PLEASE NOTE!
IF ANY SEWER BELOW OR WITHIN 3 METERS OF THE PROPOSAL IS FOUND TO BE A PUBLIC SEWER PERMISSION MUST BE SOUGHT BY WAY OF A BUILDING OVER AGREEMENT FROM SEVERN TRENT WATER PRIOR TO BUILDING ON SITE.

PLEASE NOTE!
ALL STRUCTURAL STEELWORK, PADSTONES & METHODOLOGY TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

BI-FOLD DOORS TO THE CLIENTS SPECIFICATION.

STRUCTURAL SUPPORTS TO BI-FOLD DOORS / WINDOW TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER DUE TO IMPOSED LOAD FROM ROOF LANTERN TRIMMING ARRANGEMENT.

GREY DOTTED LINE INDICATES LINE OF EXISTING HOUSE.

KITCHEN DESIGN / LAYOUT TO BE TO THE CLIENTS SPECIFICATION.

PROPOSED TRIMMING ARRANGEMENT TO BE DESIGNED BY A SUITABLE QUALIFIED STRUCTURAL ENGINEER.

STRUCTURAL SUPPORT TO PICK UP EXISTING WALL PLATE / PROPOSED FLAT ROOF JOISTS TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER. PLEASE NOTE, IT IS PROPOSED THAT THE BEAMS WILL BE JOINTED USING A SPLICE JOINT OR SIMILAR TO MINIMISE LIFTING LOADS IF REQUIRED.

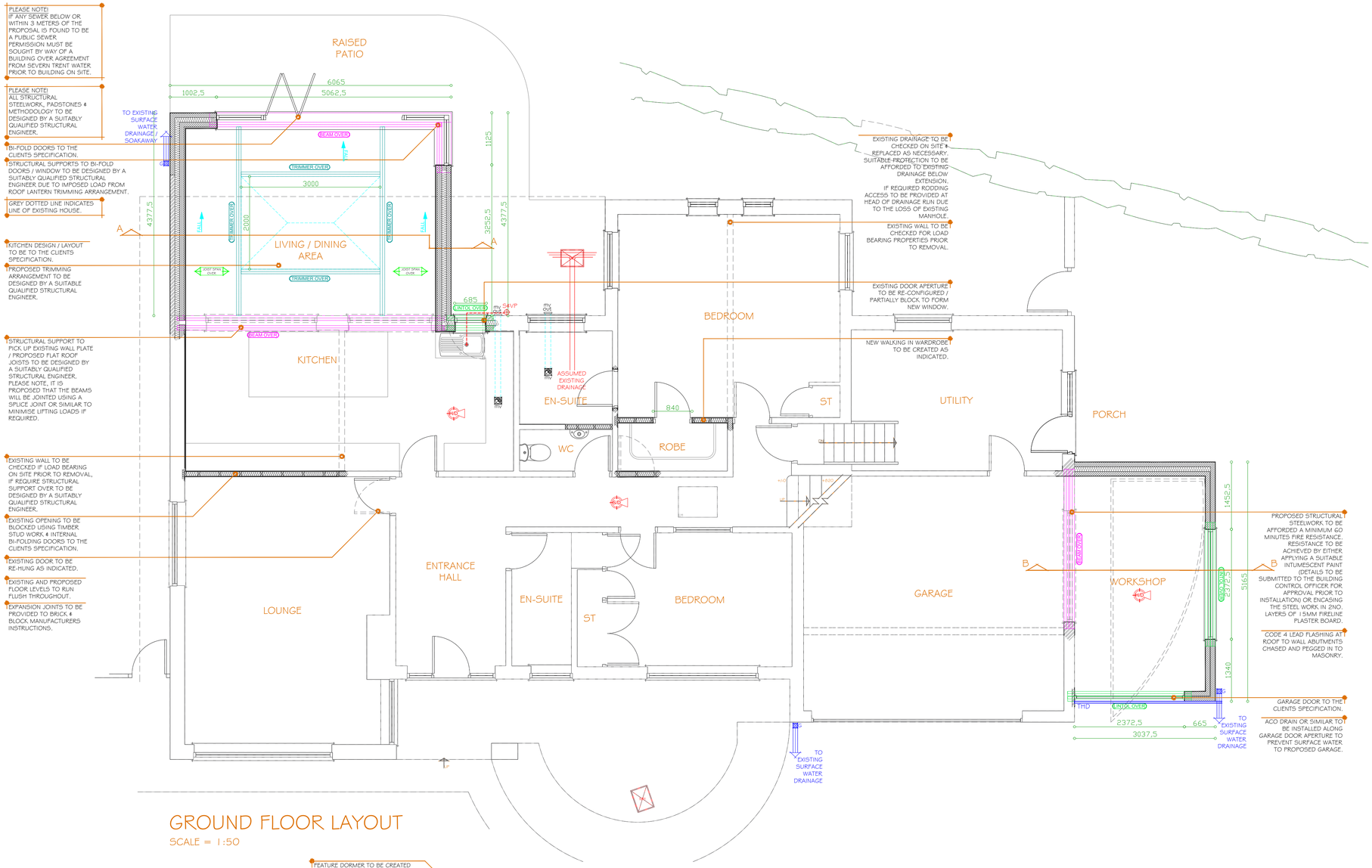
EXISTING WALL TO BE CHECKED IF LOAD BEARING ON SITE PRIOR TO REMOVAL, IF REQUIRE STRUCTURAL SUPPORT OVER TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

EXISTING OPENING TO BE BLOCKED USING TIMBER STUD WORK & INTERNAL BI-FOLDING DOORS TO THE CLIENTS SPECIFICATION.

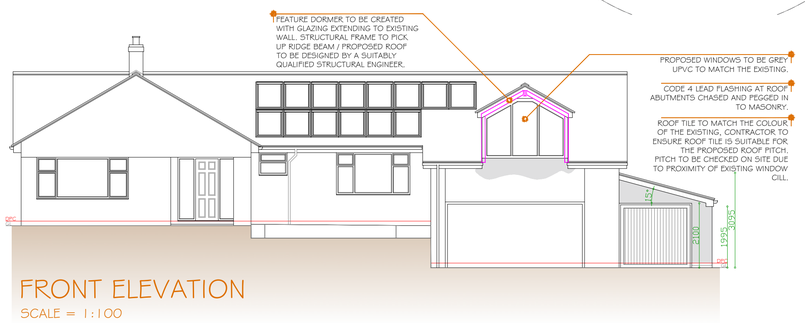
EXISTING DOOR TO BE RE-HUNG AS INDICATED.

EXISTING AND PROPOSED FLOOR LEVELS TO RUN FLUSH THROUGHOUT.

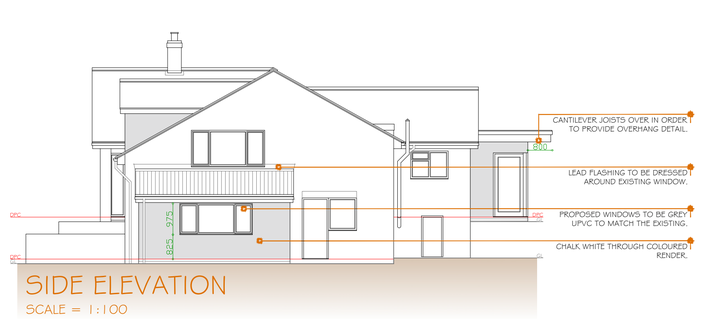
EXPANSION JOINTS TO BE PROVIDED TO BRICK & BLOCK MANUFACTURERS INSTRUCTIONS.



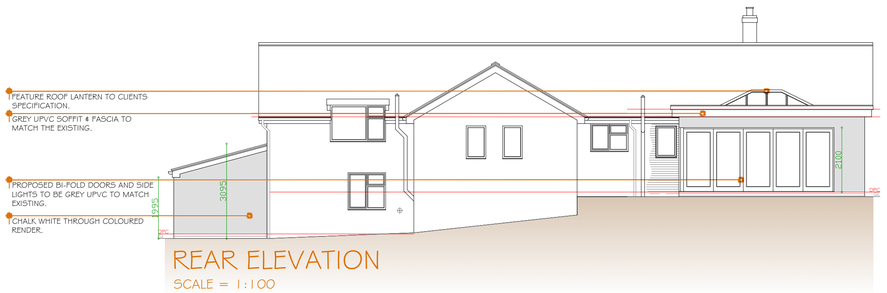
GROUND FLOOR LAYOUT
SCALE = 1:50



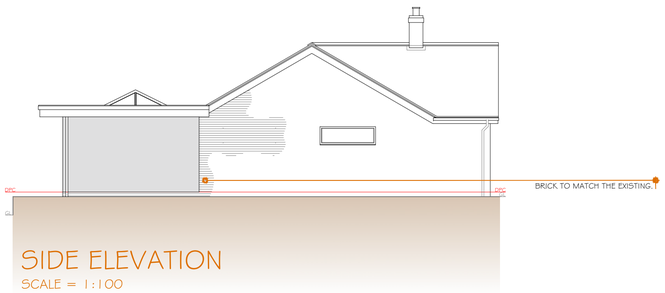
FRONT ELEVATION
SCALE = 1:100



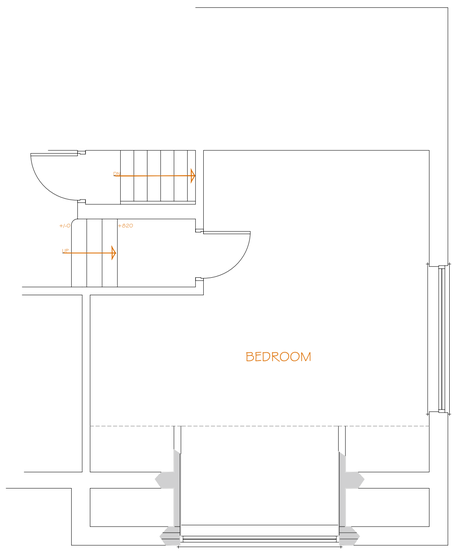
SIDE ELEVATION
SCALE = 1:100



REAR ELEVATION
SCALE = 1:100



SIDE ELEVATION
SCALE = 1:100



FIRST FLOOR LAYOUT
SCALE = 1:50

PLEASE NOTE

- DO NOT SCALE OFF DRAWINGS.
- ALL DRAWINGS TO BE PRINTED IN COLOUR
- THIS DRAWING IS TO OBTAIN THE APPROVAL OF BUILDING REGULATIONS ONLY AND ALL NOTES STATED COMPLY ONLY TO THE APPROVED REGULATIONS SET OUT BY THE LA ONCE INSPECTED AND PASSED. SHOULD PERSONS CARRYING OUT WORKS WISH TO CHANGE SPEC THEN DO SO AT OWN RISK.
- BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CHOSEN CONTRACTOR; ANY ANOMALIES / DISCREPANCIES ARE TO BE REPORTED TO GREEN 2K DESIGN LTD AND DIRECTION OR APPROVAL IS TO BE SOUGHT BEFORE THE IMPLEMENTATION OF THE DETAIL.
- ALL MATERIALS SPECIFIED ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND CODES OF PRACTICE.
- WHERE PLANNING PERMISSION IS SOUGHT, ALL EXTERNAL MATERIALS ARE TO BE SUBMITTED TO, AND APPROVED IN WRITING BY THE LOCAL AUTHORITY PLANNING SECTION PRIOR TO WORK COMMENCING ON SITE.
- BLOCK AND SITE PLANS ARE REPRODUCED UNDER LICENSE FROM THE ORDNANCE SURVEY.
- INFORMATION GIVEN ON THIS DRAWING REGARDING THE POSITION OF ANY SERVICES ARE GIVEN FOR YOUR ASSISTANCE AND GUIDANCE ONLY. WHERE THE WORKS APPROACH THE POSITION OF SERVICES IT WILL BE NECESSARY TO USE LOCATING APPARATUS OR HAND EXCAVATED TRIAL HOLES TO LOCATE THEM.
- ALL WORKS UNDERTAKEN TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS & CALCULATIONS. DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS.
- SHOULD PERSONS CARRYING OUT WORKS WISH TO CHANGE SPECIFICATION, THEN THEY DO SO AT THEIR OWN RISK.
- ALL ITEMS AND DETAILS WHICH ARE TO MATCH OR LINE UP ARE TO BE SITE MEASURED PRIOR TO SETTING OUT OR MANUFACTURE.
- WE WILL NOT CONSIDER LAND OWNERSHIP OR LEGAL MATTERS SUCH AS EASEMENTS OF LIGHT OR AIR UNLESS SPECIFICALLY REQUESTED TO DO SO
- PLEASE NOTE IF ANY SEWER BELOW OR WITHIN 3 METERS OF THE PROPOSAL IS FOUND TO BE A PUBLIC SEWER PERMISSION MUST BE SOUGHT BY WAY OF A BUILDING OVER AGREEMENT FROM SEVERN TRENT WATER PRIOR TO BUILDING ON SITE.
- WHERE POSSIBLE ALL STEELS TO BE LOCATED WITHIN FLOOR / CEILING VOID. ADVICE TO BE SOUGHT FROM GREEN 2K DESIGN / APPOINTED STRUCTURAL ENGINEER.
- WHEN SETTING OUT PROPOSED WORK, CONTRACTOR TO ENSURE THAT ABOVE AND BELOW GROUND STRUCTURES ARE CONTAINED SOLELY WITHIN APPLICANT LAND OWNERSHIP.
- ⊠ = MEANS OF ESCAPE WINDOW

REV.	DATE.	INT.	DETAILS.
'C'	22/02/22	DW	Planning amendments
'B'	22/02/22	RTJ	Client amendments
'A'	21/02/22	RTJ	Revised scheme in line with client comments

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Architectural Designers & Chartered Surveyors

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TURNDITCH
DERBYSHIRE
DE56 2LH

Proposed Work
REAR EXTENSION, SIDE EXTENSION ALONG WITH THE ASSOCIATED INTERNAL & EXTERNAL ALTERATIONS

Drawing Title
PROPOSED LAYOUT & ELEVATIONS

Drawn: - RTJ / TRW | Date: -APRIL 2019

Job Status: -
'AWAITING APPROVAL'

Job No: - 1385

Sheet No: - 202 Rev - 'B'

Scale: - 1:50, 1:100 @ A1