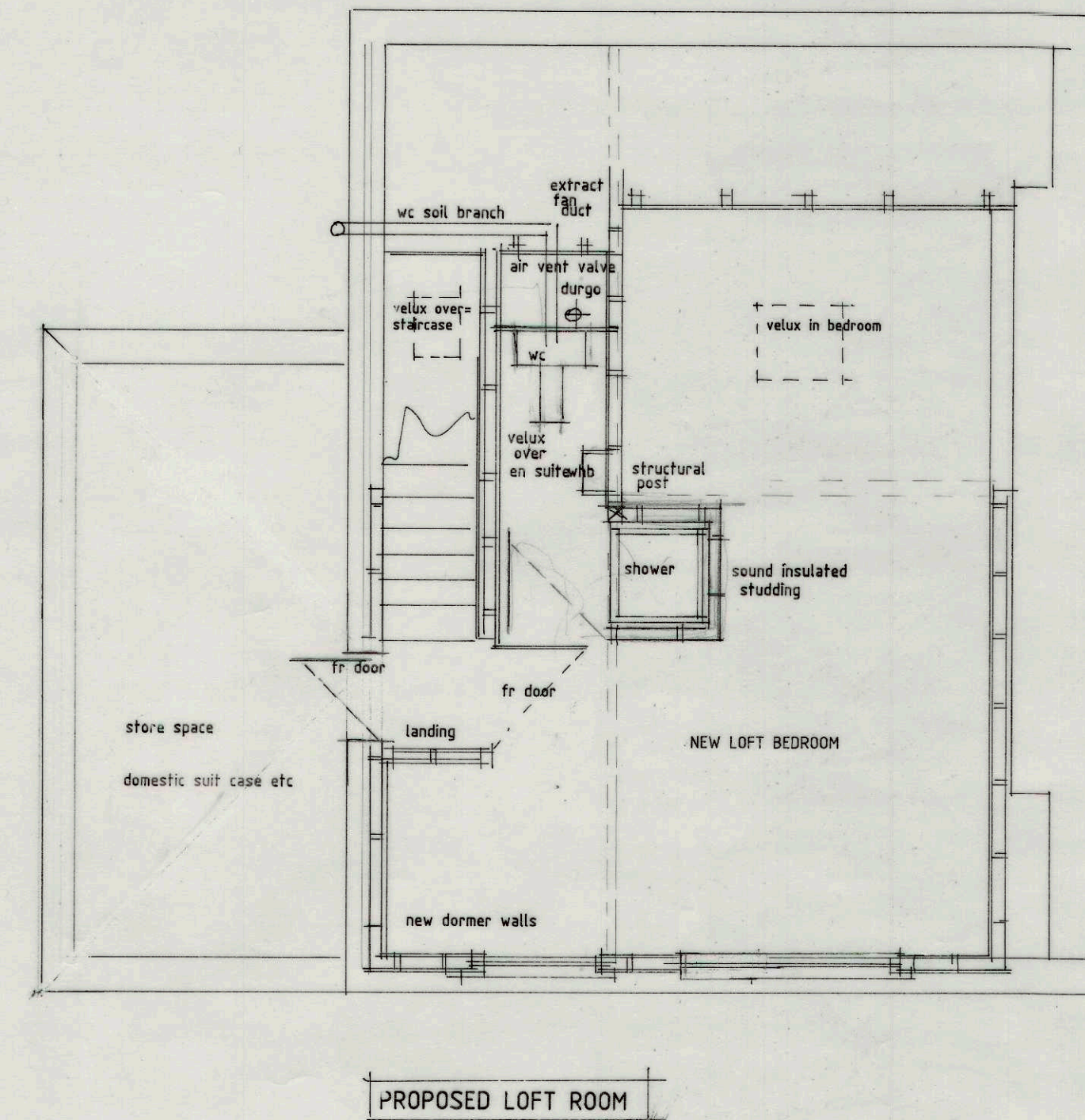
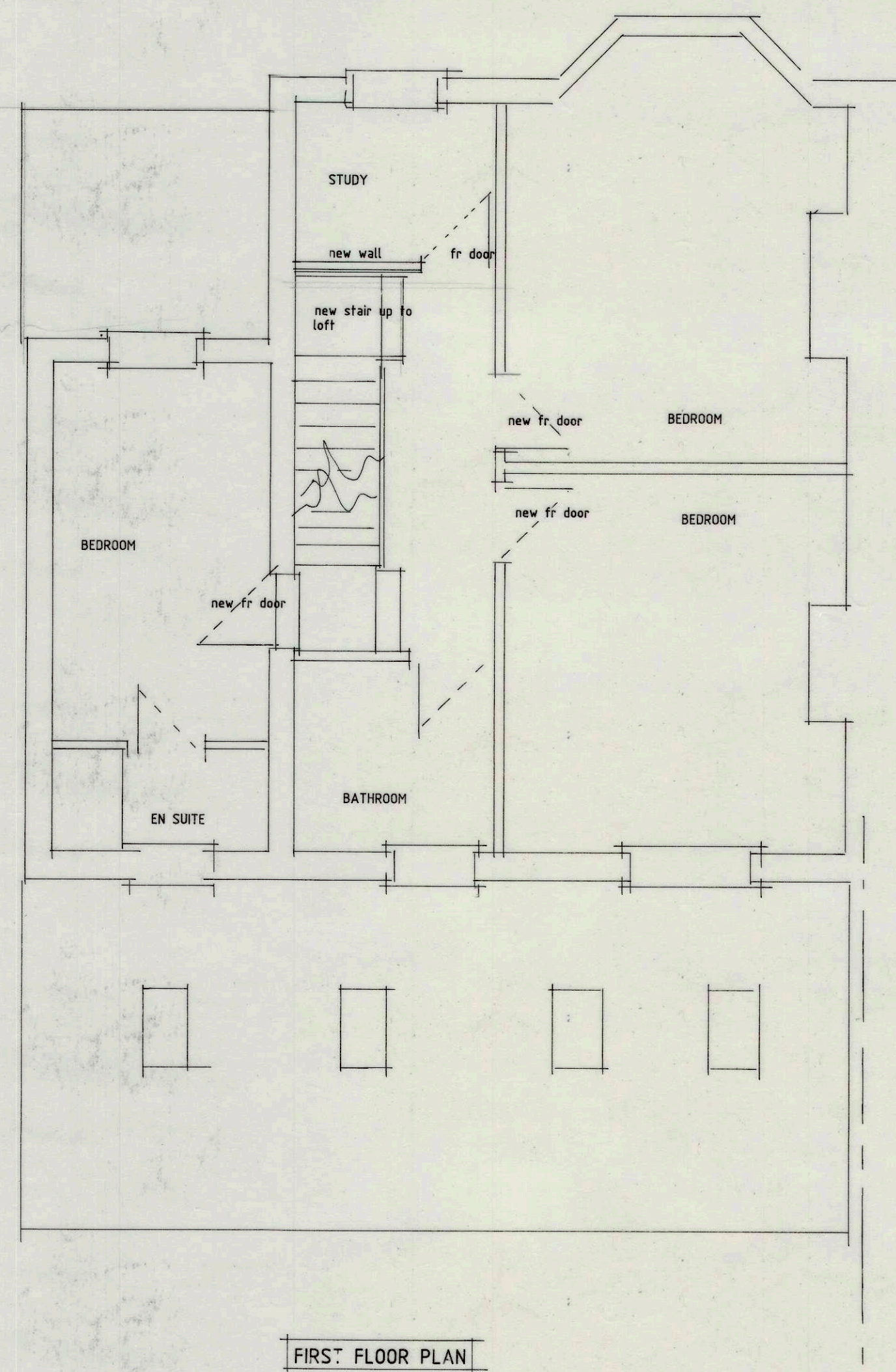
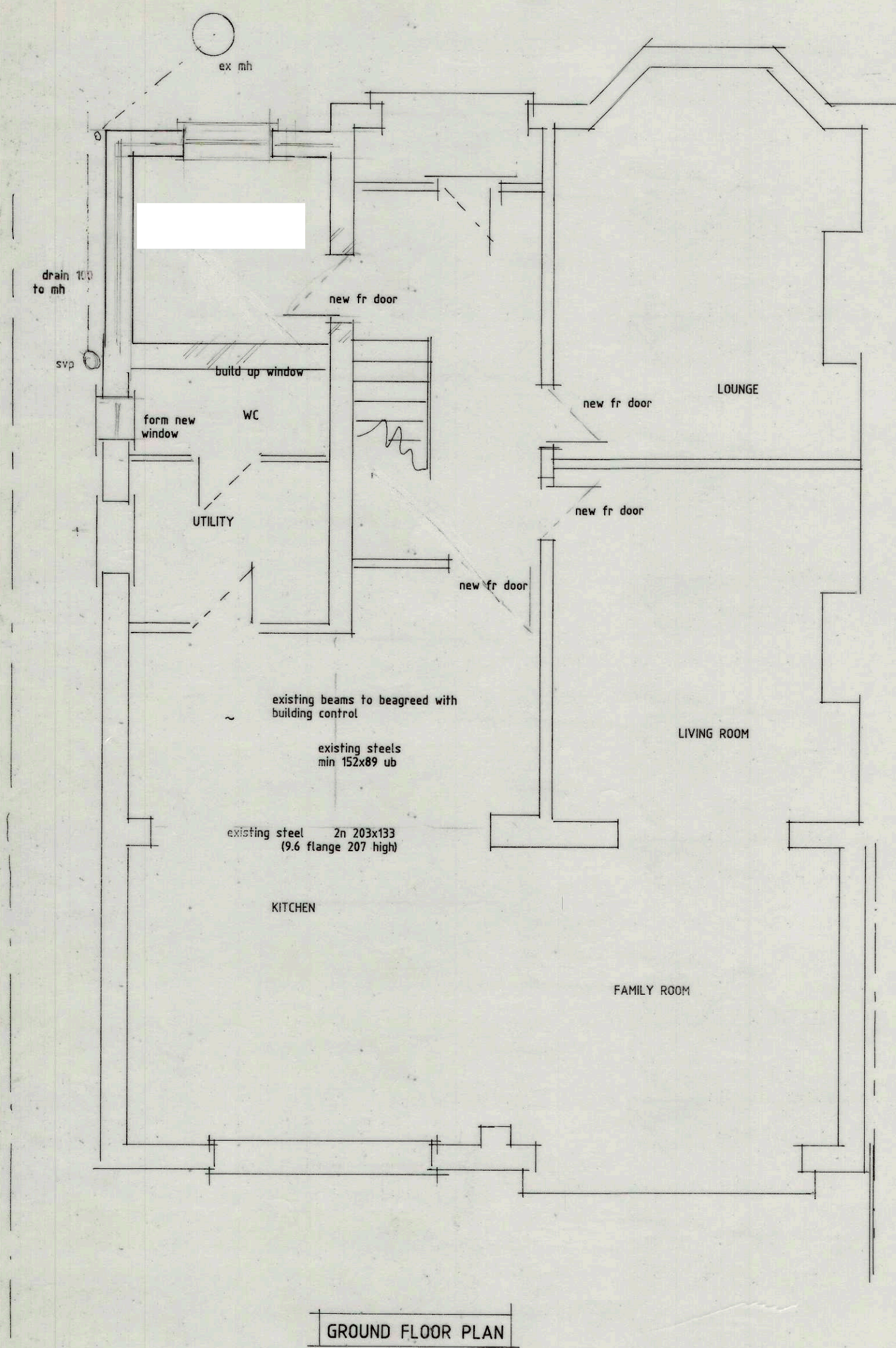




General notes
 These drawings are for the purpose of obtaining the statutory approvals of building regulation consent and planning permission where necessary.

All work thereafter is undertaken in accordance with the agreements and contracts negotiated between client and contractors.

All work must be carried out in accordance with the relevant building regulations and British Standards. The drawing is to scale but written dimensions must be checked by contractor on site prior to commencement and any discrepancies to be notified to the relevant bodies.

The builder is to familiarise himself and fully understand the plans and structural details prior to any work commencing.

The plans are to be read in conjunction with structural engineers details.

The contractor is to check all dimensions on site and any discrepancies brought to attention of site agent.

Any existing structure or beams at ground floor level to be exposed and checked on site prior to commencing work

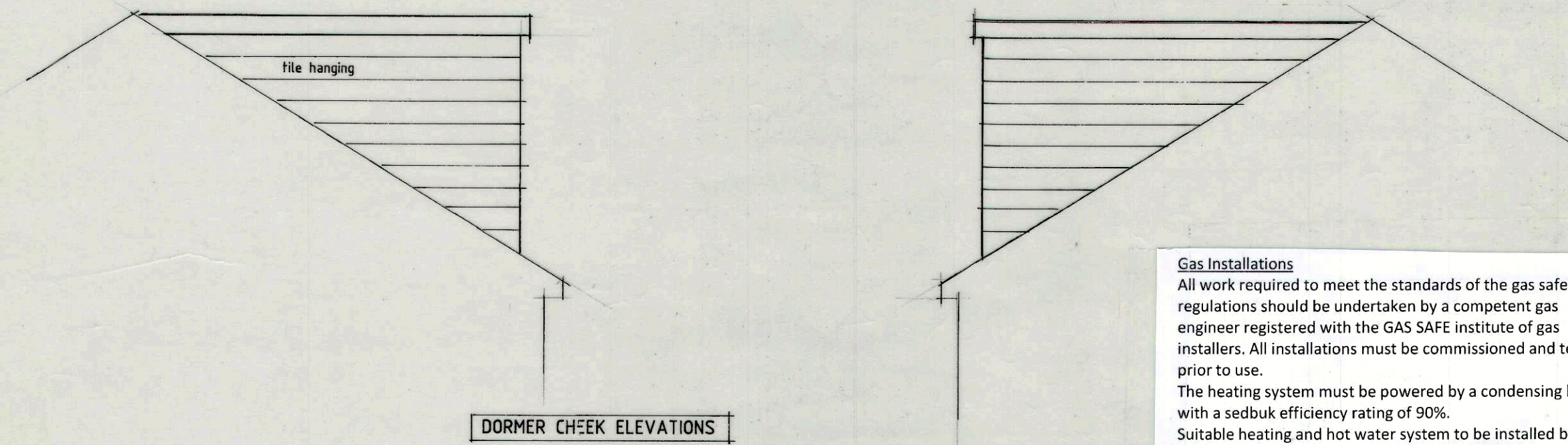
Any existing walls assumed loadbearing to be checked and masonry in vicinity of beam to be checked and rebuilt in engineering brickwork if required. All padstones specified to be installed

All statutory site inspections as notified by building control in the inspection framework issued by the local authority on approval of plans must be arranged by the contractor prior to covering any work.

All foundation and drainage specifications are provisional subject to the assessment of ground conditions and the confirmation of all drainage runs.

The existing drainage system to be investigated by contractor prior to work commencing to determine the location of any public sewers and to establish the existence of any separate or combined systems

party wall and boundary requirements
 there is to be no encroachment over the boundary of the property during construction. Neighbour is to be advised of any work on the party wall or boundary line and agreement obtained. Work to insert floor support beams in party wall to be undertaken with care to ensure no damage to neighbours property



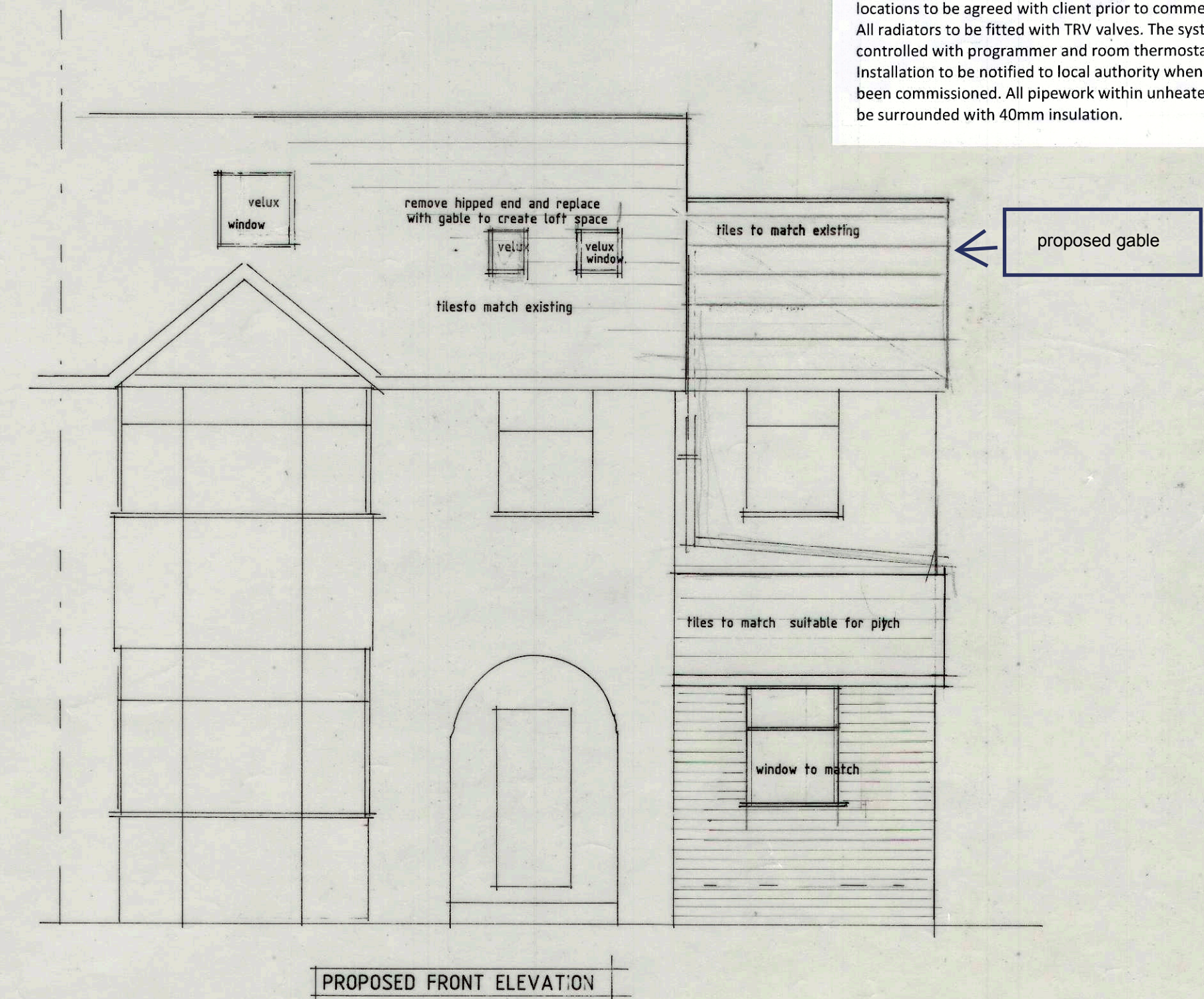
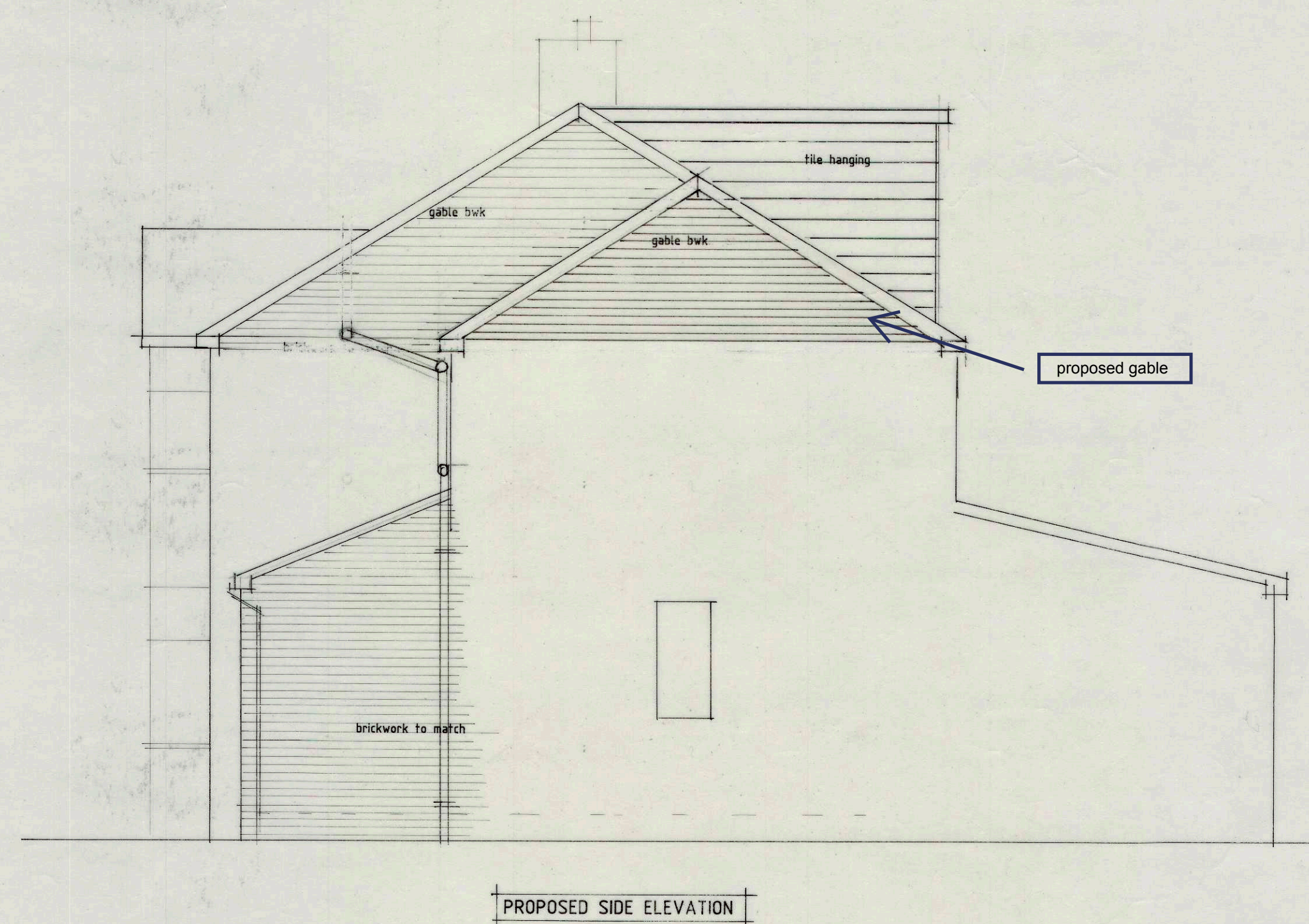
Gas Installations
 All work required to meet the standards of the gas safety regulations should be undertaken by a competent gas engineer registered with the GAS SAFE institute of gas installers. All installations must be commissioned and tested prior to use.

The heating system must be powered by a condensing boiler with a seasonal efficiency rating of 90%.

Suitable heating and hot water system to be installed by competent heating engineer. System and heat loss to be calculated and designed prior to installation and radiator locations to be agreed with client prior to commencement.

All radiators to be fitted with TRV valves. The system must be controlled with programmer and room thermostat.

Installation to be notified to local authority when system has been commissioned. All pipework within unheated spaces to be surrounded with 40mm insulation.



MAY 2020
 amended to client requirements
 on note added
 roof profile changed to gable
 bedroom window enlarged
 velux added to en suite
 svp and drain added for wc
 fan and duct added to ensuite