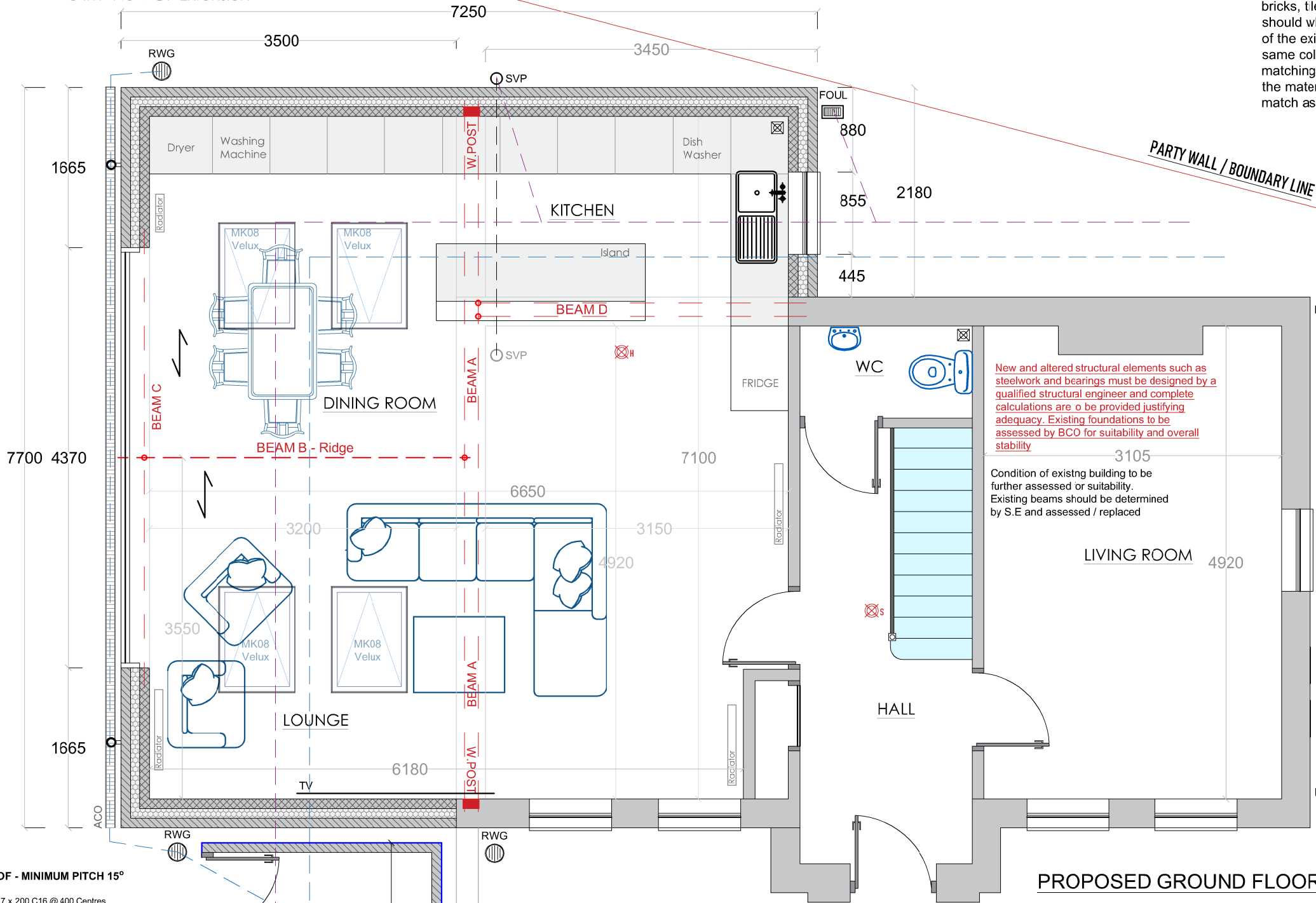


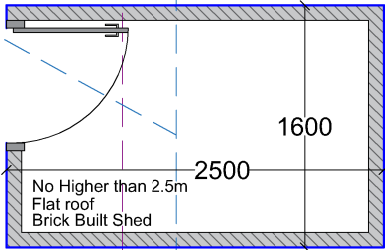
**PART A - 7770mm / 3 = 2590mm**  
**1665 + 1665 = 3330m** - (Masonry Greater than 1/3rd)  
Consider not using goalposts to rear opening. Stability calc from SE  
34m<sup>2</sup> New GF Extension



**PLANNING NOTES**  
The materials of the extension (such as bricks, tiles, rendering, timber etc) should whenever possible match those of the existing property and be of the same colour, texture and size. If matching materials are not available, the materials should be as close a match as possible.

- Lines of drainage could not be fully determined. New drainage runs to be agreed onsite with Building control prior to covering up
- Boiler location to be confirmed by specialist.
- Relocate SVP and provide roddable access point
- Ventilate existing timber floor through new slab
- Smoke Detector & Sounder
- Heat Detector & Sounder
- New Steelwork / Trimmers
- Extract fan
- External lighting
- Final room layouts: Kitchens, Bathrooms, WC's to be decided by owners.
- Kitchens, Bathrooms, WC's to be ventilated (see spec)
- Final lighting to be decided by owners.

**VAULTED ROOF - MINIMUM PITCH 15°**  
TIMBER SIZES: 47 x 200 C16 @ 400 Centres  
Timbers to be doubled up around any velux's  
U-VALUE: 0.18W/m<sup>2</sup>K Minimum  
-BETWEEN - Kooltherm Pitched Roof Board (90mm)  
-UNDER - K118 Kooltherm K7 Insulated Plasterboard\*\* (37.5mm)  
ROOF TILES: To be suitable for final roof pitch  
MEMBRANE: Suitable Breathable membrane - Kingspan Nivent



ALL WORKS TO BE UNDERTAKEN TO LATEST BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS

TOWN AND COUNTRY PLANNING ACT 1990 - Advice to be taken from the Local Authority by Client, full planning permission should be applied for and obtained by the owners Prior to work commencing

BUILDING REGULATIONS APPROVAL - is required for this project. The contractor must provide the appointed Building control body with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

PARTY WALL ACT - Prior to commencing work the builder/owners shall ensure that neighbors have been given notice under the Party Wall Act 1996.

CDM REGULATIONS 2015 - The contractor/builder shall be fully aware of the latest Construction (Design and Management) Regulations 2015. The contractor shall notify the Health and Safety Executive where required.

GENERAL - All dimensions given whether figured or scaled are to be checked and verified on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.

|                                                                                           |                                               |               |
|-------------------------------------------------------------------------------------------|-----------------------------------------------|---------------|
| PURPOSE<br>Planning and Building Regulations Only                                         | SITE ADDRESS<br>34 SPRINGWELL AVENUE, L36 9AD |               |
|                                                                                           | Number<br>01.02                               | REVISION<br>A |
| WORK<br>Erection of a single storey Side and rear wrap around extension to dwelling house | SCALE 1 - A3<br>1:50                          |               |
| DRAWING<br>Proposed Ground Floor                                                          |                                               |               |