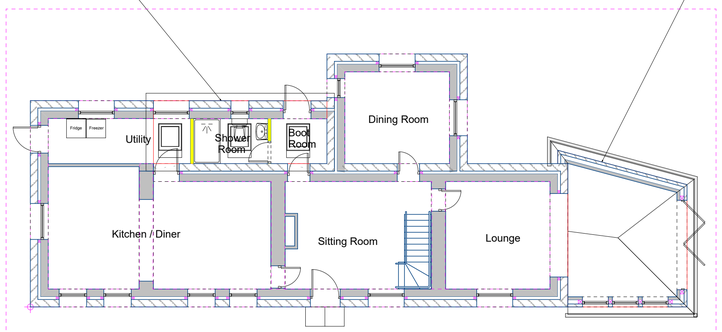
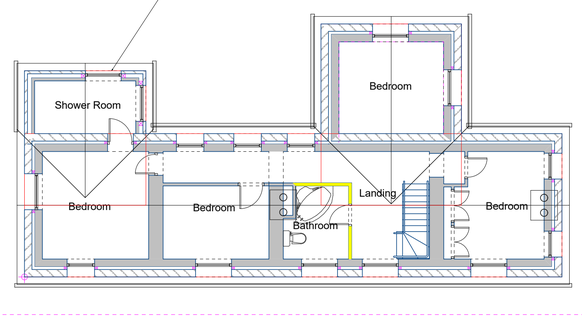
Single Storey Extension

Single Storey Extension
(Was Conservatory)



Ground Floor

2nd Storey Extension
(Currently Roof Eaves)



1st Floor

Unadopted Track

Firestone

Notes

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.

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.

PLANNING NOTE
It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development.

A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
• Materials must be similar in appearance to the existing house.
• Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:
40 cubic metres for terraced houses; or
50 cubic metres otherwise.
• Must not exceed the height of the existing roof.
• On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
• Must not include:
verandas, balconies* or raised platforms; or
installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'.
• Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
• Construction must ensure that:
1. The eaves of the original roof are maintained (or reinstated)
2. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves
3. The roof enlargement does not overhang the outer face of the wall of the original house

With the exceptions that:
Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement
None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension.

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 the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising of wall or cutting of 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.



Allestree Design Services

Project
Rear and Side Extension
Sunnyside Cottage
Spring Hollow, Hazelwood
Belper DE56 4AW

Drawing Title
Proposed Plan Views

Client
Mr & Mrs Smith

Drawing No.
DE564AW - 03 Revision 04

Date	Scale
12 / 2020	1:100
Drawn by	Checked by
SGB	Name

Page Size - A1

5000 mm

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DRAWING MUST NOT BE SCALED - ALL DIMENSIONS TO BE CHECKED BY THE BUILDER PRIOR AND DURING BUILD PROGRAMME