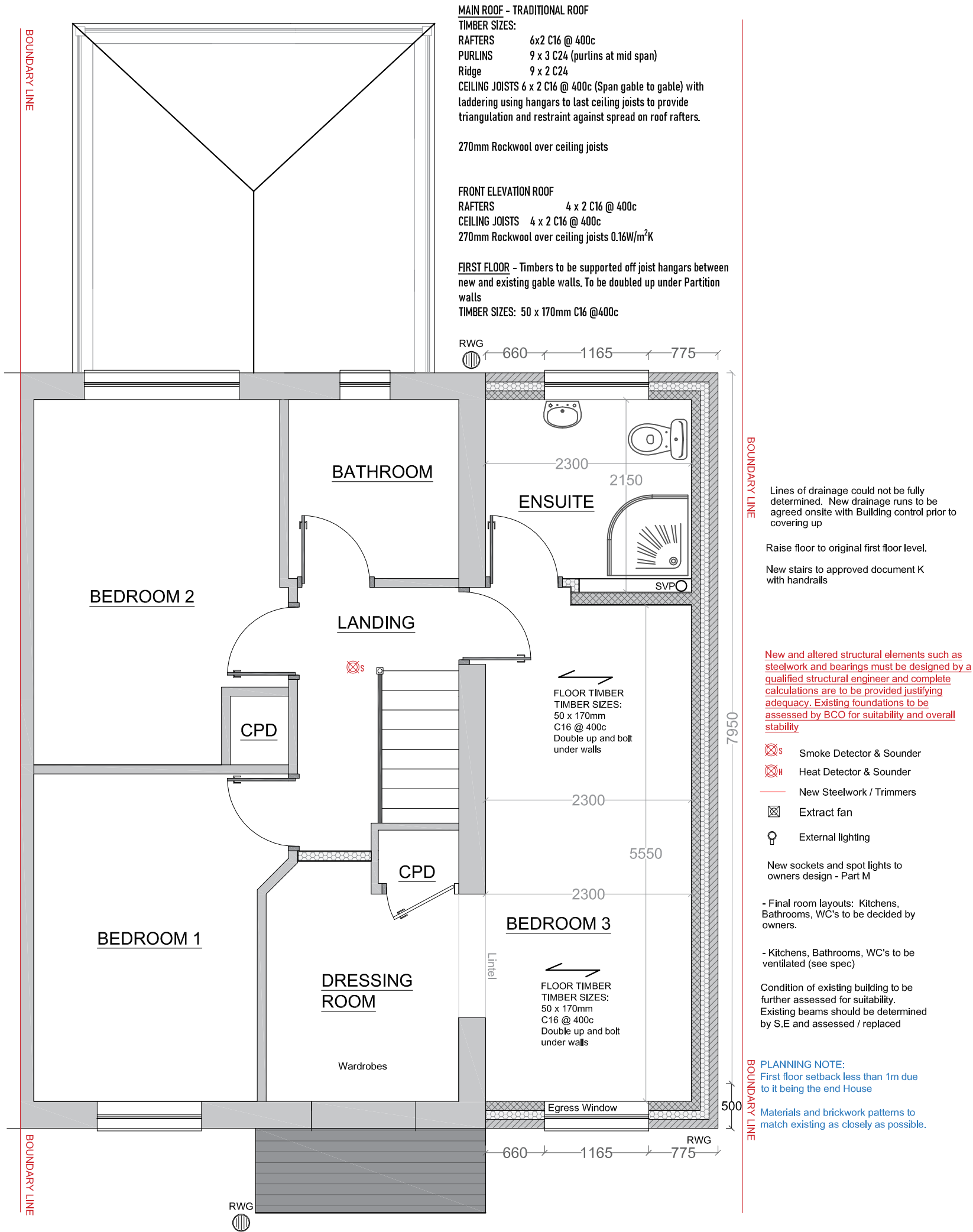




Lines of drainage could not be fully determined. New drainage runs to be agreed onsite with Building control prior to covering up

Raise floor to original first floor level.

New stairs to approved document K with handrails

New and altered structural elements such as steelwork and bearings must be designed by a qualified structural engineer and complete calculations are to be provided justifying adequacy. Existing foundations to be assessed by BCO for suitability and overall stability

- Smoke Detector & Sounder
- Heat Detector & Sounder
- New Steelwork / Trimmers
- Extract fan
- External lighting

New sockets and spot lights to owners design - Part M

- Final room layouts: Kitchens, Bathrooms, WC's to be decided by owners.

- Kitchens, Bathrooms, WC's to be ventilated (see spec)

Condition of existing building to be further assessed for suitability. Existing beams should be determined by S.E and assessed / replaced

PLANNING NOTE:
First floor setback less than 1m due to it being the end House

Materials and brickwork patterns to match existing as closely as possible.



LABC Registered Partner (PAS)
Local Authority Building control

THE EXTENSION HOUSE

PLANNING & DESIGN SERVICES
54 St James Street, Liverpool, L1 0AB
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Tel: 07568 164 169

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 Planning and Building Regulations Only	SITE ADDRESS 9 Aster Dr Kirkby, Liverpool, L33 1SW	
WORK TWO STOREY SIDE EXTENSION	Number 4	REVISION B
	SCALE 1 - A3 1:50	
DRAWING Proposed First Floor		