

Contractor to ensure that all conditions attached to both the Planning and Building Control Approvals are adhered to (please see associated approval certificates); Including:

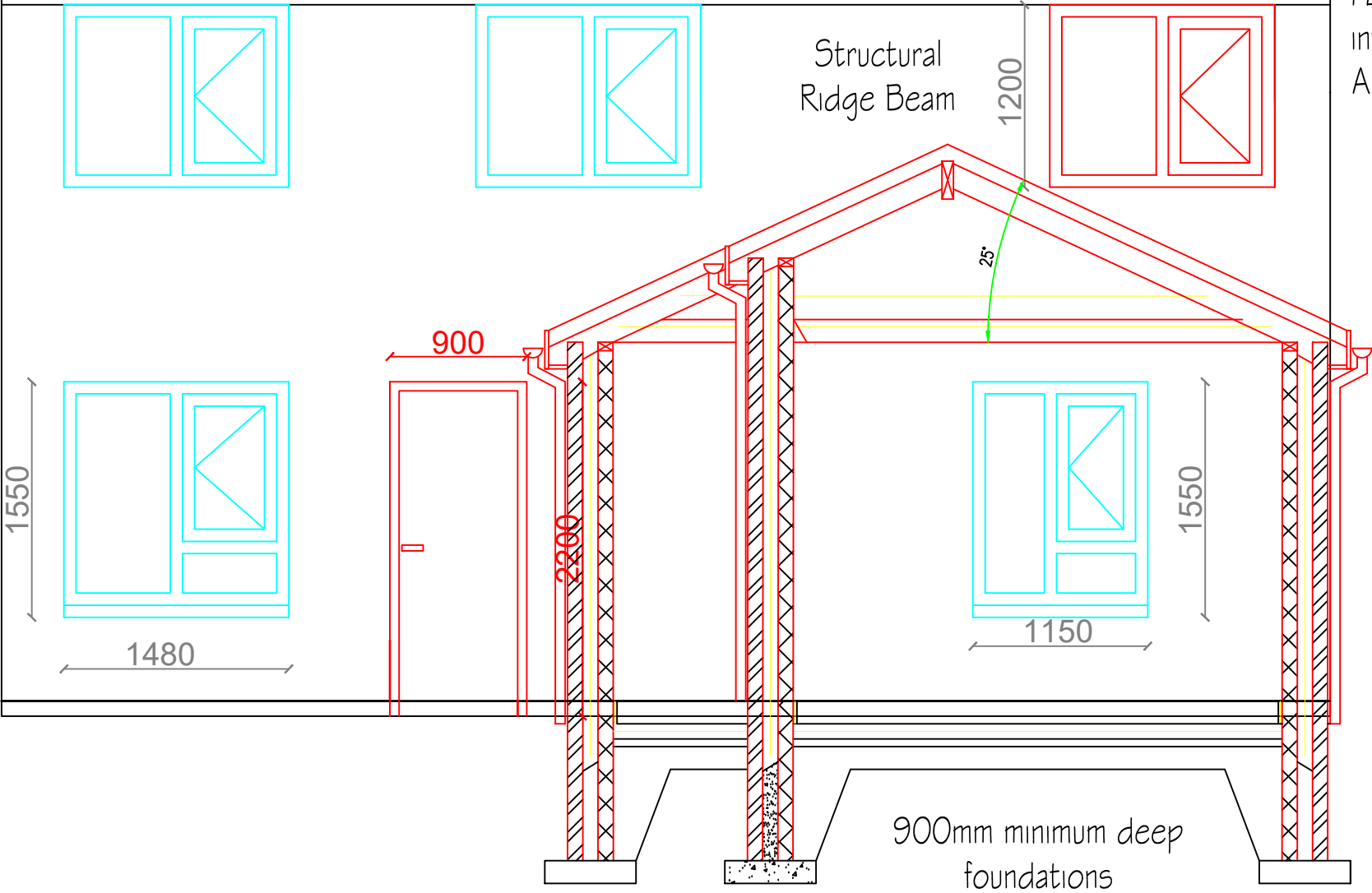
The external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848

Note :
Existing property appears to be supported on a raft. Further investigation will be required and If this is found to be the case, then an engineers detail will be required to provide calculations of a comparable foundation type which will supercede the details shown.

REAR
ELEVATION
PROPOSED

New roof may require a ceiling track hoist at a later stage, therefore needs to be able to support such loading. Please consult with Northwards Housing Surveyor prior to commencement of this aspect of the works.



Wall Construction :
Bricks to match existing in size & type
100mm fully filled insulated cavity
wall ties no more than 750mm centres horizontally & 450mm vertically (300mm vertically within 250mm of any opening)
100mm celcon (or similar) 7kn blocks
12.5mm plasterboard & skim internally
All cavities to be continuous

lead flashing & stepped cavity tray where roof abuts brickwork