12 St. JOHNS DRIVE, KILBURN

The Contractor/Builder is to check and verify all building dimensions before commencing any works. The drawings are for reference only and the measurements given for guidance. Builder/Client to obtain structural designs.

NOTES:

All works carried out and any deviations from the plans should comply with current Building Legislation, Safety Standards, British Standards and relevant Codes of Practice.

Plans reflect information provided, all boundary positions and queries as to Land title should be confirmed by the client.

The capacity of any existing and proposed structure to accept the transmitted loads has been assumed and it is the clients responsibility to gain structural advise, a structural engineers design and approval. All lintels and other structural members, walls, foundations etc. should be checked on site by the contractor and/or client.

BUILDING NOTES:

External Doors & Window
New double glazed UPVc secured patio doors to proposed extension or rear access and egress with 2 new matching window units with opening panels to rear elevation. All External doors and windows to match existing.

Walls & Ceilings
External walls to be Brick and Block Construction with insulated cavity. Internal finish of Plaster board and skim finish to walls and ceiling with return for roof lantern upstand.

Lintels.
Please ensure that each Lintel is installed correctly with lintel ends placed a minimum 150mm on to the load-bearing wall. All dimensions and size of Lintels are to be checked against Jewsons and Catnic Codes for purchase or similar. Proposed Steel member to be designed by Structural Engineer and installed at the builders responsibility.

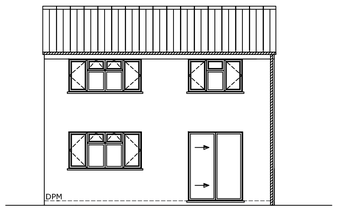
Correct supports must be in place prior to wall demolition. All pre, post and during construction works are to the responsibility of the client and contracted builder.

Drainage.
RWGs are to match the existing and connect at suitable locations. All drainage connection points current and proposed to be established by the builder/contractor/client.

Foundations.
Ground Conditions to be investigated to determine suitable substructure building design. Contractor to obtain design to meet Building Inspector Approval. Influencing factors such as tree and hedge roots should be considered when creating the foundations.



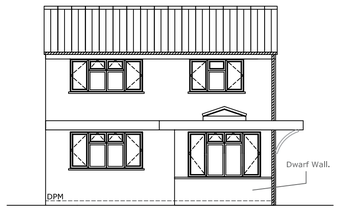
EXISTING FRONT ELEVATION



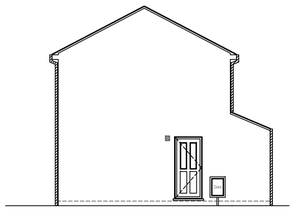
EXISTING REAR ELEVATION



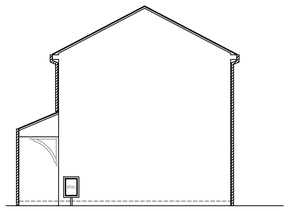
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



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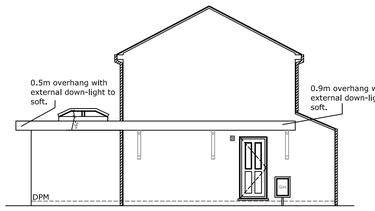
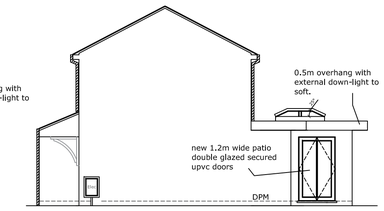


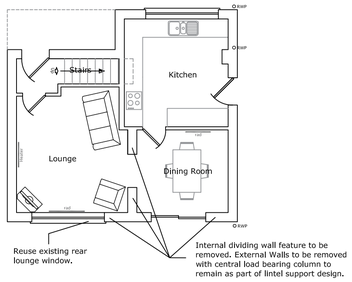
PROPOSED SIDE ELEVATION



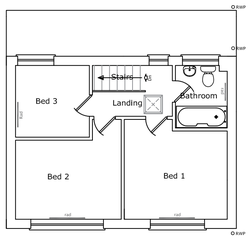
PROPOSED SIDE ELEVATION



OS Plan NTS
See attached OS Plan 1:1250

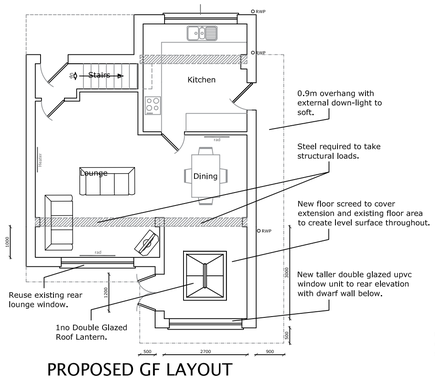


EXISTING GF LAYOUT

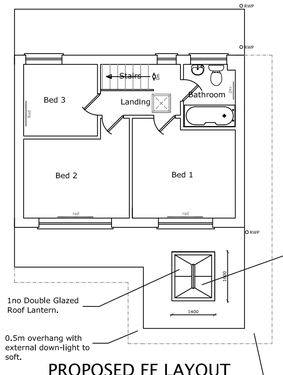


No Alteration to Existing

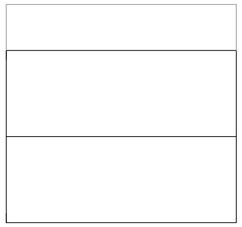
EXISTING FF LAYOUT



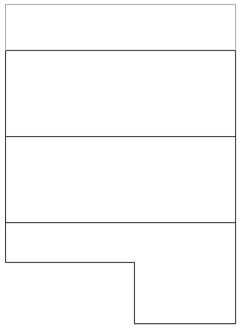
PROPOSED GF LAYOUT



PROPOSED FF LAYOUT



EXISTING ROOF LAYOUT



PROPOSED ROOF LAYOUT

Existing GF rear wall and internal dividing feature walls to be removed where shown. Further investigation required to structural requirement of the wall. Steel required to take structural loads. Confirmed and designed by Contractor/Builder.

New floor screed to cover extension and existing floor area to create level surface throughout.

Standard Brick & Block Wall Construction to match existing with step tie-in detail. Materials to be confirmed with Contractor/Builder/Client and the Local Authority Building Control and Planning Department to be informed accordingly.

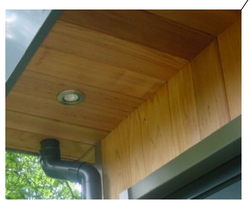
Ground Conditions to be investigated to determine suitable substructure for building and foundation design. Contractor to obtain design to meet Local Authority Building Inspector or similar authorized body.

Flat roof construction considered most suitable for this form of extension with a 0.5m overhang to the rear and 0.9m overhang to side elevation extending the length of the property beyond the side access door in line with the first floor elevation.

Cavity Wall Insulated Block constructed extension. Facing Bricks to match and tie into existing structure.

Existing rear double glazed upvc window to be reused in new projected position, new matching double glazed upvc windows to the new extension in furthest projection above dwarf wall and new 1.2m wide patio double glazed secured upvc doors installed as shown.

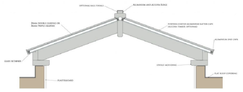
Lantern to center of extension to be installed 1.6m by 1.4m in size, specification to be confirmed by client.

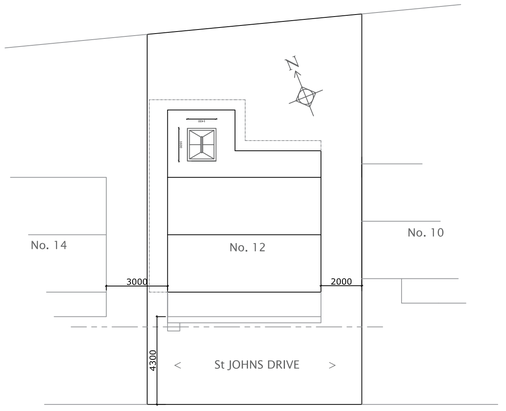


EXAMPLE OVERHANG IMAGE



ROOF LANTERN IMAGE





PROPOSED PROPERTY PLAN
1:150

Rev:	Date:	Action:	Initls:

Barratts Building Plans
Design Build Consultancy

Drawing:

Proposed Rear Extension
LAYOUT PLANS

Project: 12 St Johns Drive
Kilburn
Derbyshire
DE56 0JN

Date: MAY-23
Scale: 1:100
Drawn By: SBARRATT
Paper Size: A1

Drawing Number: 12StJohnBBP-2-01 Revision -