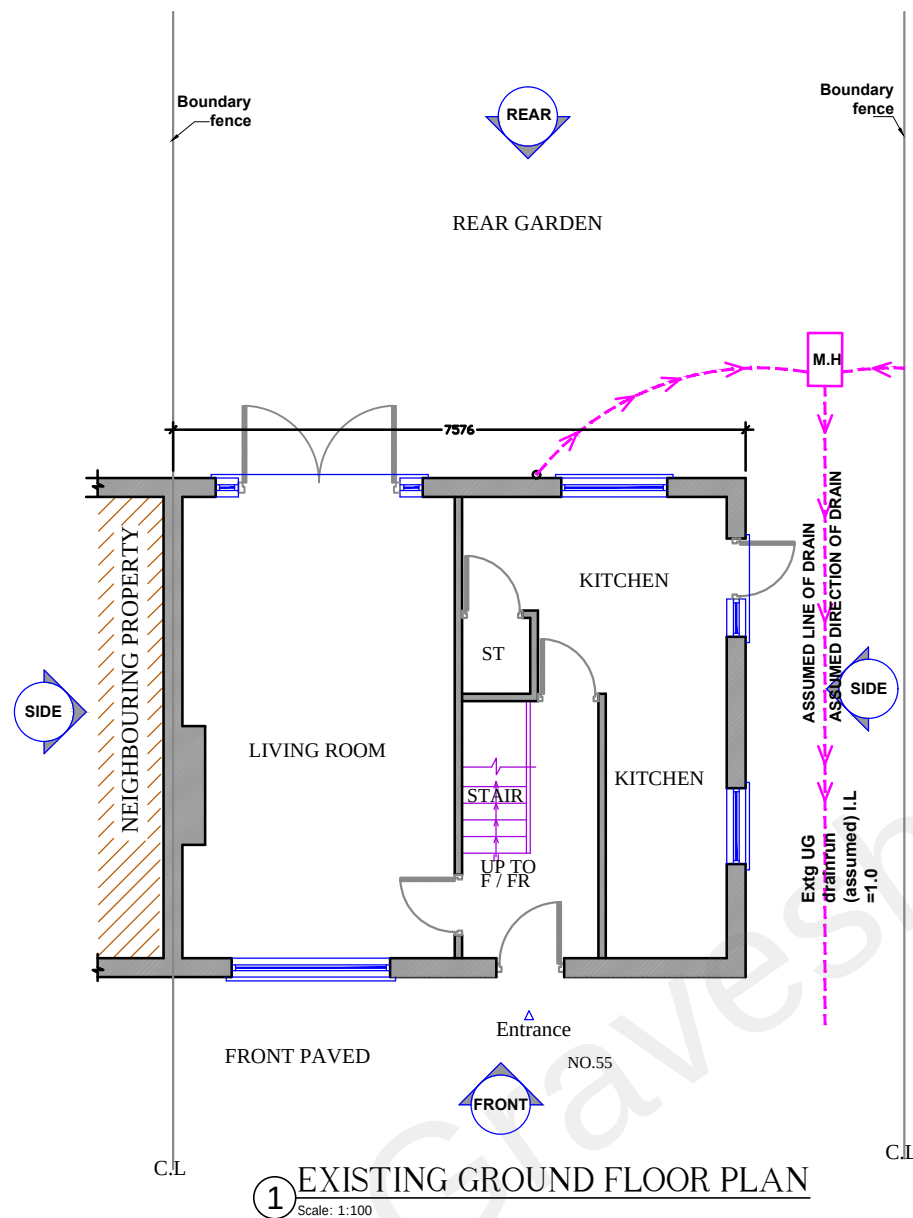




All works are to be carried out to the satisfaction of local & statutory authorities and in accordance with current Building Regulations and codes of practice

PERMITTED DEVELOPMENT

HEIGHT

Flat roof no higher than 3M from external Ground Level

APPEARANCE

Materials used in extension to be built using material similar in appearance to existing house

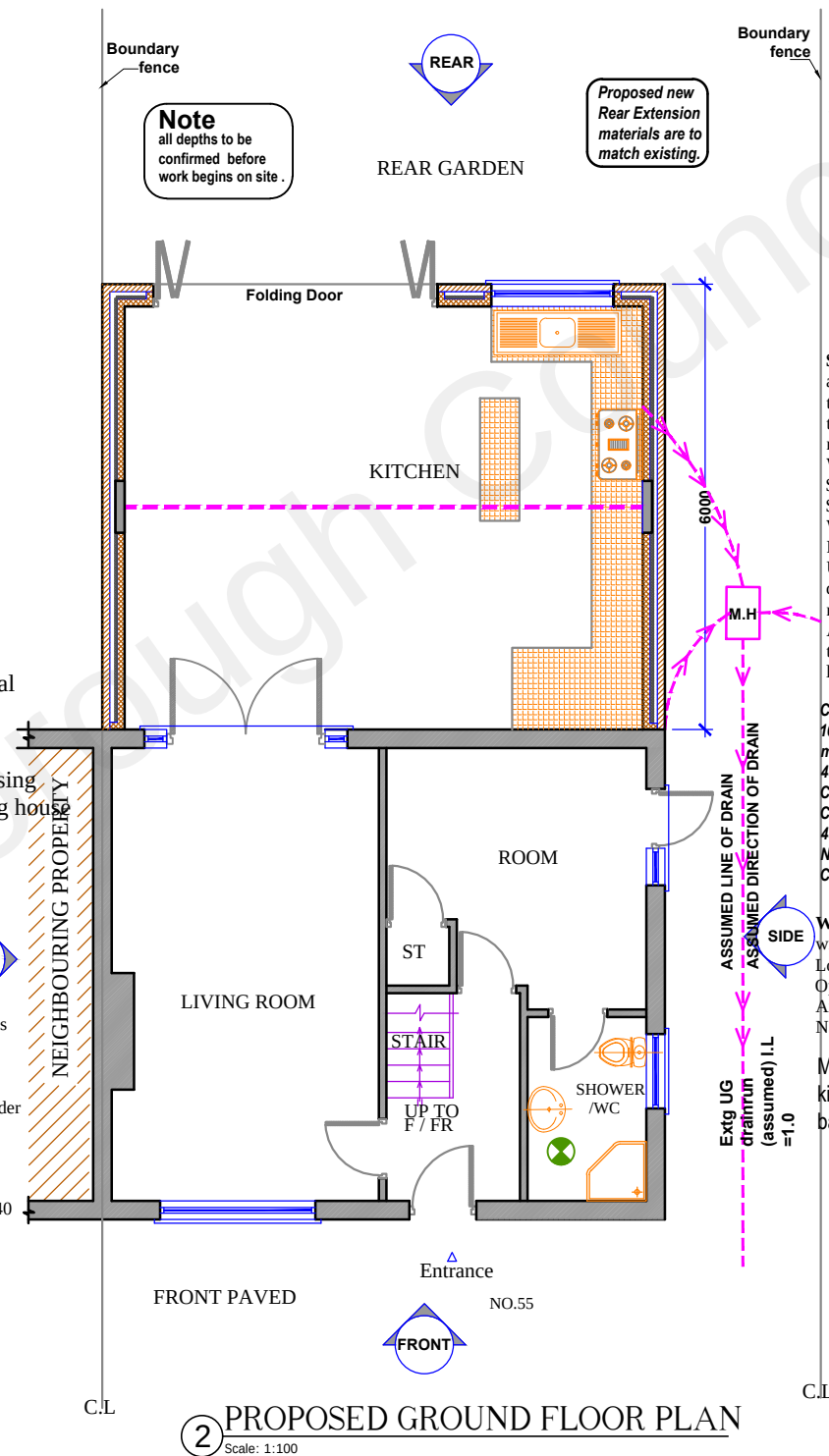
construction in engineering block work to the satisfaction of Building Inspector

Electrical

Prior to completion the Local Authority should be satisfied that any such work (other than that defined as minor work) complies with Part P. This will require an appropriate BS 7671 Electrical Installation Certificate to be issued by a person authorised to do so (i.e. a person who is registered under a recognised competent persons scheme for self-certification.)

Lighting

Minimum of one new fixed light point should only be capable of taking bulbs with an efficiency exceeding 40 lumens per circuit-watt



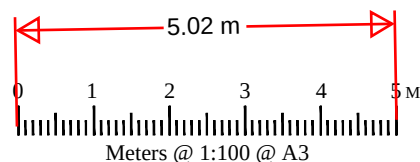
BEAM SIZE (calculation)
(All beam size recheck in calculation)
All depths to be confirmed before work begins on site.

Soil & Waste Drainage to be in accordance with CP 8201 and materials to be in line with BS 5572. New wastes to be in PVC. Deep seal traps to be a minimum of 75mm to all sanitary ware.
Wash Hand Basins 32mm dia
Sink Wastes 38mm dia
Shower Wastes 43mmmm dia
Wastes to W.C. 100mm dia
Rainwater 63mm dia
Underground drains to be in PVC 100mm dia bedded in pea shingle 150mm all round with a minimum fall of 1:40
Any drains passing through the footings to be protected by reinforced concrete lintels

Cavity Wall Construction to have a U-Value of 0.30
100mm brick externally with 85mm gap and 100mm mediumweight block cavity wall celotex GA4000 series 45mm thick . 85mm gap to be fully filled with 'Dritherm' Cavity closers to be 'thermabyte' type.
Cavity ties to be used at 900mm c/c horizontally and 450mm vertically.
New walls to be bonded to old by means of 'Firfix' or Crocodile Profiles.

Windows to be double glazed and to be to BS 6206 fitted with safety glass. Double Glazing to 16mm air gap with 'Soft' Low E-Coating
Open able windows to be 1/20th of the floor area.
Areas of doors and windows not to exceed 25% floor area.
Natural light to be 1/10th of floor area.

Mechanical Ventilation to kitchen 60 litres/sec, to bathroom 50 litres/sec



REFERENCE DRAWINGS		KEY PLAN	COPYRIGHT THE CONTENTS OF THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOWN & COUNTY VALUERS & SURVEYORS LIMITED	NOTES PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY IS WALL NOTICES TO ALL NEIGHBOURS						CONSULTANT  TOWN & COUNTY VALUERS & SURVEYORS LTD ARCHITECTURAL CONSULTANT, CIVIL ENGINEERS, STRUCTURAL ENGINEERS 401 Ilford Lane, Ilford, Essex, IG1 2SN Tel: 020 8553 2231/020 88514 3720 Fax: 020 8514 3720 Email: townandcounty@hotmail.co.uk	DRAWN	CLIENT/PROJECT	DRAWING No.	
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