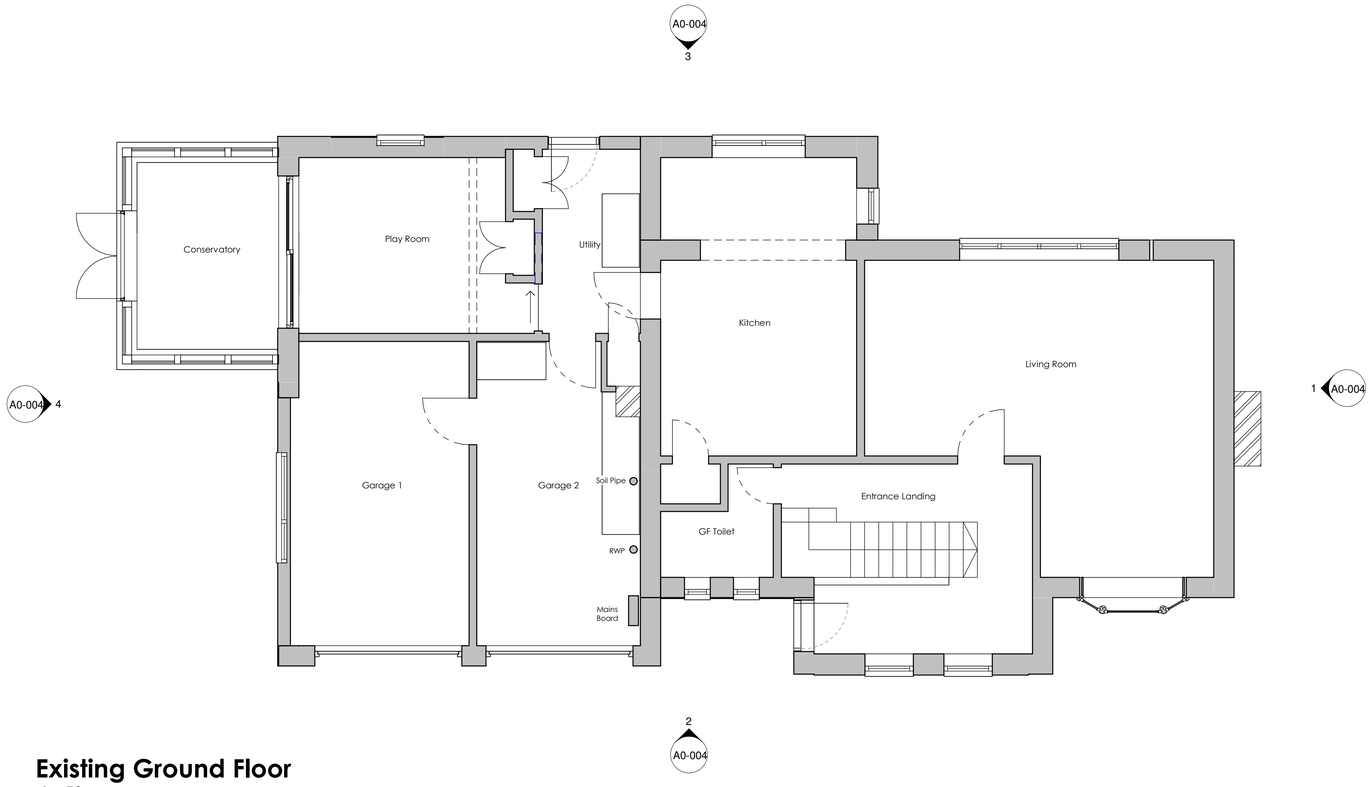
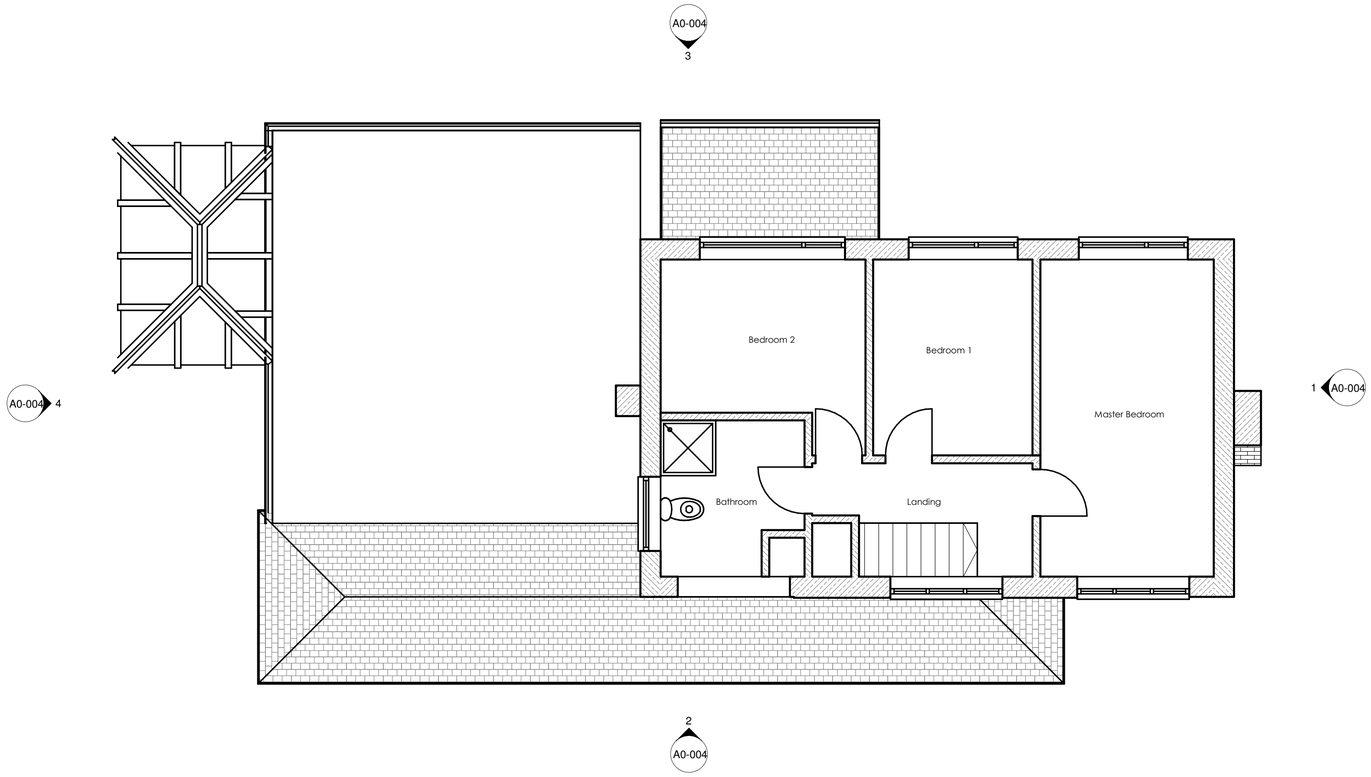


Existing Ground Floor
1 : 50



Existing First Floor
1 : 50

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Co-ordination: This drawing is to be read in conjunction with all other drawings, Specifications and schedules as well as all consultant's drawings, specifications and schedules. Any changes made to the layout or Design without notification with the Designer, so that changes can be verified against Design and/or Calcwill void design liability.

Rev.	Drawn	Comments	Date
1		Planning Application Submitted	May 2025

Proposed Material Notes:
Proposed Two Storey Side Extension & Alterations
All new construction is to mee Part L1B

Roof
Existing: Existing roof tiles to be cleaned of moss and dirt, prior to construction condition of roof to be inspected.

Proposed: New roof to be finished with tiles to match existing in colour and style.

Walls
Existing: Red brick walls in good condition, some repointing to rear and side walls of first floor to be cleaned and repointed.

Proposed: External walls to be constructed with internal block with insulated cavity to suit current building regs. External skin to match existing in colour and style. All brick soldier course features and lintels to match existing in colour and style.

Windows
Existing: White UPVC windows to be removed within demolition of existing building

Proposed: All new windows to be anthracite grey or colour alternative TBC with client to match existing new windows which have been installed prior to planning application.

Doors
Existing: White UPVC doors to be removed during demolition

Proposed: All new doors to be anthracite grey or White colour alternative TBC with clien to match existing windows which have been previously installed prior to planning application.

Rainwater Goods
Existing: Black UPVC

Proposed: Black UPVC Gutters and downpipes

Boundary Treatment
Existing: No issues with existing boundary line dividing neighbouring proerty. 1.8m fenceline to remain.

Other: Front Porch
Proposed: Front porch to provide threshold before entering the property. To be constructed with oak or similar timber construction to provide a modern yet characteristic visual to the front of the property relating to the surrounding area.

Existing Survey Notes:
- All red dims to be double checked before any work commences on site.
- Condition of existing structure good.
- Existing boiler and gas connection to be relocated before demolition of proposed extension to ensure house is liveable during construciton

General Notes:
- All new works to be carried out are to comply with the latest editions of the Building Regulations, British Standards/Codes of Practise, and Statutory Bye-Laws and recommendations.
- All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
- All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damanged bricks are to be used in the work.
- All structural timbers are to be c16 or c24 stress graded and pressure impregnated with an approved preservative.
- All glazing units to external windows and doors are to be double glazed and glass is to comply to BS6262 and BS EN12150 in all critical locations.
- Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for resiting, encasing or stoppage of said services.
- Any electrical works to be carried out are to be under taken by an approved contractor and a member of E.C.A and all works are to comply with N.I.C.E.I.C and the electrical contractor is to provide a test certificate for all new works, which have been carried out.
- Any gas works to be carried out are to be under taken by a gas safe registered installer.
- All new water service installations shall comply with the water supply (water fitting) regulations 1999 and ACOP L8 legionella central regulations 1999.
- Provide mastic pointing to all external and internal reveals of openings in cavity wall construction.
- Provide and fix insulated DPC's to all cavity closers of opening in external walls.
- Close all cavities at eaves level with fire resistant insulated cavity closer.
- Any works that are carried out within close vicinity of party wall to be carried out after any required notification to adjoining owner under the terms of the party wall act 1996.
- Work Carried out under a building notice or prior to the approval of these drawings are done so at the contractors risk.
- All drainage information is indicative and must be confirmed on site prior to commencement.

CDM: The recipient of this drawing shall make themselves aware of any obligations under CDM 2015 (Construction Design and Management). The Designer has considered all foreseeable design risks involved with the architectural elements; however are not the 'Principle Designer' role.
For projects which will exceed 500 person days and/or will last more than 30 working days on site, work must not start on site before a Construction Phase Plan and possibly a Health and Safety File is in place. Client is responsible for ensuring that a Principal Designer and/or Principal Contractor has been appointed and the Health and Safety Executive have been notified.

Party Wall Act: The recipient of this drawing shall make themselves aware of any obligations under the Party Wall Act 1996. The information on this drawing is for indicative purposes and does not overrule any requirement within the act.

N

0 1 2 3 4 5
GRAPHIC SCALE: 1:50

EXTENSION DESIGN SOLUTIONS

PLANNING

Client **Kieran & Rosie**

Project **2 Spinney Close**
Endon
ST9 9EJ

Title **Existing Survey - Floor Plans**

Status **RIBA Stage 3: Planning**

Date **May 2025**

Scale @A1 **1 : 50**

Project No	Drawing No.	Status	Rev
2415-24-	A0-003-	P-	1

Sheet Size (full size)