



GENERAL DESIGN CRITERIA

Client to ensure all of contractors' works on site to comply with and meet Approval of the relevant British Standards and the Local Authority including Building Control and Planning Departments. The design may be based on the assumption that certain walls are load bearing. If this is not the case on site it is the responsibility of the contractor to bring this to the attention of the Designer, so that the scheme can be revised accordingly.

DIMENSIONS

Note that all dimensions shown on the drawings are indicative and should be checked prior to start of the works on site. It is the responsibility of the client to notify the Designer of any discrepancies. The same applies to the alignment of walls and general layouts.

REGULATIONS

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure.

HEALTH AND SAFETY

Contractor, sub-contractors etc. to comply with Health and Safety Regulations during execution of the works. The contractor should locate existing services before works commence. The use of CAT is advisable. Take all necessary precautions when carrying out any demolition works, forming new openings, excavations and working at roof or/and high level. For alteration work requiring new openings in walls or the removal of existing walls, the contractor is to follow the guidance in the Building Research Establishment 'Good Building Guides' 15 and 20 - 'Providing temporary support during work on openings in external walls' and 'removing internal load-bearing walls in older dwellings'. Any live mains electrical cables within working distance to be sheathed / protected.

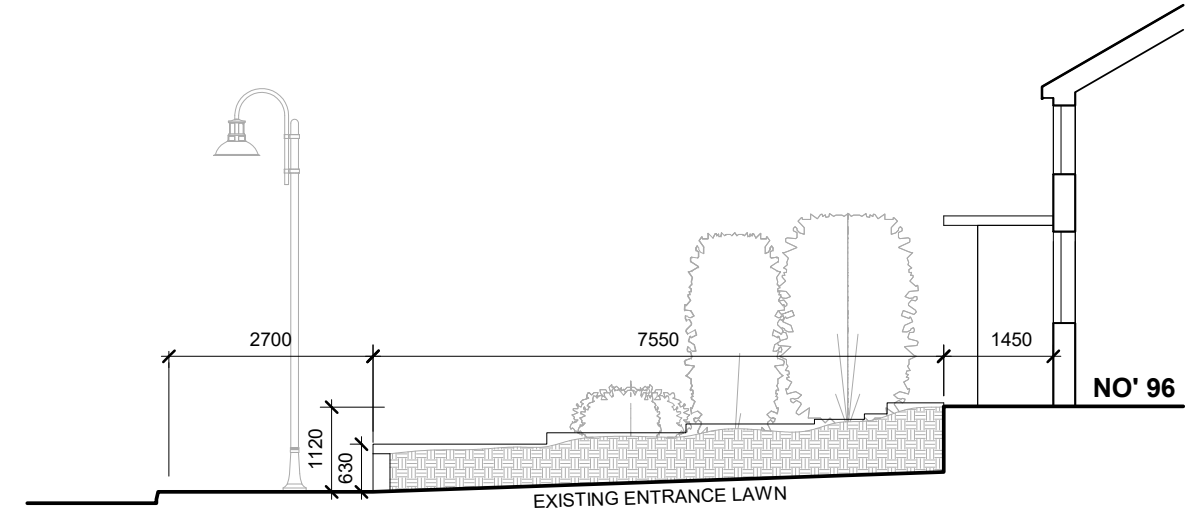
Please note that all the materials specified and the construction details shown are not to be changed) without the full knowledge and prior approval of the agent as any changes may have a detrimental effect on the designed/required carbon emissions of the structure as designed.

SAP CALCULATION

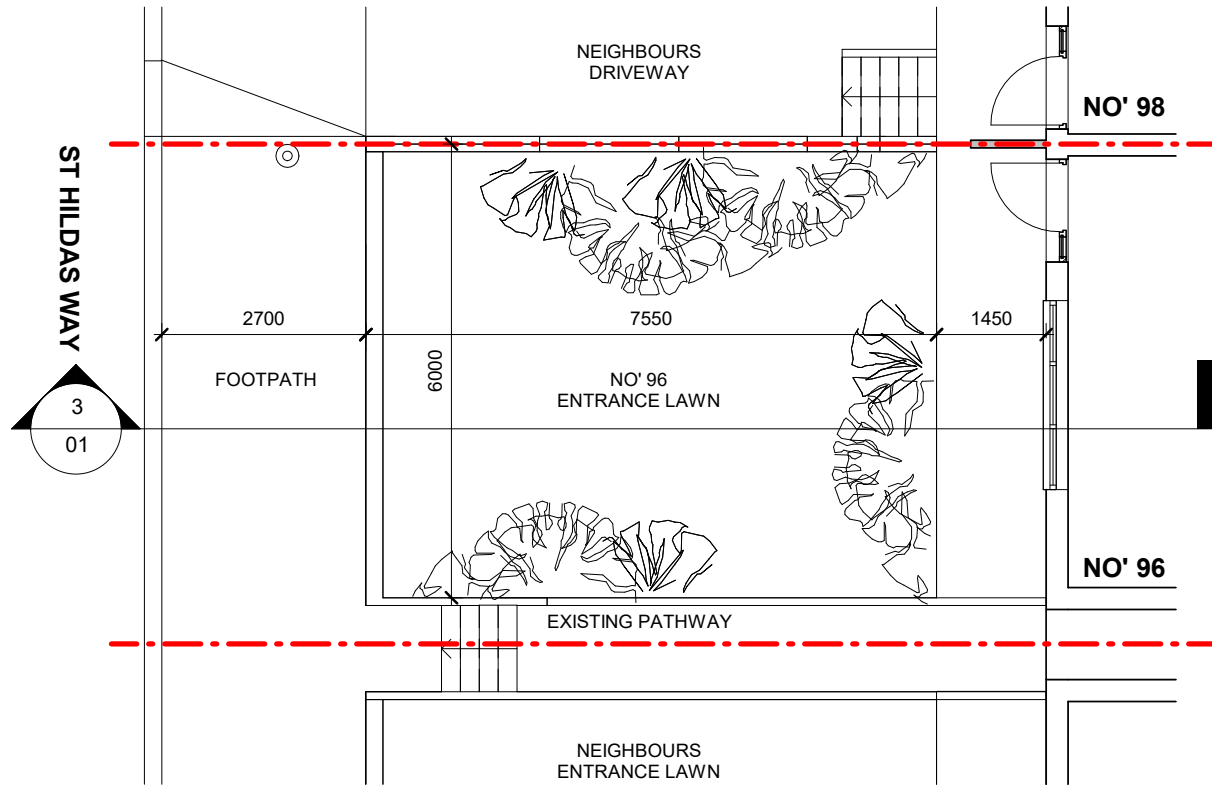
A SAP analysis report is recommended to be undertaken as the proposed glazing is greater than 25% of the proposed floor area.



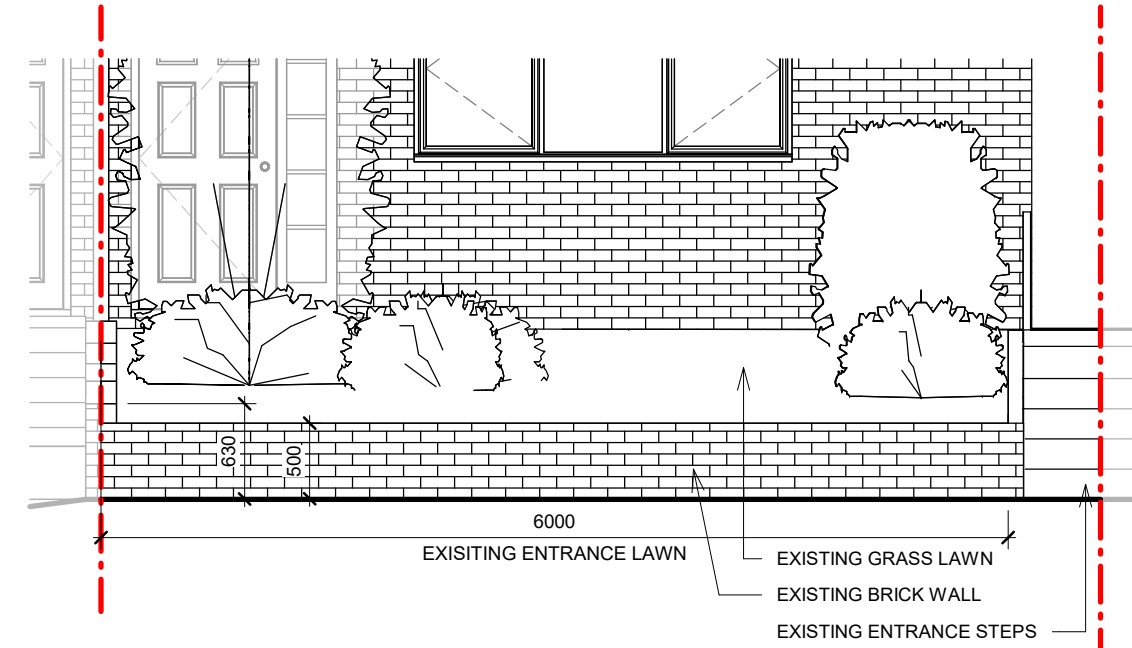
4 3D VIEW OF EXISTING LAWN



3 EXISTING CROSS SECTION
1 : 100



1 EXISTING GROUND FLOOR PLAN
1 : 100



2 FRONT ELEVATION
1 : 50

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PLEASE NOTE

FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR.

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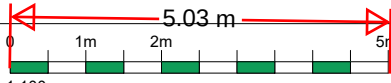
REVISIONS

1 Issued for Planning

13.11.23



SHEET NAME	EXISTING DRAWINGS	01
CLIENT/PROJECT NAME	RETROSPECTIVE APPLICATION	
Project number	131	
Date	13.11.23	
Drawn/Checked by	MA/ MA	
Scale (@ A3)		As indicated



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