DRAWING KEY / NOTES

Walls / Structural Support

- Existing Arrangement / Building fabric to be demolished / altered.
- Foundation below.
- Trimming Arrangement - Refer to Engineers / Specialist Manufacturers design.
- Proprietary Lintol installed in accordance with manufacturers guidance.
- Structural Support - Refer To Engineers Design Details.
- 150mm Knarf DriTherm 32 Cavity wall insulation.
- 102.5mm facing brickwork.
- Fibolite Ultra Lightweight Solid Concrete Blockwork.
- Solid dense 7.3N concrete blockwork.
- Timber Stud Wall - 89 x 38mm vertical studs at 450mm centres fixed between 89 x 38mm header & sole plates. 89 x 38mm horizontal noggins fixed at 900mm vertical centres.
- JSO — Joist Span Over.

Services

- SD — Interlinked Mains Powered Smoke Detector.
- HD — Interlinked Mains Powered Heat Detector.
- MV — Mechanical vent extracting to external air.

Drainage

- Roddable Gully - Surface / Foul
- SS - Stub Stack Fitted With Air Admittance Valve, SVP - Soil & Vent Pipe, FMG - Floor Mounted Gully, RP - Rodding Point.
- Existing Manhole / Proposed Manhole.
- Existing Inspection Chamber / Proposed Inspection Chamber.

Materials

1. Roof Lantern to clients specification.
2. UPVC windows & doors to match existing.
3. Brickwork to match existing as closely as possible.

Drawing Notes

Foundation design shown is indicative only until existing foundation(s) / sub strata has been established. Step foundations as required to follow competent ground conditions. If in doubt ask!

Drawings are to be read in conjunction with project building regulation specification (doc. ref. 1996_200) & the Pre-construction health and safety design risk register (doc. ref. 1996_300).

The proposed extension shall be constructed in line with planning conditions outlined in planning approval AVA/2025/0234.

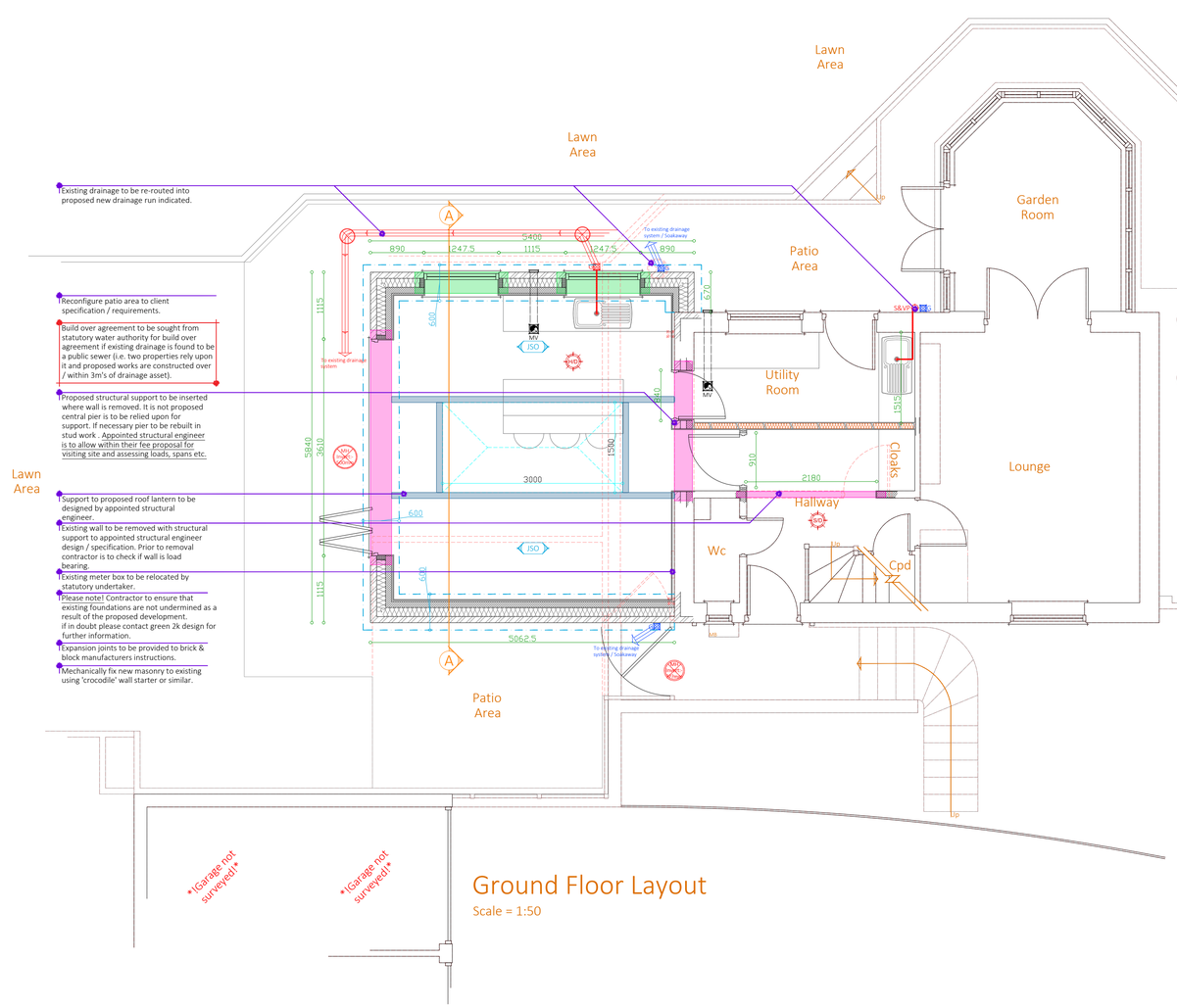
The proposed extension shall be constructed using materials of type, texture and colour so as to match those of the existing dwelling house.

If a public sewer is found to be within 3m of the proposed extension a build over agreement must be obtained from Severn Trent Water. If in doubt ask!

When setting out proposed work, contractor to ensure that above and below ground structures are contained solely within applicant land ownership.

Structural supports - All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer. All steels to be concealed within floor / ceiling void where possible. Pre-stressed concrete / steel lintels above openings to loadbearing walls.

Mortar mixes to be in accordance with brick/block manufacturers guidance / structural engineers specification where required.



Ground Floor Layout

Scale = 1:50

Building Safety Regulator Notes

Note to client - Principal Contractor and Principal Designer roles must be appointed in writing by the client prior to construction work commencing on site in accordance with the BSA 2022.

Client: - Miss A Hagues
Upon completion the Client must confirm that the works are now complete and to the best of their knowledge complies with all applicable requirements of the building regulations.

Principal Contractor:- To Be Confirmed / Appointed By Client

Upon completion the Principal Contractor must confirm that they have fulfilled their duties under Part 2A (dutyholders and competence) of the Principal Regulations.

Pre Commencement Stage Principal Designer: -Brett Needham C/o: - Green 2k Design Limited

Upon completion the Principal Designer must confirm that they have fulfilled their duties under Part 2A (dutyholders and competence) of the Principal Regulations.

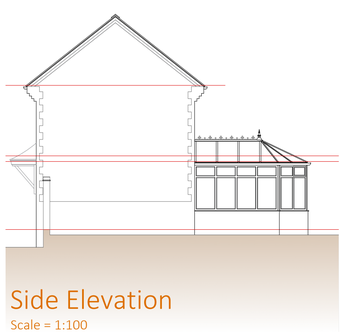
To the best of Green 2k Design Limited's knowledge, the drawings have been designed in such a way as to satisfy the requirements of the Building Regulations. At the time of our appointment, all designers involved with this project were deemed competent professionals.

Construction Phase Principal Designer: -To Be Confirmed / Appointed By Client

Upon completion the construction phase, Construction Phase Principal Designer must confirm that they have fulfilled their duties under Part 2A (dutyholders and competence) of the Principal Regulations.

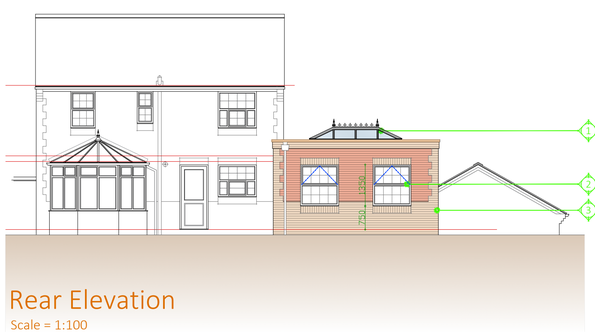
Appointed Structural Engineer: -To Be Confirmed / Appointed By Client

Appointed Building Control Provider: -To Be Confirmed / Appointed By Client



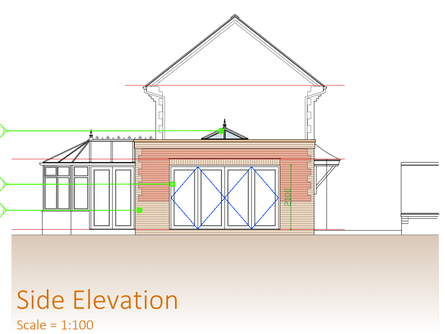
Side Elevation

Scale = 1:100



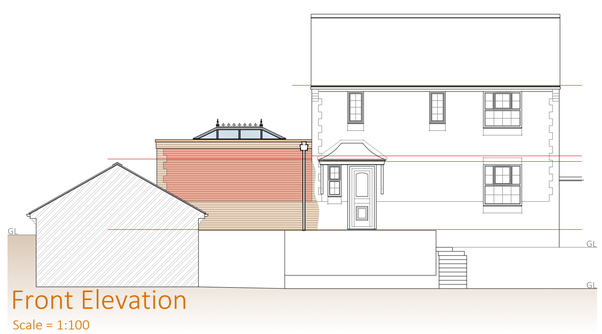
Rear Elevation

Scale = 1:100



Side Elevation

Scale = 1:100



Front Elevation

Scale = 1:100

0 — 5
Scale: - 1:50 — Metres

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DRAWING NOTES

1. DRAWING IS PROVISIONAL- Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of drawings marked 'APPROVED'.
2. DO NOT SCALE - All dimensions to be verified on site prior to work commencing.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited (G2K) and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS- This drawing is to be read in conjunction with all other relevant project drawings, documents and project specification.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES- The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicants land ownership. Alternatively, written permission to be sought from adjoining land owner for any elements of construction extending beyond clients boundary position.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - 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.
11. DRAINAGE - Please note if any drainage 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 the statutory water authority prior to beginning work on site.
12. MEASUREMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise.
13. PARTY WALL ACT - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
14. CDM REGULATIONS 2015- Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
    The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. G2K accepts no responsibility for any of the above.

Rev	Date	Int	Details

green2k design
Architectural Designers & Chartered Surveyors

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Client Details
Miss A Hagues

Site Address
10 Overstone Close
Belper
Derbyshire
DE56 0ET

Proposed Work
Single storey side extension along with associated alterations

Drawing Title
Proposed layout & elevations

Drawn: - BN/TRW | Date: - July 25

Job Status: - 'Bregs Issue - Awaiting Approval'

Job No: - 1996

Sheet No: - 202 | Rev . '-'

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