PLANNING DRAWING

All dimensions must be checked on site when reading from and working to this drawing

Do not rely on scaling the drawings without making suitable checks
Always work to building and site constraints
Always work with plans in conjunction with the written specification

All building works shall be carried out using adequate and proper materials which are appropriate for the way they are to be used

All sample materials to be approved by the Local Authority Building Control Inspector should it be deemed necessary
Contractor is deemed to be working to existing building and site constraints as well as the contract drawings, should any situation arise that differences are found then the Client must be informed and give their approval on the matter
All building works shall be in accordance with BS8000 (latest edition) Workmanship on Construction Sites

CDM Regulations 2015
The Client, Contractor and Designer must comply with the requirements of the Construction, Design and Management Regulations 2015
Refer to written specification for more details

The building shall be so designed and constructed, that the combined dead loadings, imposed loadings and wind loadings will be sustained and will be successfully transmitted downwards through the design structure to the foundations and ground strata thereafter

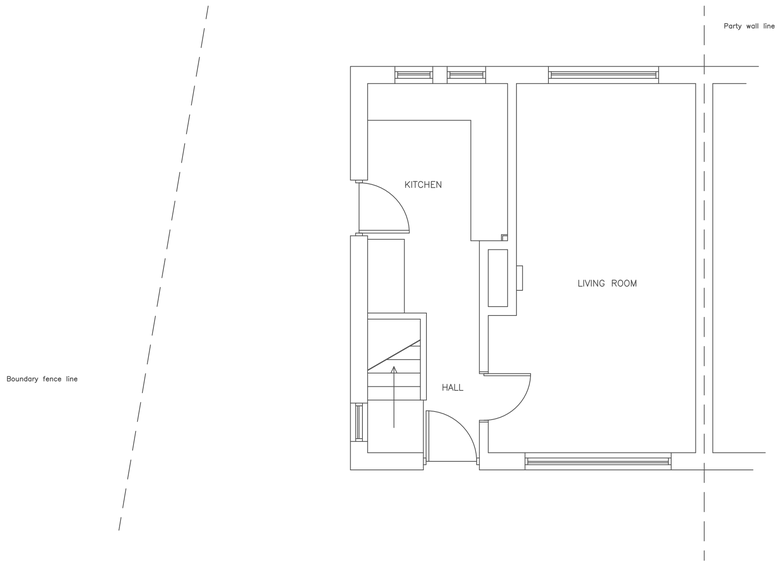
a) safely
and
b) without causing any such deflection or deformation of the structure or any part of the building

Thermal values: U-Values
U-values which must be met under Approved Document L: 2010
Roof 0.18 W/M2K (pitched roof insulated under rafter level)
Roof 0.16 W/M2K (pitched roof insulated at ceiling level)
Floor 0.22 W/M2K
Walls 0.28 W/M2K
Windows 1.6 W/M2K (double glazing)
Doors 1.8 W/M2K (approved supplier)

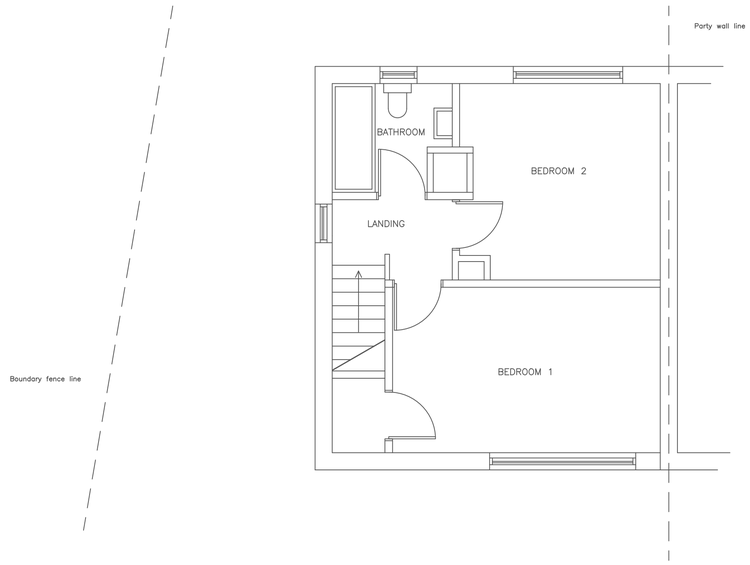
The Contractor is to ensure wherever possible general standard Robust Detailing is always used to limit the risk of thermal bridging / cold bridging / air leakage / condensation risk and sound absorption

All designs, materials and workmanship shall comply with Regulation 7 of the Building Regulations, all current British Standards, European Standards, Agrement Certificates, product certification schemes (kite marks and the like) and Codes of Practice.
All materials shall be used in accordance with the Manufacturer's specifications and recommendations. Products conforming to a European Technical Standard or harmonised European product shall have a CE mark

Where specific materials have been specified and approved, alternative materials of a strict similar quality and approved standards may only be substituted with the absolute approval of the Client, Local Authority or Contract Administrator (should one be appointed)



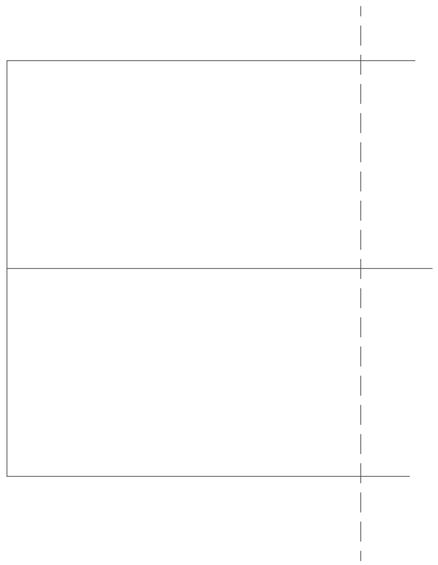
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Proposals to be side extension in keeping with the existing structure and materials of the property
Proposed design to be sympathetic with the surrounding area and undertaken so as to fit in with the existing property design
Proposed works to be taken up to but not onto the Boundary location

Existing roof plan which will be kept in place, new proposed roof to be in keeping with the existing property roof covering finish



EXISTING ROOF PLAN

Claire Redfern
8 Mayfield Avenue, Kilburn, Belper, DE56 0NZ
Proposed double storey side extension
1:50 @ A1
818-01 Existing plans

0 1 2 3 4 5m
(1:50 Scale)