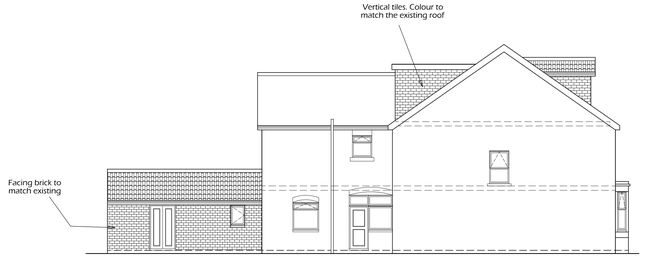
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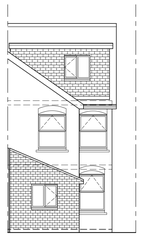
1.DO NOT SCALE – All dimensions are to be verified on site and any discrepancies reported to the designer.
2.DIMENSIONS – All dimensions shown are between structural elements (Brickwork/studding) and exclude for dry-linings,plaster, internal finishes, wall and floor coverings unless stated otherwise.
3.RELEVANT DRAWINGS – This drawing to be read in conjunction with all other relevant project drawings, documents and calculations.
4.PLAN COPYRIGHT – This drawing remains the copyright of Neil Whitehead Building Design Ltd and shall not be altered or copied or reproduced without prior written consent.
5.UNITS – All dimensions in millimeters unless stated otherwise.
6.LOCAL AUTHORITY APPROVALS – Approvals granted by the local authority relate only to permission under the Town and Country Planning Act 1990 and/or the Building Regulations 2000. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property with particular regard to property title deeds, covenants, land ownership or tenancy, site boundaries, boundary encroachments and rights of way etc.
7.SITE BOUNDARIES – The position of any site boundaries indicated on this drawing is approximate. The client shall be responsible for confirming the legal position of all relevant site boundaries, and shall confirm ownership and/or responsibility for any boundary walls, fences and hedges etc, likely to be affected by the works detailed on this drawing. The client shall agree all boundary issues with the neighbouring property owner prior to any works being commenced.
8.PARTY WALL ACT – The client shall be responsible for discharging their duty under the Party Wall act 1996 which requires persons intending to carry out building work likely to affect an adjoin or nearby building or property boundary, to give written notification to all neighbouring property owners affected.
9.DRAINAGE – No guarantee is given for the accuracy of the existing drainage layout on site. The Builder/Client is responsible for confirming the existing drainage layout prior to work commencing on site.
10. BUILD OVER AGREEMENT – The works may require that the client enters into a Build over agreement with the Sewage Undertaker if it is deemed to be required by the Undertaker. All associated costs and additional works that may be required are the responsibility of the client.
11. Any deviation from the above specification or the adjacent plans elevations or sections must be approved in writing as an amendment by the Local Authority Building Control Inspector and Planning Officer before construction begins. All dimensions quantities and levels are to be taken from and checked on site before work begins. All work to conform to current building regulations and to the approval of the local authority planning department



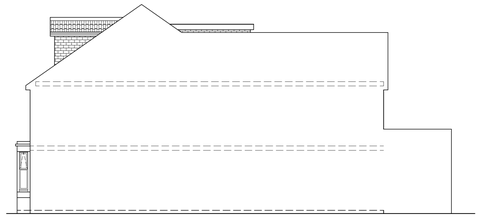
PROPOSED FRONT ELEVATION



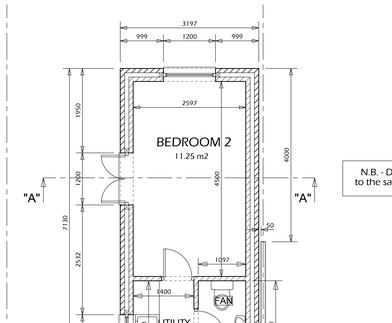
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

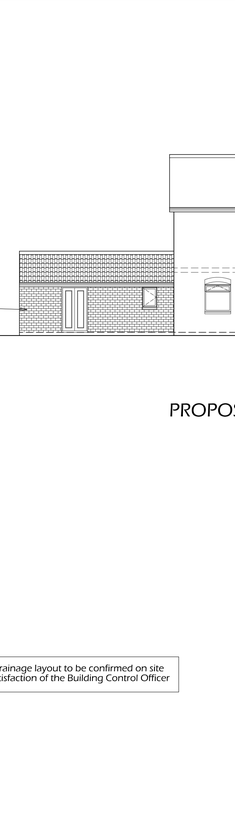


N.B. - Drainage layout to be confirmed on site to the satisfaction of the Building Control Officer

Chimney breast removed. Floor made good

Chimney breast removed. Floor made good

PROPOSED GROUND FLOOR PLAN

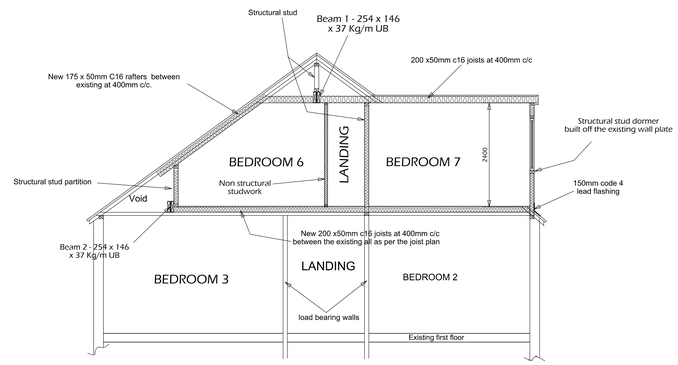


PROPOSED FIRST FLOOR PLAN

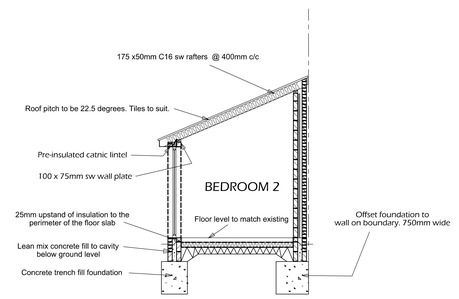


PROPOSED FIRST FLOOR PLAN

PROPOSED JOIST AND STEEL PLAN



SECTION B-B



SECTION A-A

★ - Denotes FD30 fire door

Ⓢ - Denotes Smoke detector

NJW BUILDING DESIGN
Home Extension & Loft Conversion Design

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DE55 7BT

drg. title
Proposed single storey rear extension, loft conversion with ear dormer and conversion to 7 Bedroom HMO - Proposed

scale	date
1/50, 1/100	1/06/23
drawing number	revision
23-2581-2v2	XXX