractors is responsible for taking measurements on site, prepare construction drawings and safety erecting the proposed structural works.

All construction work should be carried out by a competent builder.

The builder is responsible for all temporary supports and is to ensure that the structure is adequately supported during the works.

Steel beams are heavy components and may require mechanical lifting aids.

All weak or damaged masonry is to be re-built.

Existing foundations are assumed to be adequate, however, this is subject to exposing the existing foundations and an inspection for the satisfaction of the Building Control Officer.

Steel beam end bearings not to be located above lintels or openings.

Steel beam end bearings not to clash with or be located near the end bearings of existing beams or existing lintels.

Steel beam end bearing not to be inserted into a chimney or chimney breast.

Steel beam end bearings to be located on substantial load bearing masonry walls or piers. Plan area of bonded masonry supporting steel beam to be greater than or equal to 0.1m².

Supporting masonry to comply with Eurocode 6 or BS 5628.

Steel beams to be encased in fireline board to achieve 1/2 hour fire resistance in accordance with manufacturer's recommendations.

No point loads or concentrated loads are to be applied to the steel beam.

Notes

These structural calculations are based upon information provided by the client, should any variation between site conditions and the information provided by the client be identified, these calculations will be void.

Construction work not to be started until calculations have been approved by Building Control.

All construction work should be carried out by a competent builder.

The builder is responsible for all temporary supports and is to ensure that the structure is adequately supported during the works.

Steel beams are heavy components and may require mechanical lifting aids.

All weak or damaged masonry is to be re-built.

Existing foundations are assumed to be adequate, however, this is subject to exposing the existing foundations and an inspection for the satisfaction of the Building Control Officer.

Steel beam end bearings not to be located above lintels or openings.

Steel beam end bearings not to clash with or be located near the end bearings of existing beams or existing lintels.

Steel beam end bearing not to be inserted into a chimney or chimney breast.

Steel beam end bearing not to be located within 50mm of a flue.

Steel beam end bearings to be located on substantial load bearing masonry walls or piers. Plan area of bonded masonry supporting steel beam to be greater than or equal to 0.1m².

The minimum end bearing length at supports to be 100mm.

Supporting masonry to comply with Eurocode 6 or BS 5628.

Steel beams to be encased in fireline board to achieve 1/2 hour fire resistance in accordance with manufacturer's recommendations.

No point loads or concentrated loads are to be applied to the steel beam.

The ends of every load bearing wall should be bonded or otherwise securely tied throughout the full height of the wall to a buttressing return wall, the return wall should not be less than 665mm long.

Walls exceeding 9m long should be provided with intermediate buttressing support (wall, pier, chimney). Intermediate buttressing walls should not be less than 550mm long.

Buttressing end return walls and intermediate buttressing supports should be provided in accordance with Approved Document 'A', which can be downloaded from the following website; www.planningportal.gov.uk.

CDM Regulations - Under the Construction (Design & Management) Regulations 2007 the client is responsible for appointing a CDM coordinator for noticeable projects when preliminary design begins. Where a CDM coordinator is not appointed, the responsibility defaults to the client. For more information visit www.hse.gov.uk.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

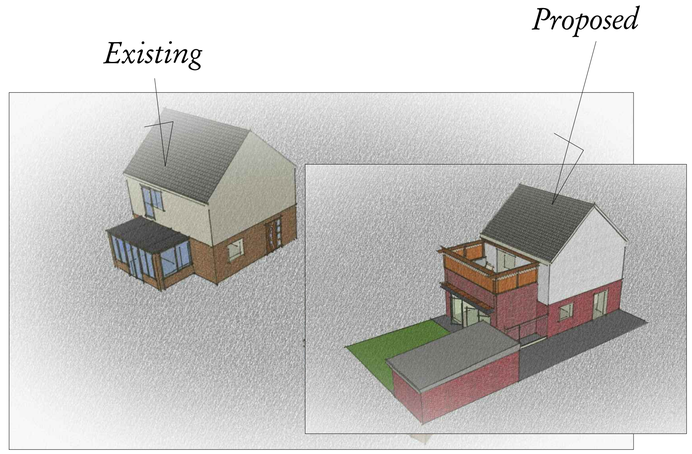
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or
(b) Exceeds 500 person days.

BEAMS AND STRUCTURE
Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

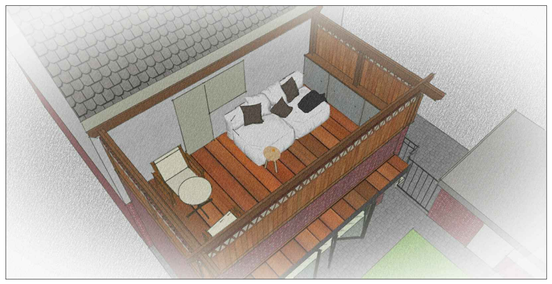
EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.



Proposed Extension roof



Proposed Extension roof



SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

DEMOLITION / TEMPORARY WORKS
All temporary works are to be designed by main contractor. All temporary works designs are to take account of propping loads shown on the plan and also any lateral eorces that may affect the stability of the structure during demolition. The contractor should submit a risk assessment and method statement in accordance with the CDM regulations for the approval of the planning supervisor.

Priory to any demolition works taking place the main contractor is to identify the following:

1. The presence of any underground culverts.
2. Any underground and overhead services (water, electric, gas and sewerage).
3. The location of any underground cellars or storage tanks.

Revisions.	Date.	Approved.

Notes:
THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENING ON SITE & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATLEY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.

All dimensions checked on site by contractor

Description: Proposal erect single storey extension with balcony / terrace above	client: Mr Rafal Budzynski	
Site: 8 Cemetery road Grimethorpe S72 7JB	drawn: T.Zadrozny / PP	no. PP/R/CR/07/2019
	scale: 1:50	date: 12/07/19