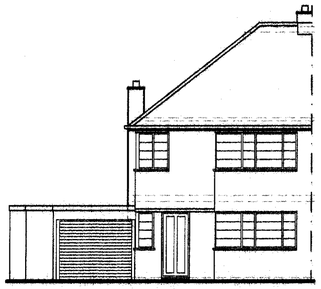
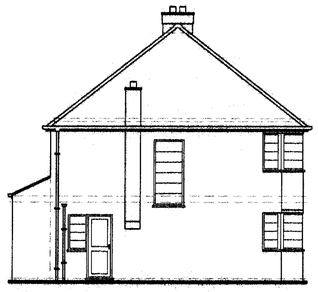
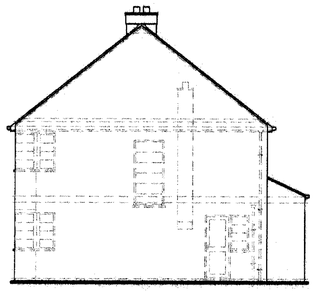


front elevation

rear elevation



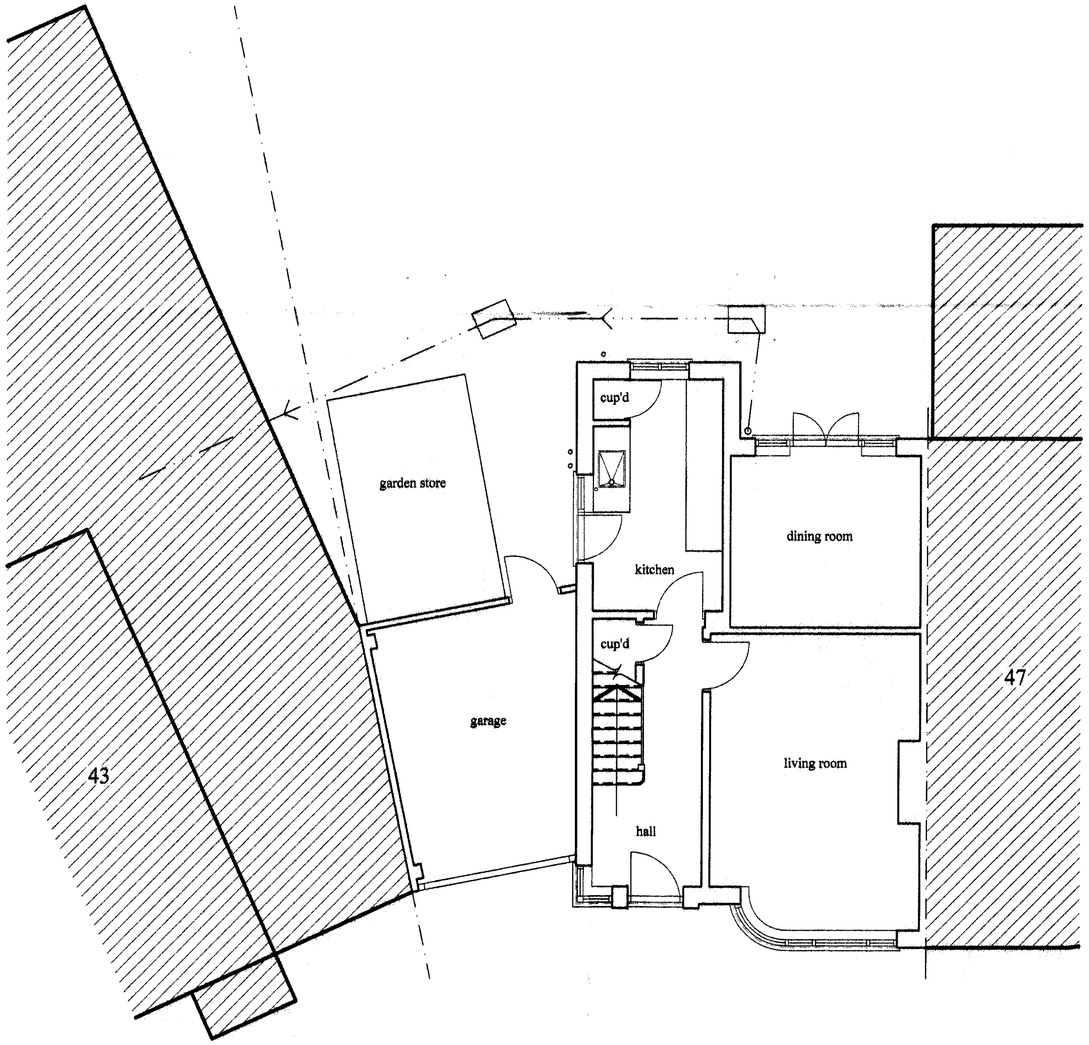
side elevation



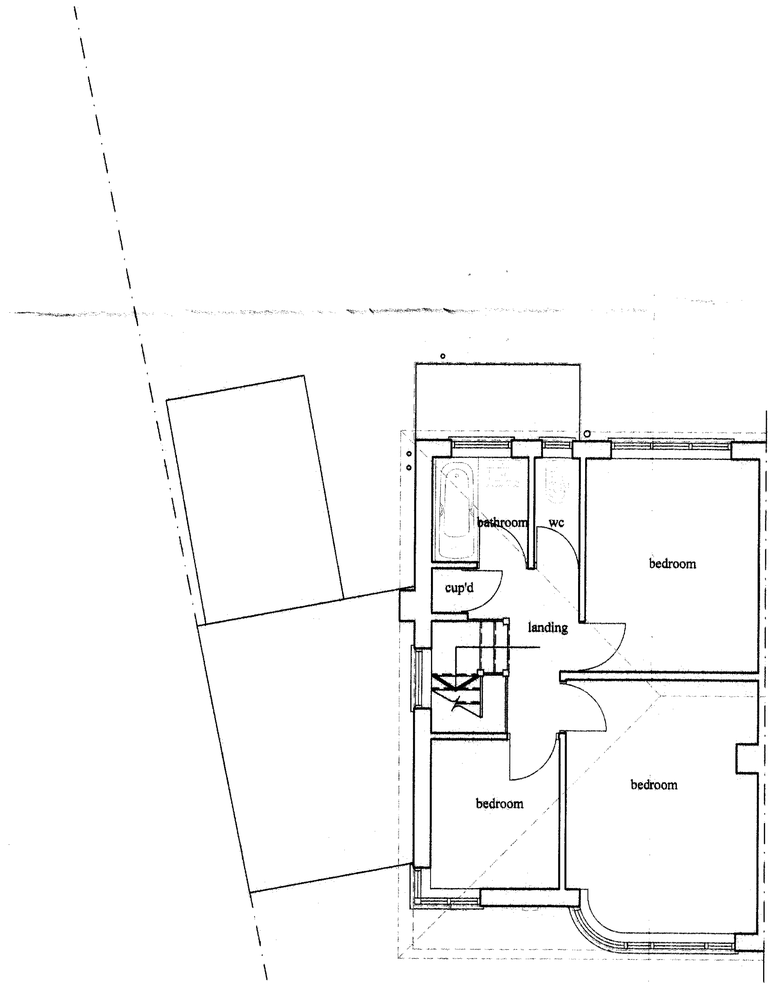
side elevation

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:100



ground floor plan



first floor plan

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:50

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be encased in 150mm concrete and reinforced concrete lintels are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.
4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with PartN.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

WELWYN HATFIELD
PLANNING
- 6 MAY 2014
No:

Revisions

Project
Existing
plans and elevations.
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Mr. M. Shinnick.

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Hatch End, Pinner
Middlesex
HA5 4DG
T: 020 8428 6868

Scale 1:50 1:100
Date April 2014
Drawn By D. J. BLYTH.
Drawing No: **BD/14/16/1**