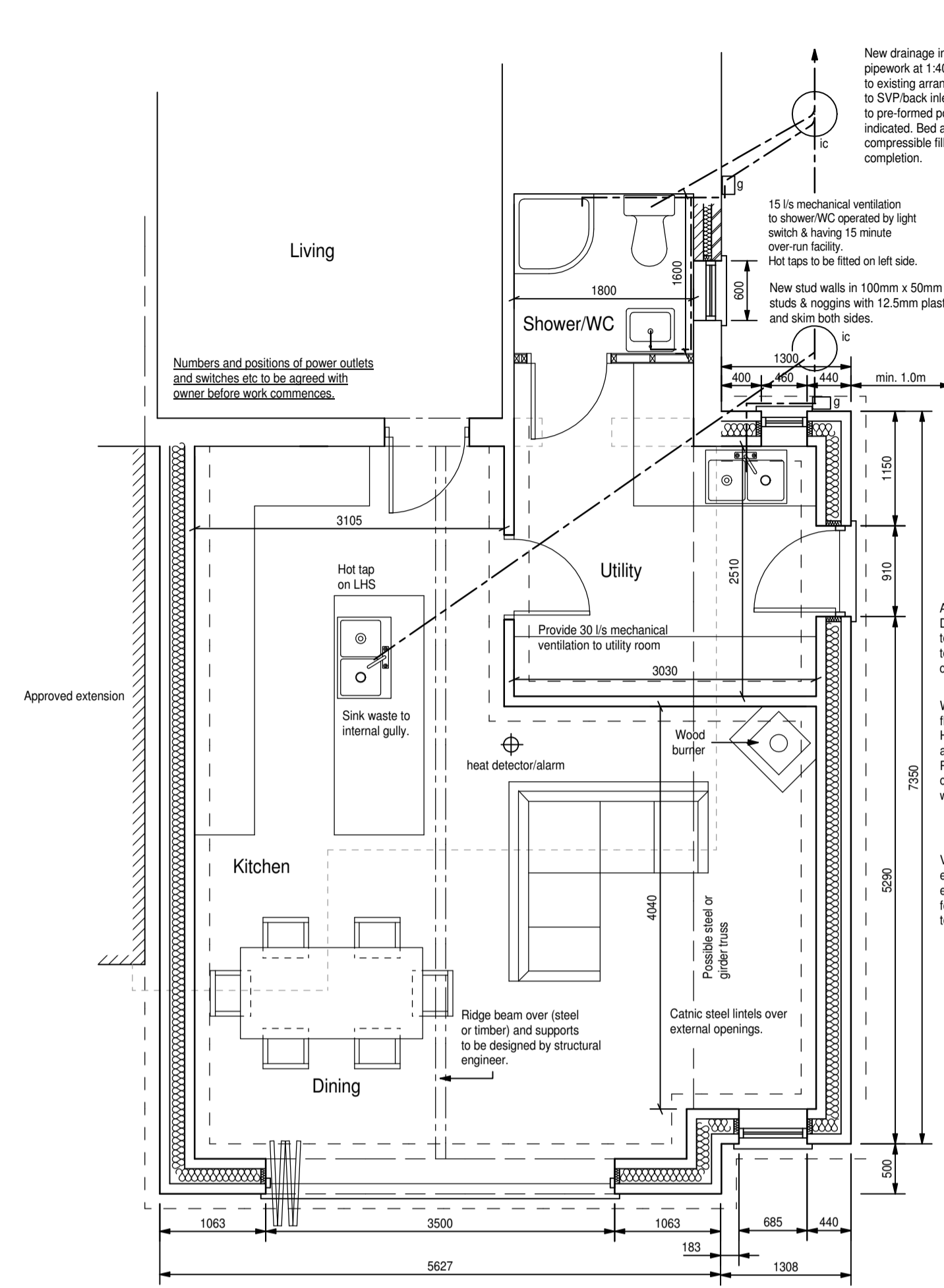
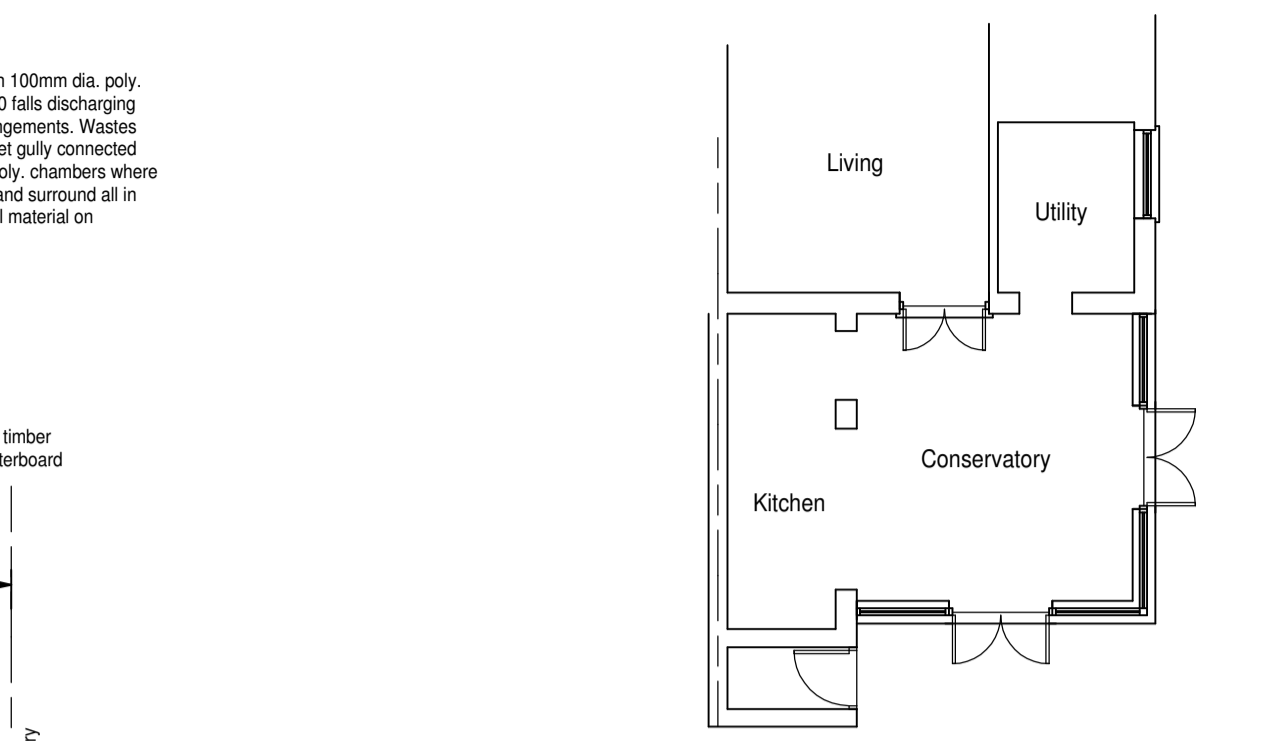


SCALE 1:100



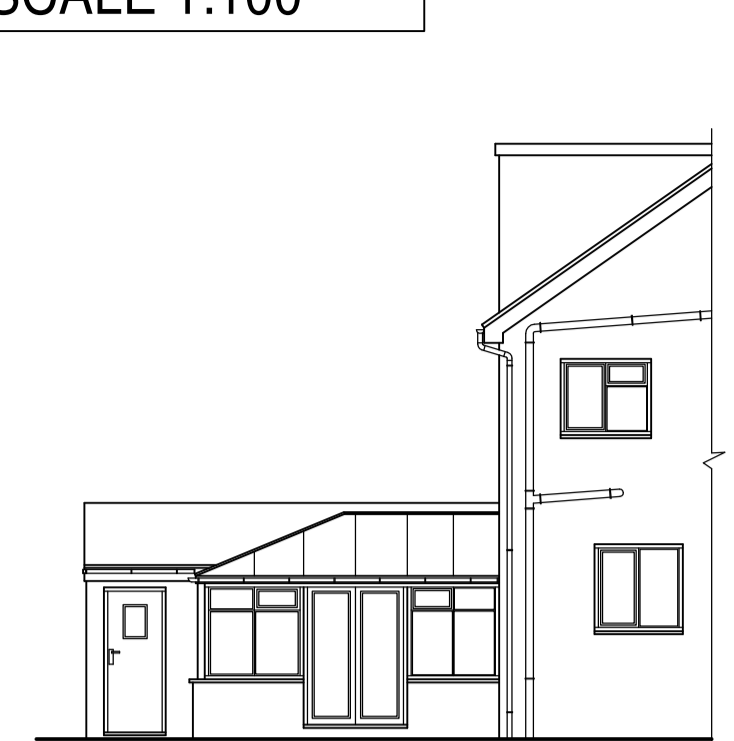
PROPOSED FLOOR PLAN



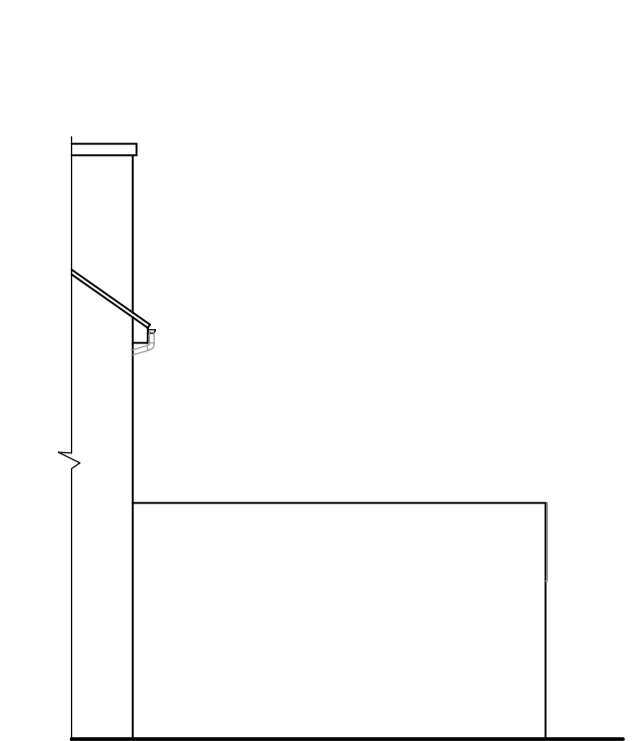
EXISTING FLOOR PLAN



EXISTING EAST



EXISTING NORTH



EXISTING SOUTH

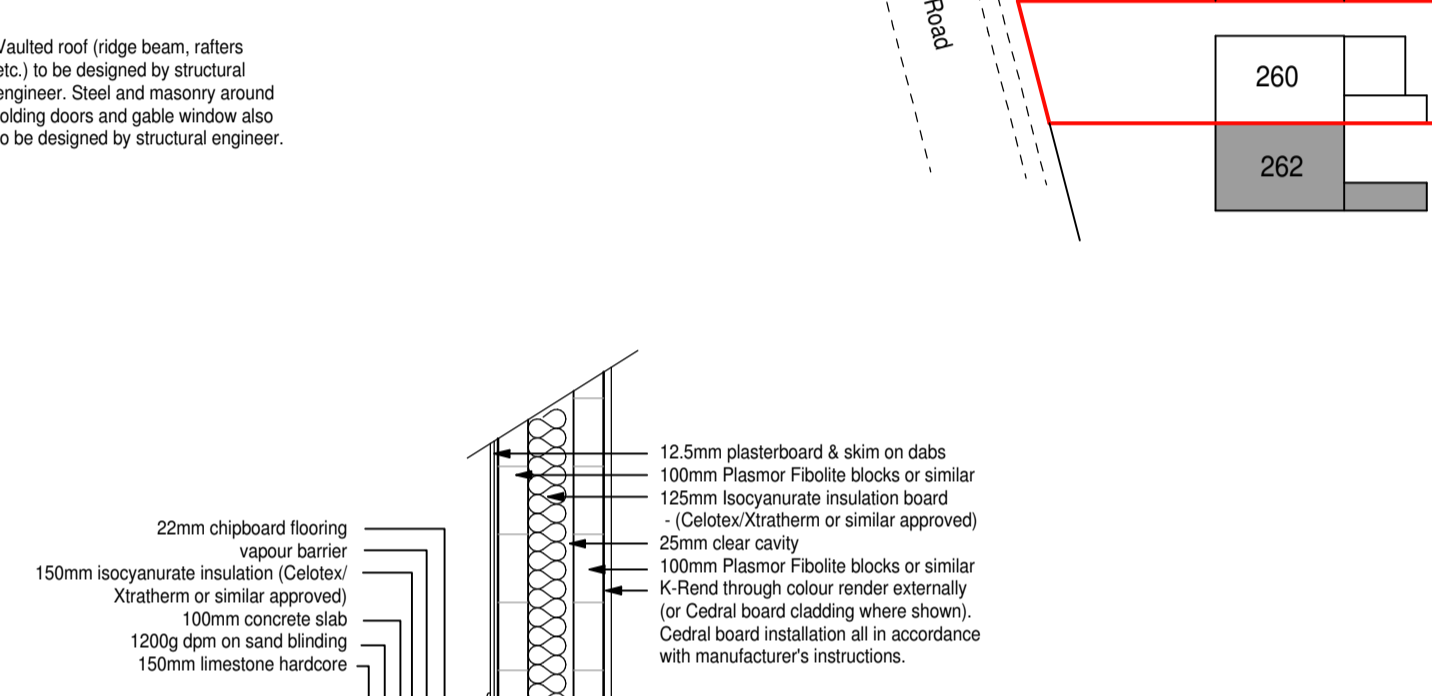


EXISTING WEST

All electrical work required to comply with Approved Document P to be carried out by a person competent to do so. A certificate issued by a competent person to prove that the installation has been tested and complies with Part P to be supplied to Building Control.

Wood burner and proprietary steel flue installed and commissioned by HETAS approved installer. Flue in accordance with Approved Document J. Position of burner indicative and to suit customer on site, subject to compliance with the relevant regulations.

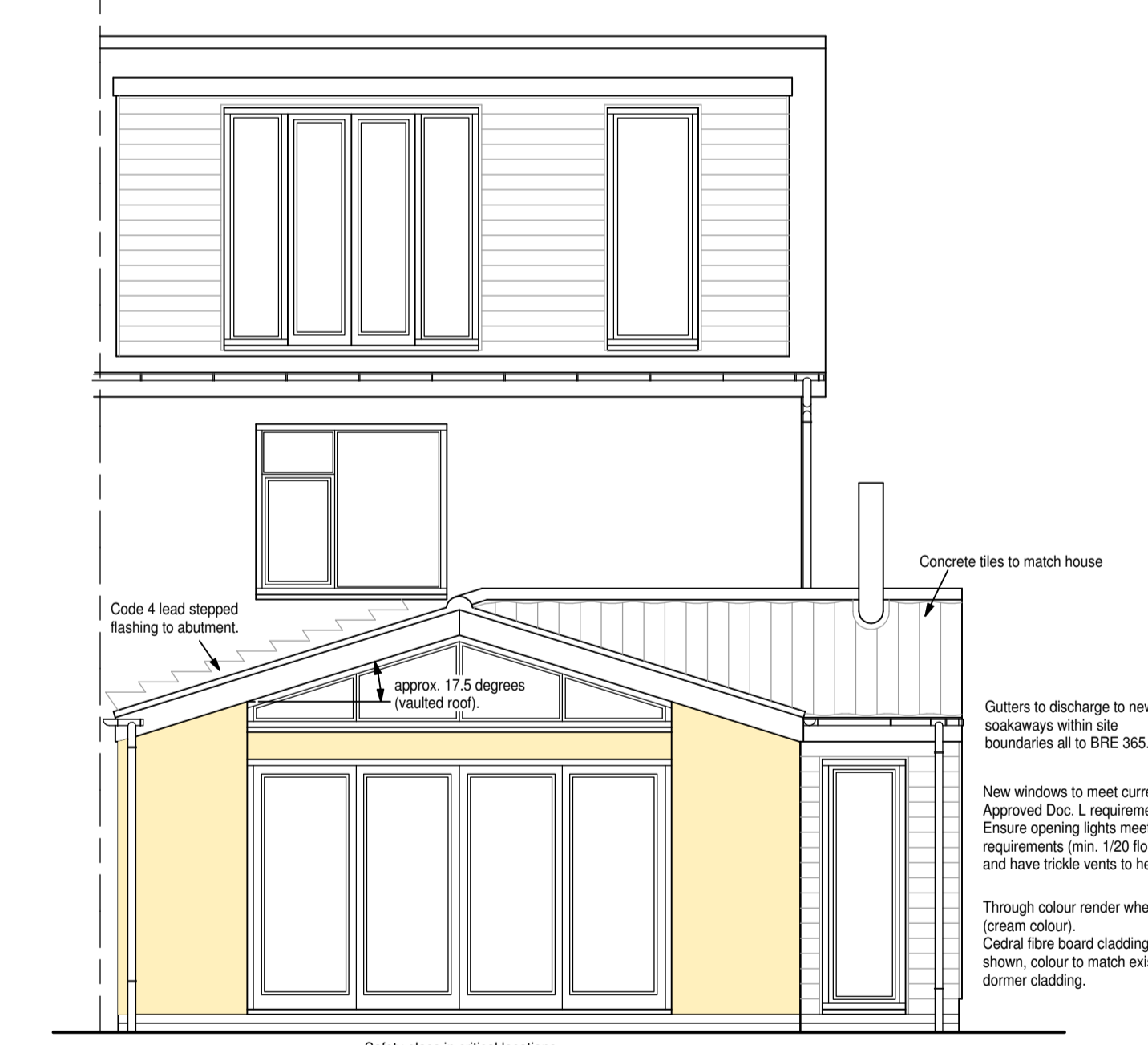
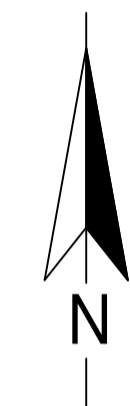
Vaulted roof (ridge beam, rafters etc.) to be designed by structural engineer. Steel and masonry around loading doors and gable window also to be designed by structural engineer.



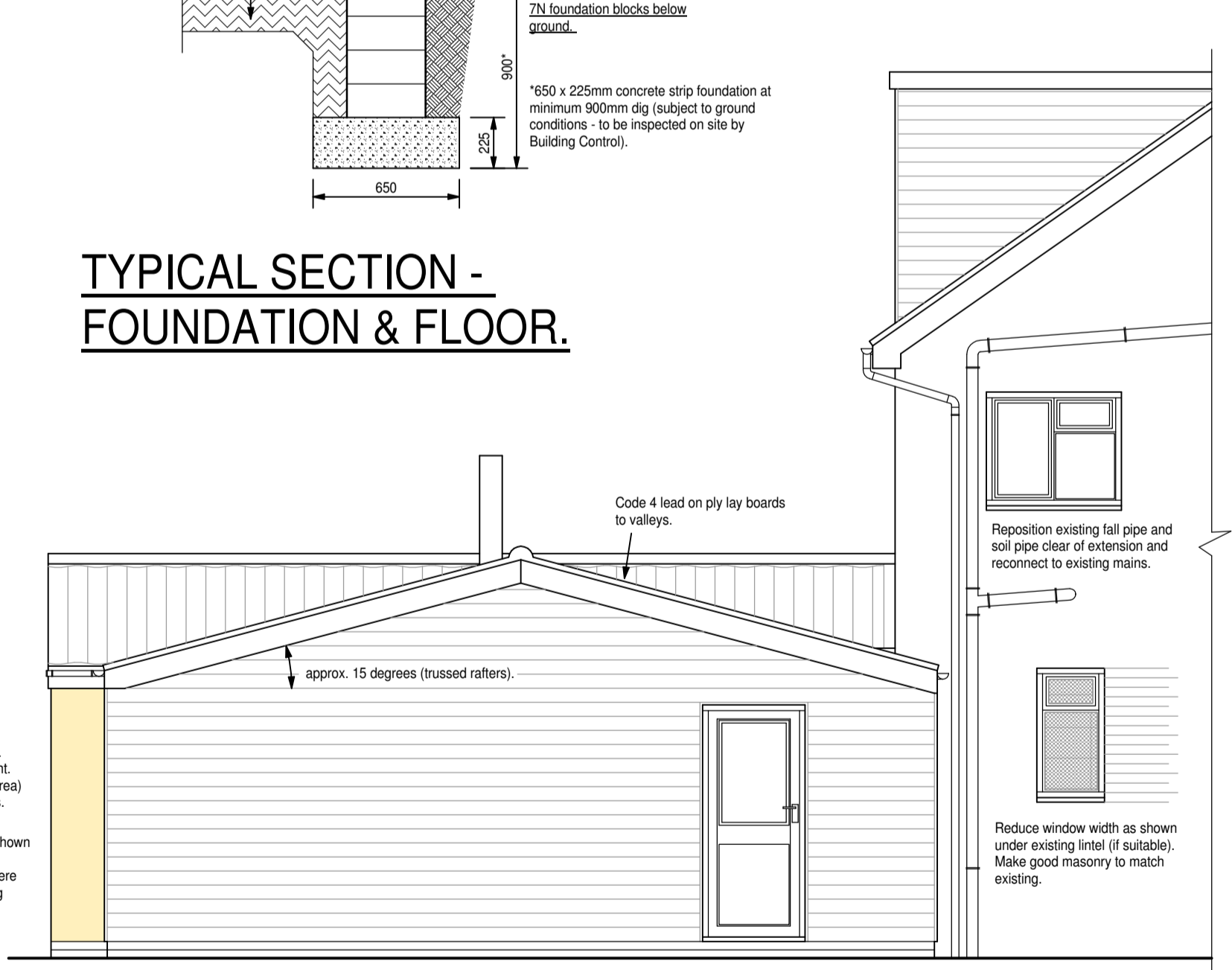
TYPICAL SECTION - FOUNDATION & FLOOR.

EXISTING SITE PLAN 1:500

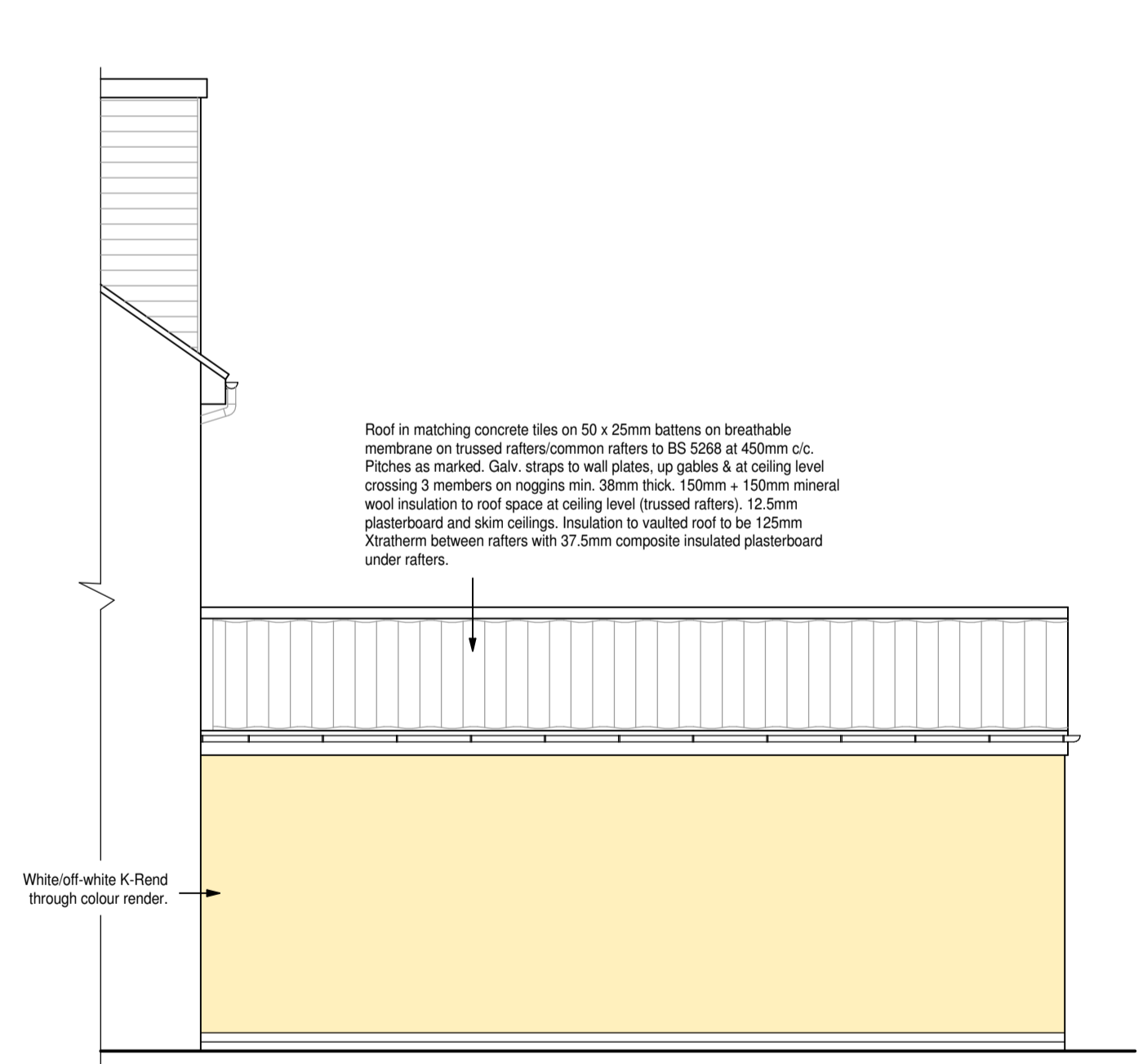
PROPOSED SITE PLAN 1:500



PROPOSED REAR (EAST) ELEVATION



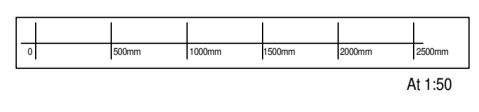
PROPOSED SIDE (NORTH) ELEVATION



PROPOSED SIDE (SOUTH) ELEVATION



PROPOSED FRONT (WEST) ELEVATION



Compliance Notes:

EXCAVATE FOR & CONSTRUCT CONCRETE STRIP FOUNDATIONS/SUBSTRUCTURE AS SECTION. BLOCKWORK BELOW GROUND TO BE 7N FOUNDATION BLOCKS. CAVITY WALLS ABOVE DPC ALSO AS SECTION UP TO WALL PLATES. STAINLESS STEEL WALL TIES AT 450 c/c VERTICALLY, 750 c/c HORIZONTALLY AND 225 c/c VERTICALLY AT OPENINGS. CAVITIES CLOSED USING PROPRIETARY CAVITY CLOSERS WITH THERMAL RES. MIN. 0.45W/m2k. BLOCK WALLS FINISHED INTERNALLY WITH P.B. ON DABS & SKIM. CATNIC STEEL LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC OVER. INSTALLATION ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REINFORCED CONCRETE LINTELS TO INTERNAL OPENINGS AND TO WALLS WHERE ANY DRAINS PASS UNDER. MAINS FED INTERLINKED SMOKE/HEAT DETECTORS WITH BATTERY BACK-UP WHERE

INDICATED IN ACCORDANCE WITH APPROVED DOC. B OF BUILDING REGULATIONS. ALL WINDOWS TO HABITABLE ROOMS TO HAVE OPENING LIGHTS MIN. 1/20th RESPECTIVE FLOOR AREAS AND TRICKLE VENTS TO HEADS PROVIDING MIN. 8000mm2 VENTILATION TO HABITABLE ROOMS, 4000mm2 TO NON-HABITABLE ROOMS. ALL WINDOWS TO COMPLY WITH CURRENT PART L REQUIREMENTS. SURFACE WATER TO DISCHARGE TO SOAKAWAYS MIN. 5.0m FROM BUILDINGS VIA 100mm DIA. HALF ROUND GUTTERS AND 65mm DIA. FALL PIPES, 100mm DIA. POLY. DRAINAGE AT 1:40 FALLS TO SOAKAWAYS TO BRE 365. PERCOLATIONS TEST TO BE CARRIED OUT AND RESULTS SUPPLIED FOR CHECKING BEFORE WORK COMMENCES. REQUEST A CONDITIONAL APPROVAL. ALL RELEVANT INTERNAL PIPEWORK TO HAVE INSULATION THICKNESS EQUAL TO PIPE DIAMETER OR 40mm MAX. INCLUDING ANY PIPE RUNS THROUGH UNHEATED SPACES.

NOTE: THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. ADDITIONAL INFORMATION, STRUCTURAL DESIGN AND/OR AMENDMENTS MAY STILL BE REQUIRED. DO NOT START WORK UNTIL YOU ARE IN POSSESSION OF ALL CORRESPONDING APPROVALS, APPROVED SUPPORTING DOCUMENTS AND APPROVED DRAWINGS. ADDITIONAL DESIGN OR ADMINISTRATION DUE TO STARTING WORKS WITHOUT FULL APPROVAL WILL BE CHARGED FOR. ALL DIMENSIONS ARE APPROXIMATE & MUST BE CHECKED ON SITE

Drawing title: EXISTING & PROPOSED ARRANGEMENTS		Client: MR & MRS HOPKINS	
Revisions:	Drawing No. H/01/01/051/22/R	Scale at A1: 1:50, 1:100	Date: 20-04-2023
Project: PROPOSED EXTENSION TO REAR OF No. 260 WHARF ROAD, EALAND, DN17 4JN.		R M Potterton Ltd. Architectural Services 2A Northfield Road Messingham Scunthorpe North Lincolnshire DN17 3SA Telephone: (01724) 761752 Mobile: 07944 302278 rmpotterton@hotmail.co.uk	