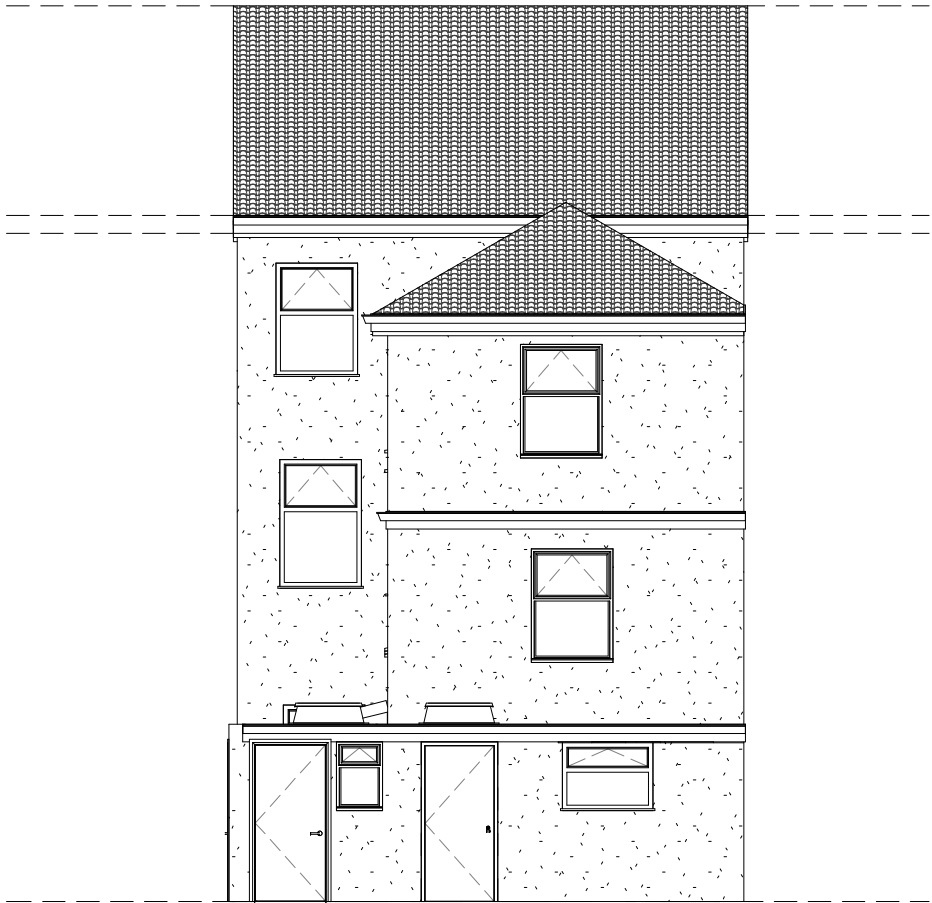
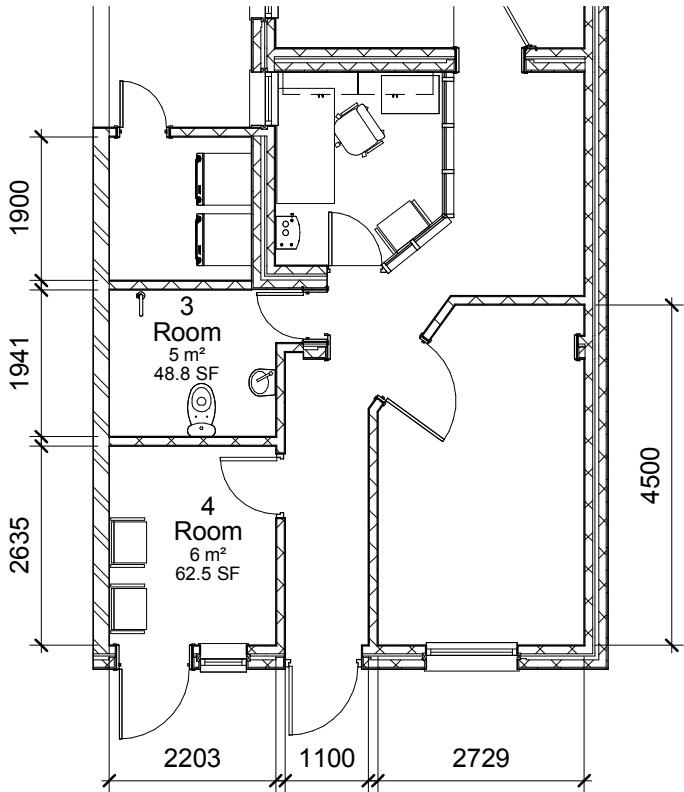


PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor
CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.



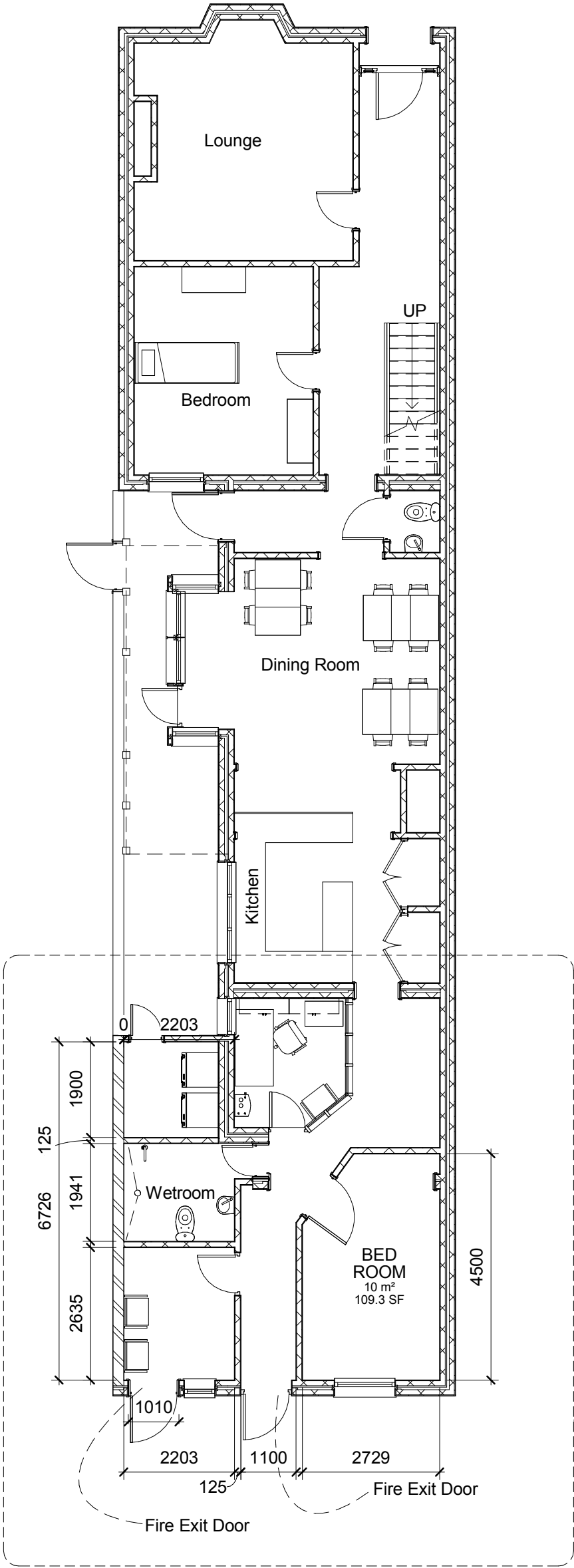
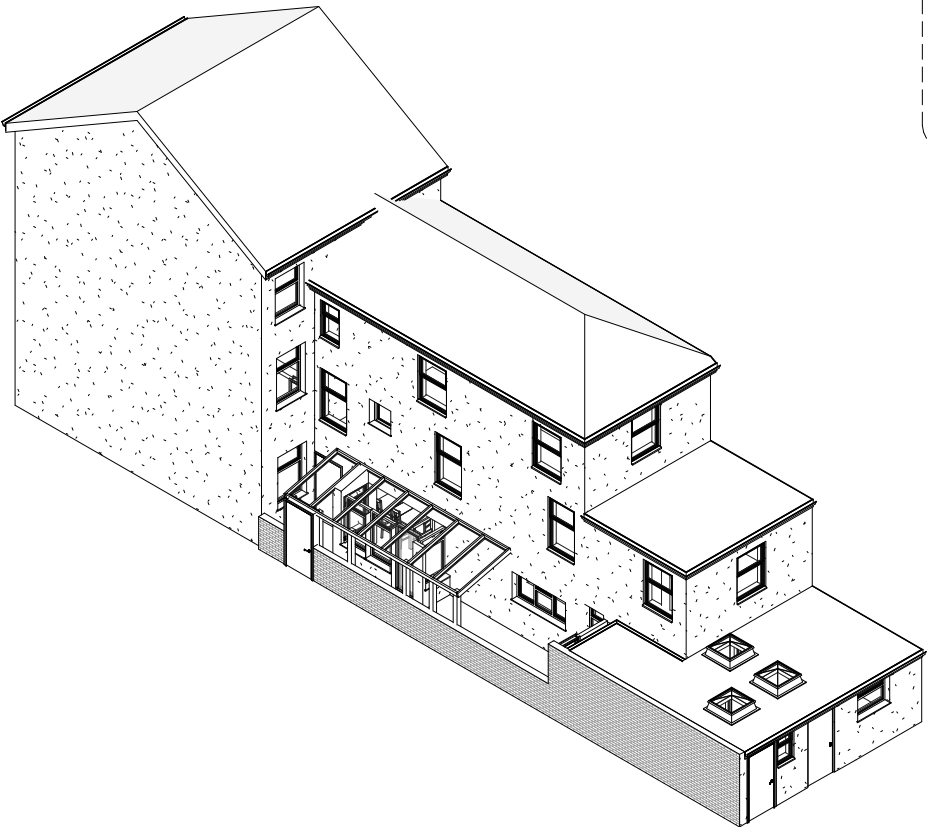
REAR ELEVATION
1 : 100



Callout (2) of GROUND FLOOR PLAN
1 : 100



SIDE ELEVATION
1 : 200



GROUND FLOOR PLAN
1 : 100

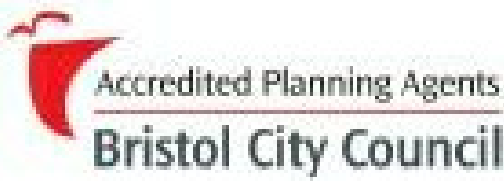


Please note:
All drawings are for the purposes of planning only.

Do not scale for building/construction works.

Report all discrepancies to the person named below, do not proceed without instruction.

HDP take no responsibility should any drawing/s unless specified are used for building purposes.



5
PROPOSED PLANS

CODE SUITABILITY DESCRIPTION

STATUS PURPOSE OF ISSUE

PROJECT

Extension & Alterations

TITLE

Office & Alterations

CLIENT

Crawford House

DRAWN BY Simon Helm
CHECKED BY Client
DATE 05th Dec 2013
SCALE (@A2) As indicated
PROJECT NUMBER HDP/SH/011213
DRAWING NUMBER
PROPOSED PLANS
REV