



Location Plan 1:1250



Site Plan (Proposed) 1:200

Notes

Drawings are to be checked prior to commencement of building work and any problems are to be brought up at this time.

Architectural Design Services accepts no responsibility after work commences. Both approval notices for planning and building regulations are to be checked prior to building for any conditions. Any existing structure that is going to be affected by this development is to be checked for suitability prior to work commencing. All drawings to be used in conjunction with SE calculations and drawings.

Doors and Windows area does not exceed 25 % of new floor area in addition to the area of any windows or doors which, as a result of the extension works, no longer exist or are no longer exposed. Combined method U value of 1.6 W/m2K.

All windows to be glazed with safety glazing and fitted in accordance with manufacturers instructions.

All new steel lintels measured and installed with 150mm minimum over each end of opening.

Existing Lintels and foundations subject to additional loading shall be exposed to determine their adequacy.

Cavity trays and closures to be fitted to all appropriate vertical and horizontal breaks and openings.

No areas of significance within 50m of proposed.

Background Ventilation and Intermittent Extraction provided by Manually controlled trickle vents to all new windows and checked on existing windows 1.7m above floor level to provide suitable background ventilation. Operable window area of 1/10 of internal floor area for rapid purge ventilation of min. 1.73 sqm. Extract ventilation above cooker hood with an extract rate of 30m3/h.

All below ground drainage to be measured and assessed in accordance with the conditions.

Heating and Electrical

All electrical work is required to meet the requirements of Part P. Council may require appropriate BS 7671 electrical insulation certificate to be issued for the work for a competent person. New light fittings to take lamps having a luminous efficiency greater than 45 lumens per circuit watt. 100% energy efficient light bulbs to be installed.

Central heating to be completed by Registered Gas Safe Engineer and thermostatic valves fitted to all new radiators except if room thermostat is fitted.

Structural Calculations

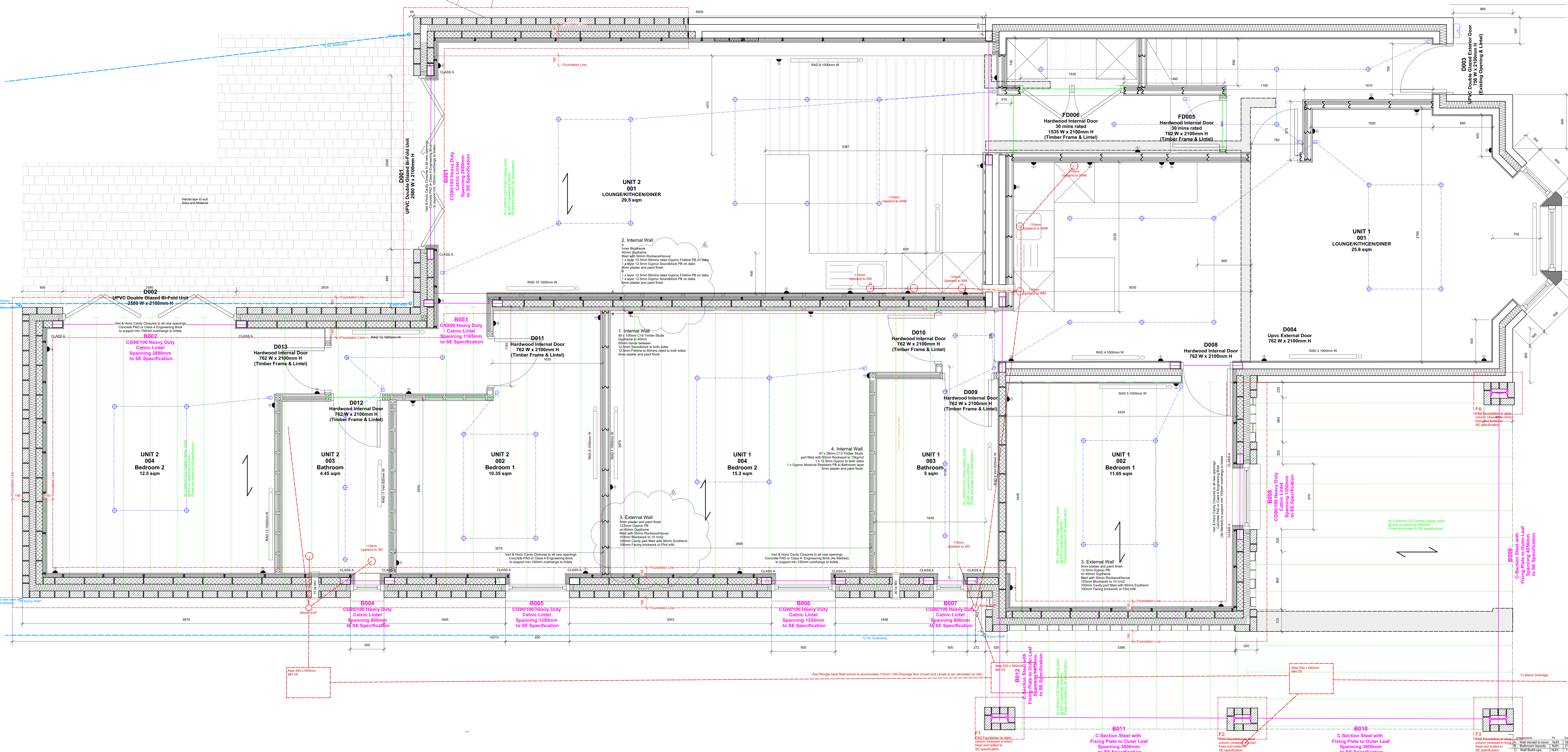
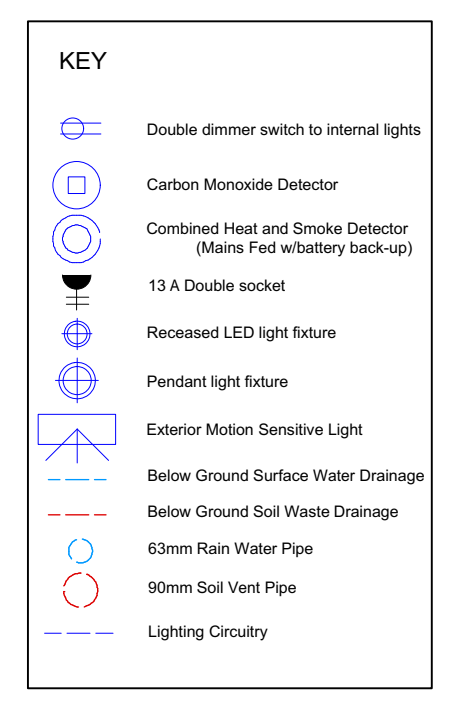
These drawings are to be used in conjunction with the structural engineer's calculations.

All measurements and dimensions to be checked on site by contractors before work commences.

Additional notes

All means of escape windows to have 0.33sqm unobstructed operable area and be 450H x 450W min, the bottom of the operable area to be no more than 1100mm above the floor.

Extract Fans to be fitted to GF Utility and Cooker(extract rate of 30m3/h).



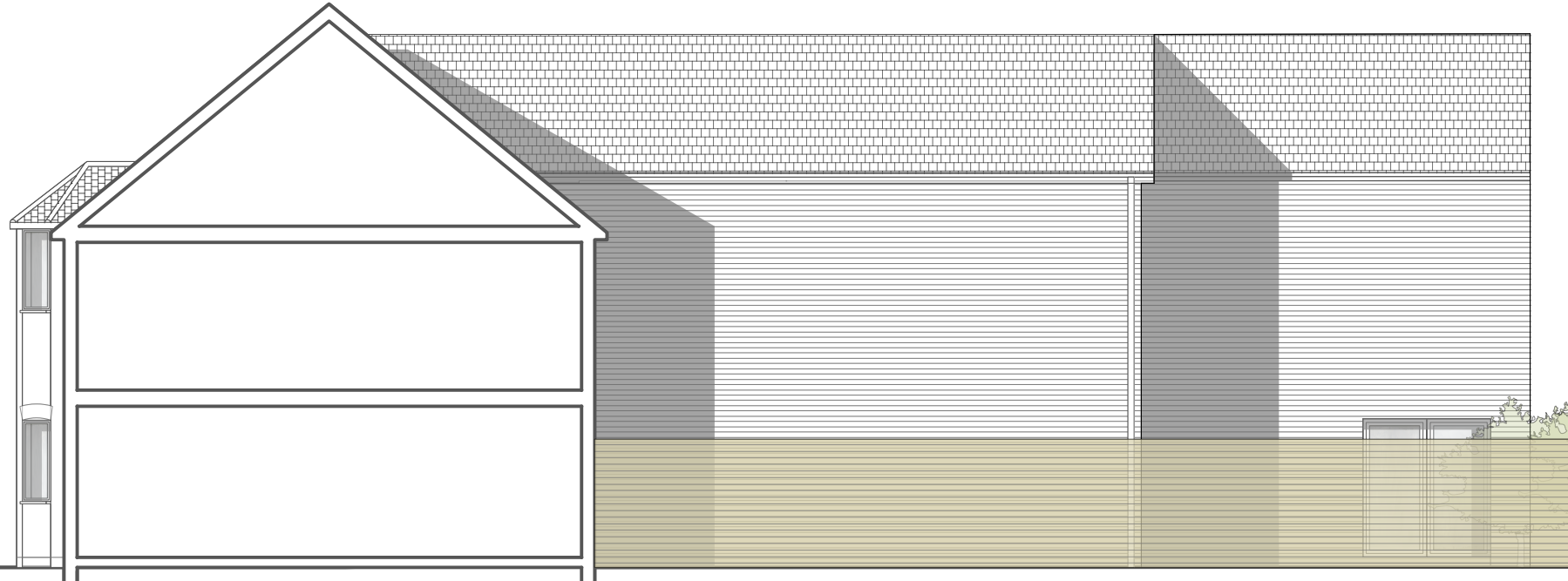
South Elevation (Proposed) @ 1:100



East Elevation (Proposed) @ 1:100



West Elevation (Proposed) @ 1:100



North Elevation (Proposed) @ 1:100

Job Title	003 Highfield Rd
Drawing	Building Regulations GF
Scale	1:20 & Various @ A0
Drp No.	HOP-006-BC-C
Drawn by	NHJ
Issued to	Client/Building Control
Status	Building Regulations
Date	17.11.20
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