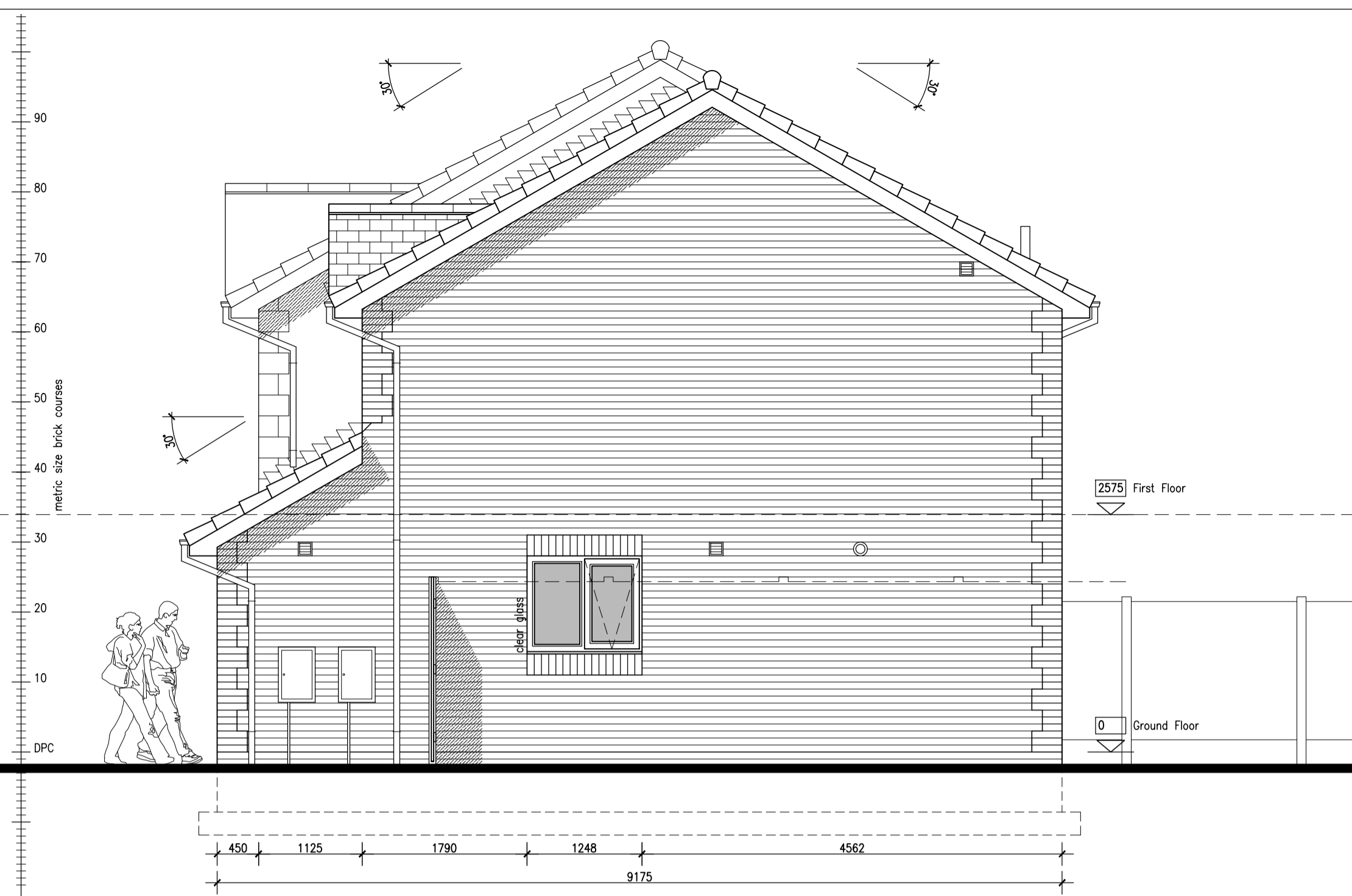




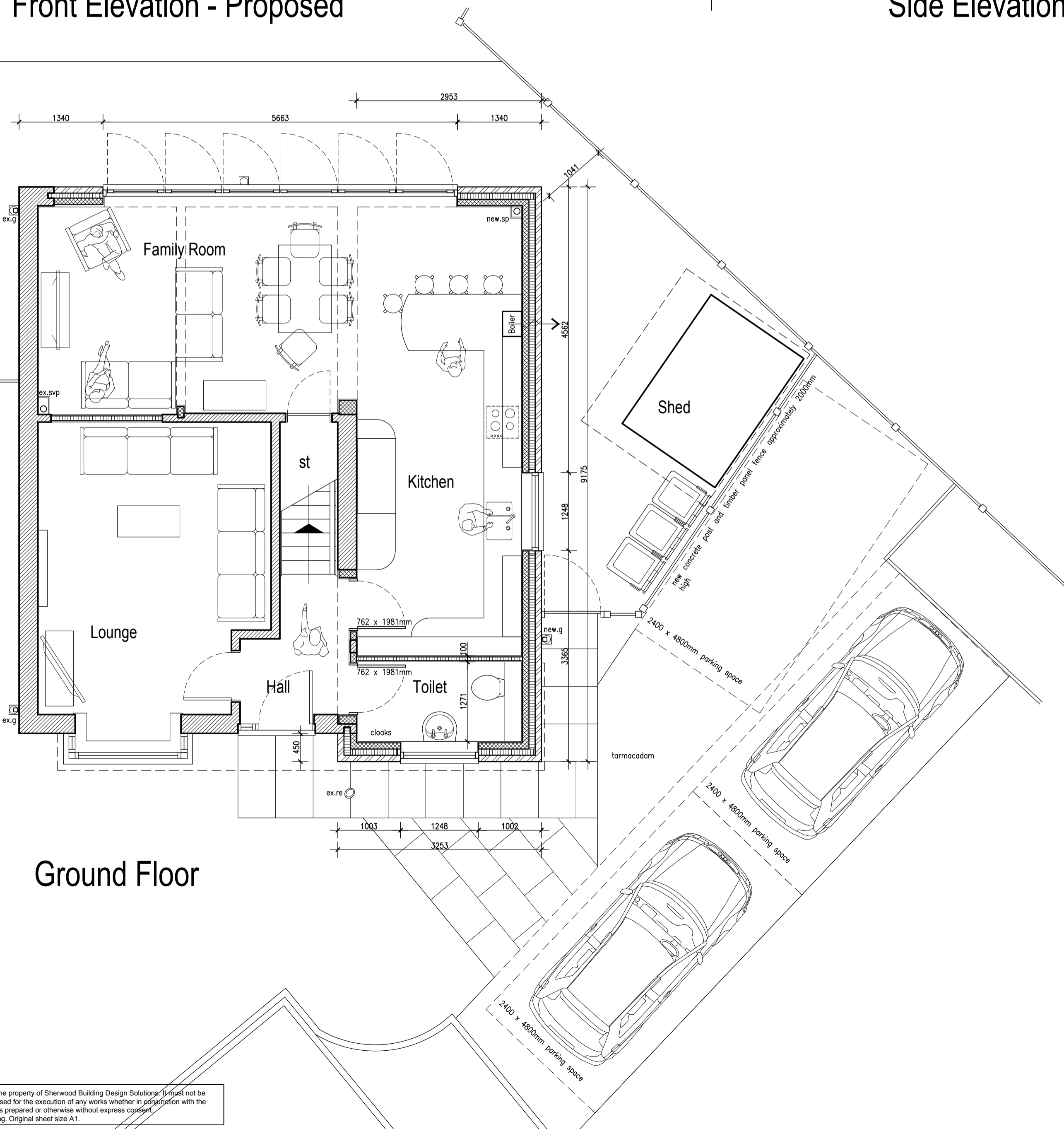
Front Elevation - Proposed



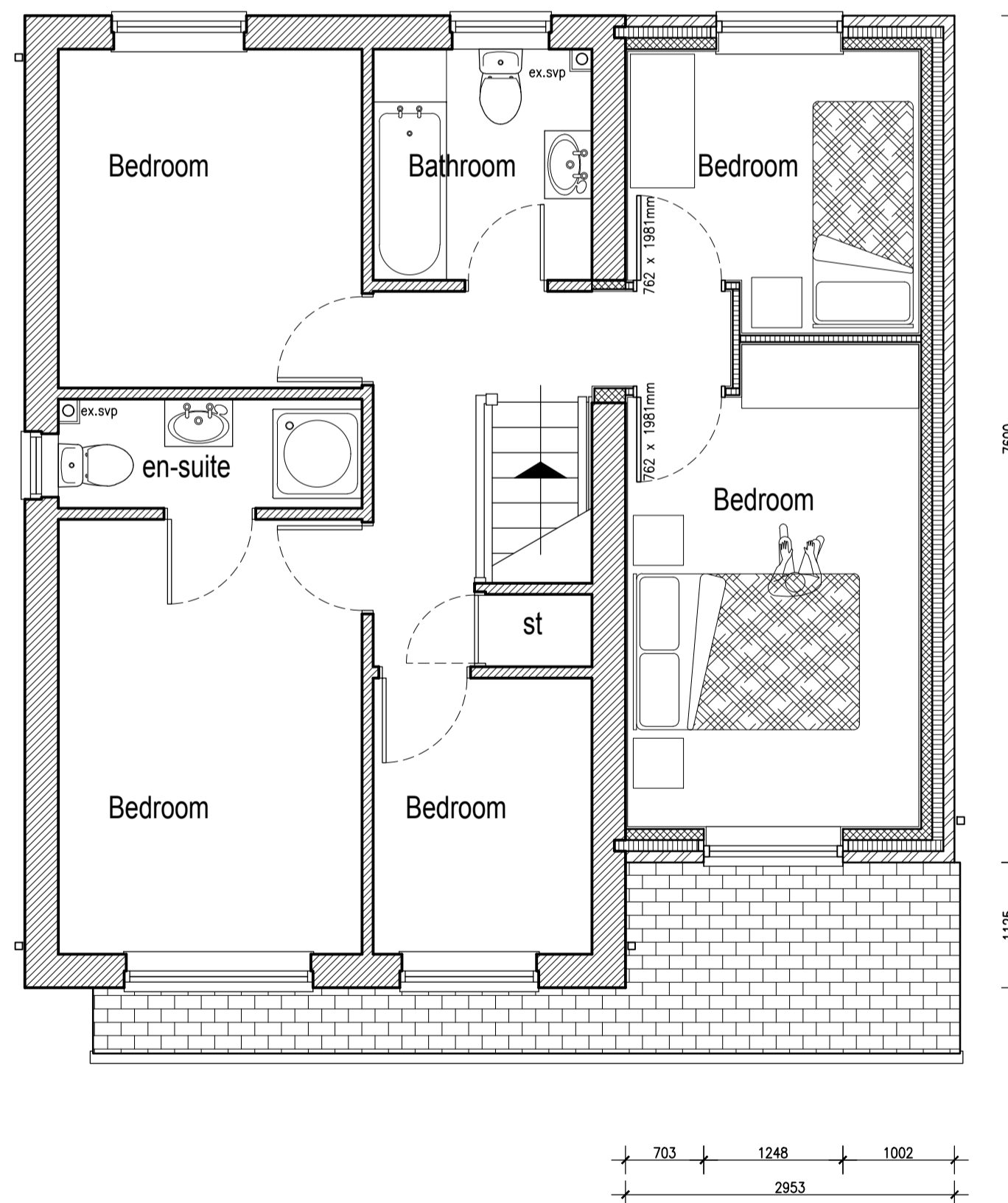
Side Elevation - Proposed



Rear Elevation - Proposed



Ground Floor



First Floor

General:
The contractor will be responsible for checking the accuracy of all dimensions given on the drawings and for the correct setting out of the works on site.
All materials to be fit for their purpose and fixed in accordance with the manufacturer's printed instructions, local authority requirements, British Standards, Codes of Practice, Health & Safety Law and good building practices.
All colours of specified materials to have the full approval of the enforcing planning authority prior to placing any orders of materials.

Roof:
To be Redland or approved similar interlocking profiled concrete tiles of equal size, colour and gauge with round section ridge tiles bedded in cement mortar to match existing house roof.
Fascia and barge boards to match existing to be 200mm square edged Kestral K16 fascias colour white pvcu fixed to ends of rafters and laddering to gables complete with white pvcu soffit board.
Provide vertical plain tile hanging to front apex to match existing

Code 4 leadwork to be used for the stepped flashings and soakers where the new roof abuts the masonry.

Rainwater and drainage:
Gutters to round section colour white pvcu with downpipes, complete with all matching fixings and accessories.

Windows and Doors:
Windows and doors to be 'light oak' pvcu casement frames with double glazed units complete with stub cills and trickle ventilators of profile to match existing.
Bi-fold rear doors to be 'light oak' powder coated aluminium frames fully glazed

External walls:
To be cavity masonry construction with external rustic facing brickwork laid in gauged cement mortar all to match existing.
Provide contrasting brick quoins to all external corners and window jambs, together with brick-on-edge to window cills and heads all as shown. All brickwork to match existing

Landscaping:
Lay precast concrete pavers to form path adjacent to new extension, and to be continuous with existing driveway.
New parking bay and associated hardstanding to be tarmacadam to match and be continuous with existing driveway.
Provide and install new concrete post and timber panel boundary fence as indicated on plan

Health and Safety Advisory Information (CDM 2015 Regulations):

The purposes and principles of the CDM 2015 regulations have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.

By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' under the CDM 2015 Regulations.

For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the pre-construction phase of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority, it can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.

In preparing this drawing the following factors have been taken into consideration:-

- All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records
- The property has no known alterations, only for maintenance and repair
- No existing Health and Safety File information available

This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre-construction Information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.

No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor:-

- Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design if deemed necessary by either the contractor, principal contractor or building control officer.
- All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work
- No hazardous materials have been identified and/or made aware of by the client
- General building work to be undertaken within an occupied property and with young children
- Foul drainage with an invert level of approximately 600mm
- Installation of large steelwork sections associated with structural alterations, therefore adequate consideration will need to be taken regarding manual handling and temporary works

It is the clients responsibility to take adequate measures to assess the competency of their contractor(s) or principal contractor prior to their appointment.

It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to adopt and complete the CIB CDM Wizard - this can be downloaded from the CIB website <http://www.cib.co.uk>.

During the construction phase and following thereafter, the client is to be issued with all relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on-going maintenance and the buildings use (Health and Safety File).

More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CIB website <http://www.cib.co.uk>.

Sherwood
Building Design Solutions

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Status: **Planning Permission**

Client:

Project:

Title:

Proposed Two Storey Side Extension and Alterations - Proposed Layout

Scale: 1/50 @ A1 Date: November 2018 Drawn: Rob Sherwood

Drawing Number: **2018-52-02** Revision:

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