

EXISTING ELEVATION & PLANS

Scale 1:100 @ A1

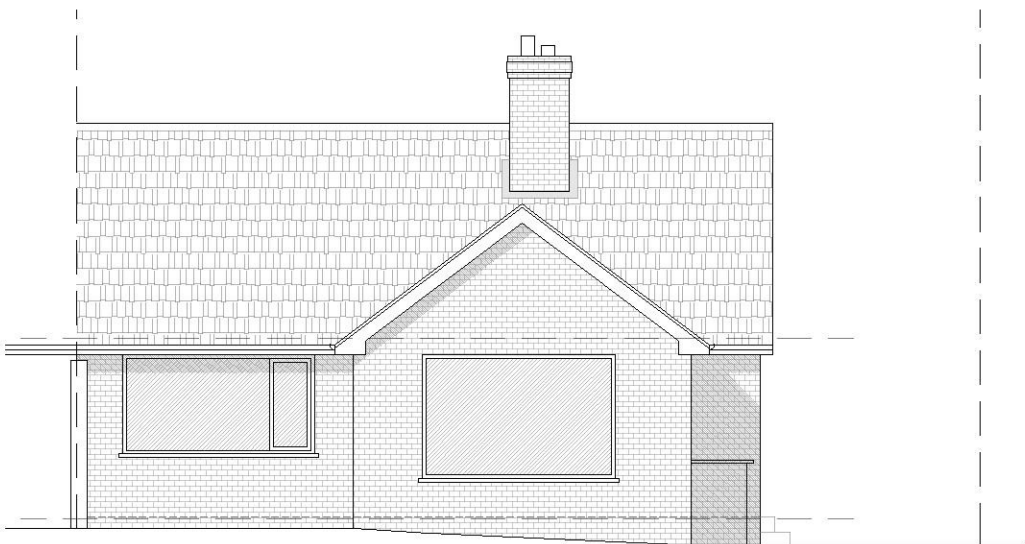
10mtr
9mtr
8mtr
7mtr
6mtr
5mtr
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3mtr
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1mtr
0mtr
1:100 Scale



FRONT ELEVATION



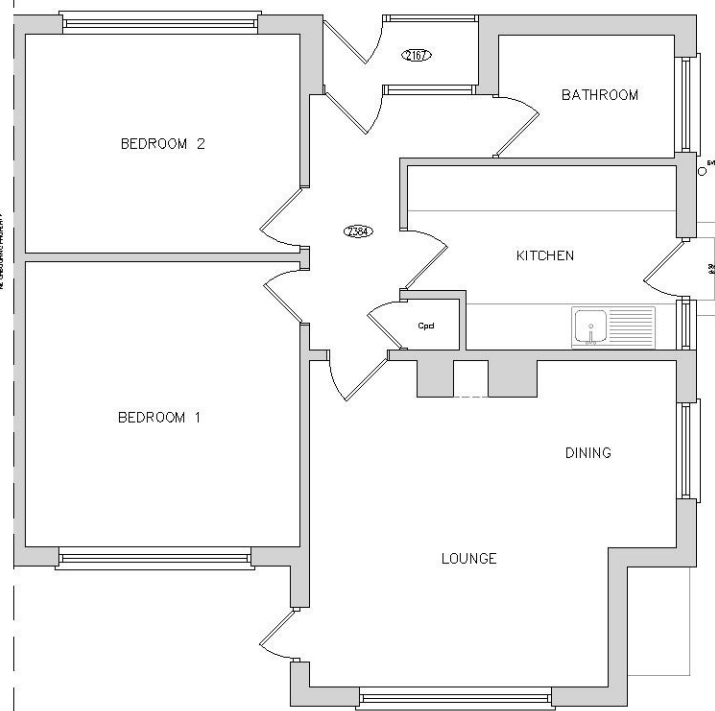
SIDE ELEVATION



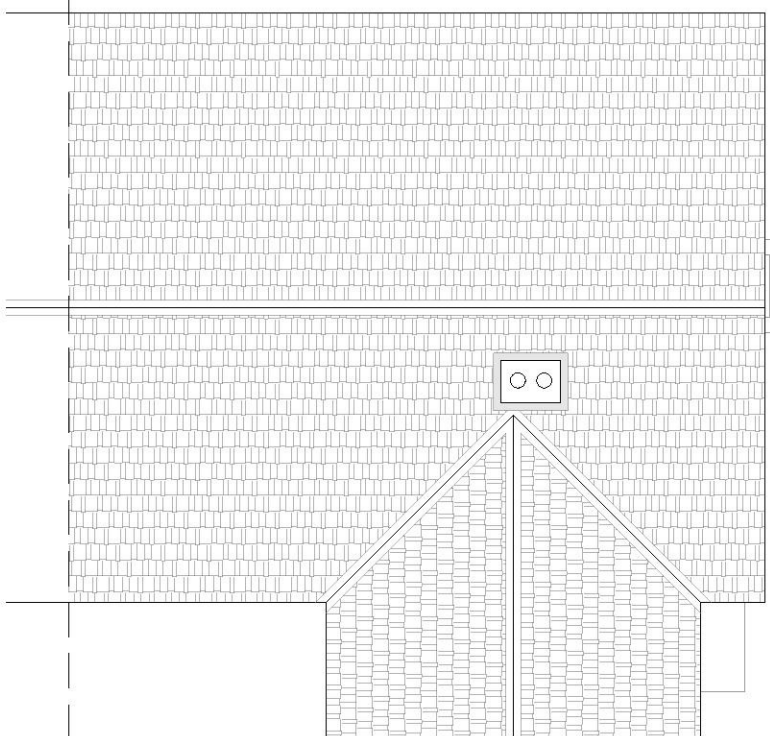
REAR ELEVATION



SIDE ELEVATION

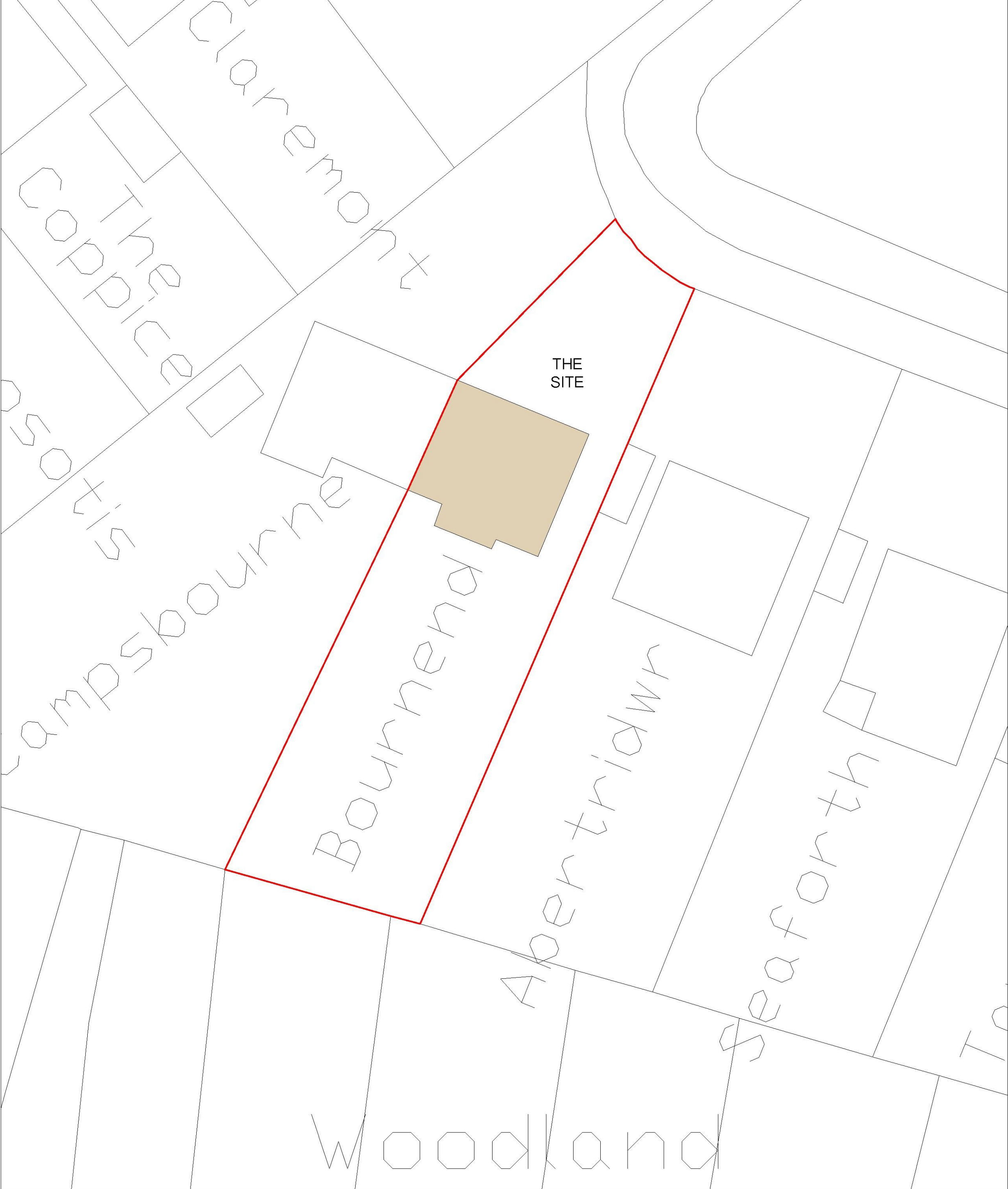


GROUND FLOOR



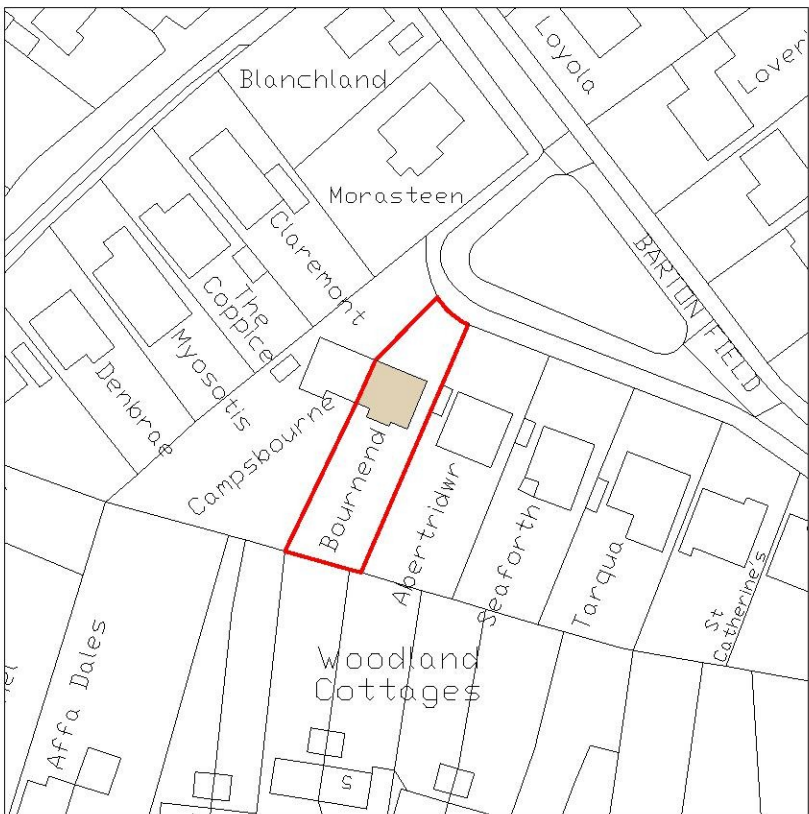
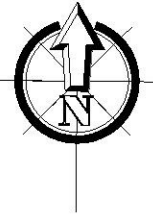
ROOF PLAN

10mtr
9mtr
8mtr
7mtr
6mtr
5mtr
4mtr
3mtr
2mtr
1mtr
0mtr
1:50 Scale



BLOCK PLAN

Scale 1:200 @ A1



SITE PLAN

Scale 1:1250 @ A1

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and linings carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc fireboard with staggered joints. Gyproc firecase or painted in Nulfire 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2007 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 building work on, to or near an existing Party Wall involves any of the following:
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashings
Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres 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.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (UKCA Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

PLANNING PERMISSION

Commencement of any building works prior to receipt of all required planning permissions; full building control/regulation approval is done so entirely at the clients risk

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH JOB SPECIFICATION TOGETHER WITH ENGINEERING / SITE LAYOUT, CONSTRUCTION NOTES, ANY RELEVANT STRUCTURAL ENGINEERS INFORMATION, M&E AND OTHER SPECIALIST CONTRACTORS DRAWINGS.



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Client
Mr & Mrs Hoople

Project
BourneEnd, Barton Field, Lyminge
Kent CT18 8EX

For
REAR & LOFT EXTENSIONS
EXISTING SURVEY

Scale @ 1:1 as noted
Scale @ A1 N/A
Date DEC 17

Project No.
04239_MH01

Revision
~

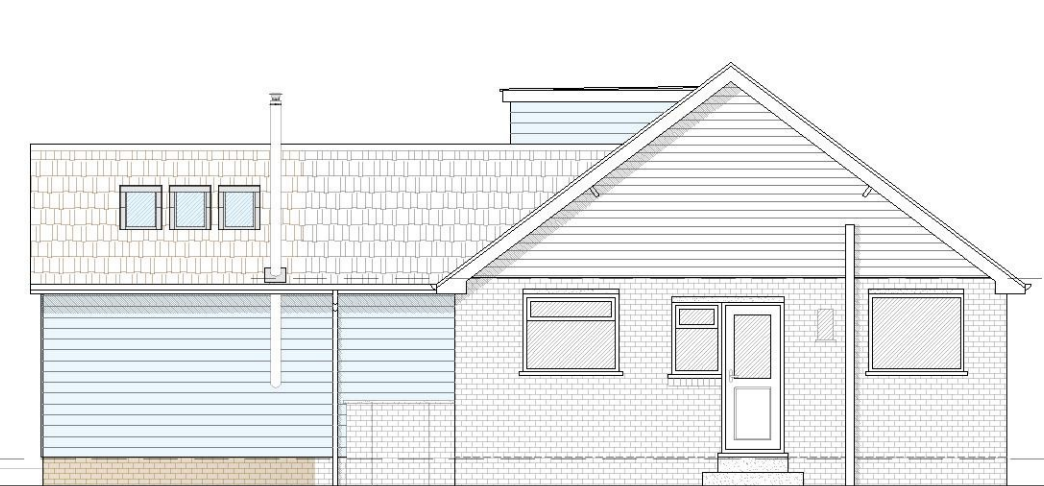
Rev	Date	Description

PROPOSED ELEVATION & PLANS
Scale 1:100 © A1

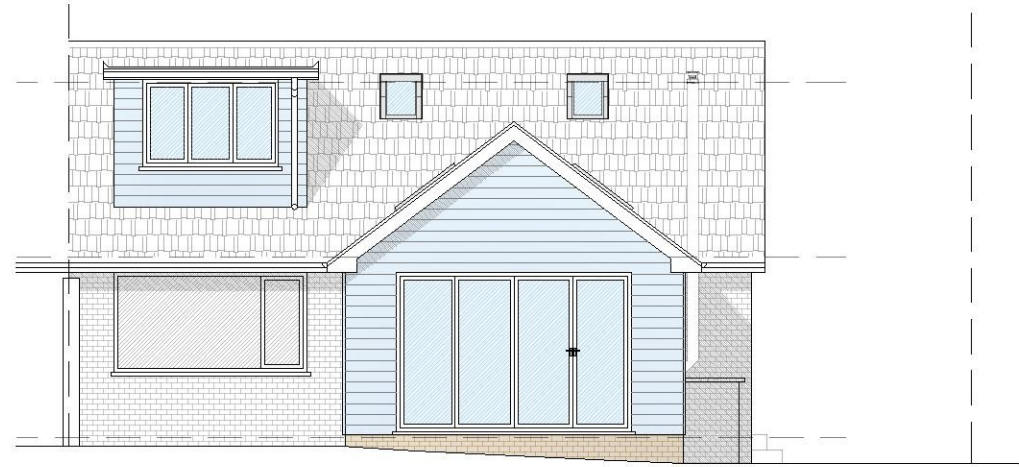
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1:100 Scale



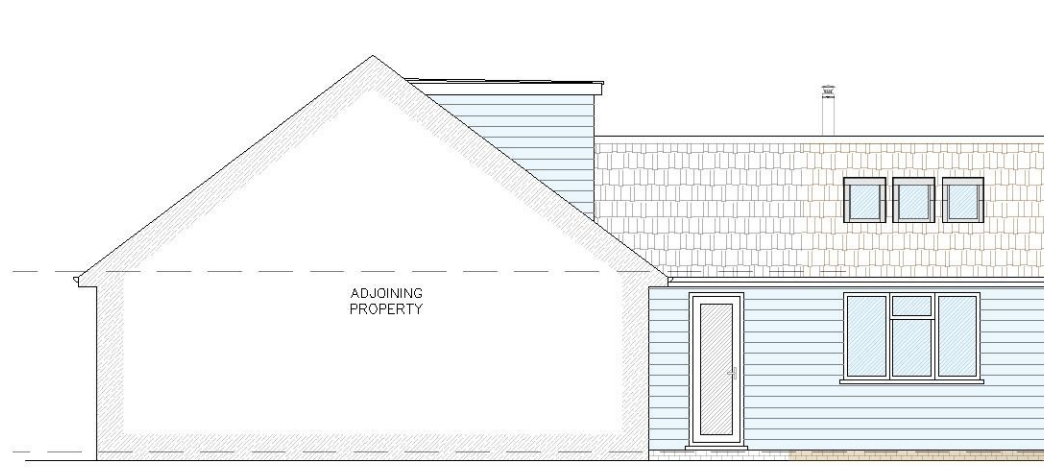
FRONT ELEVATION



SIDE ELEVATION

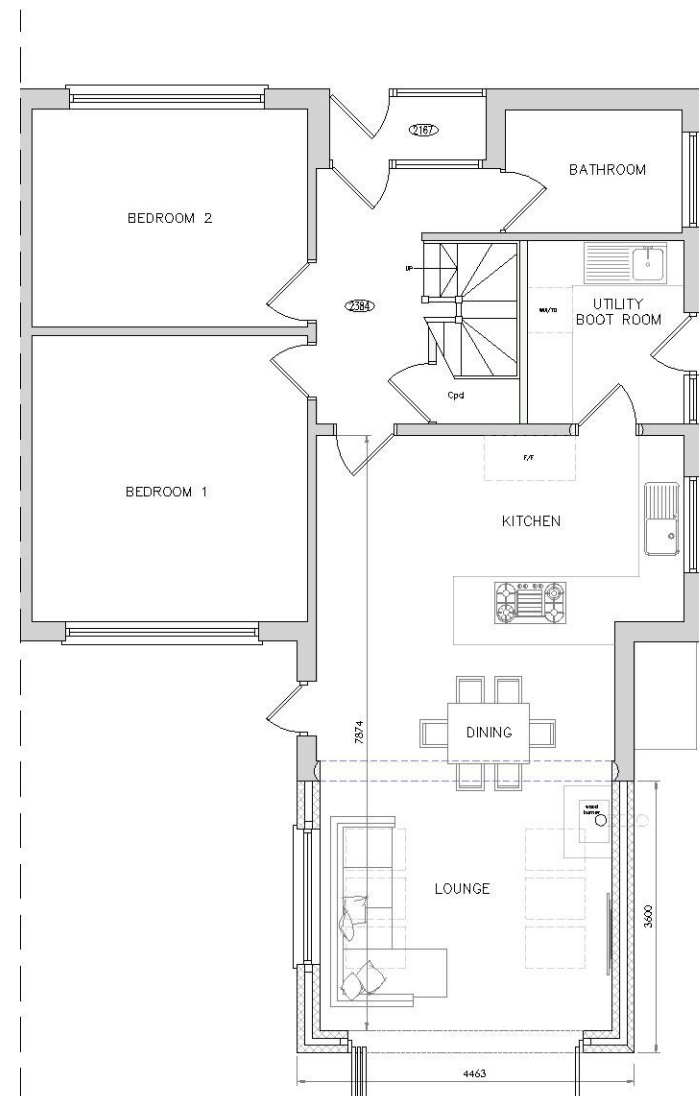


REAR ELEVATION

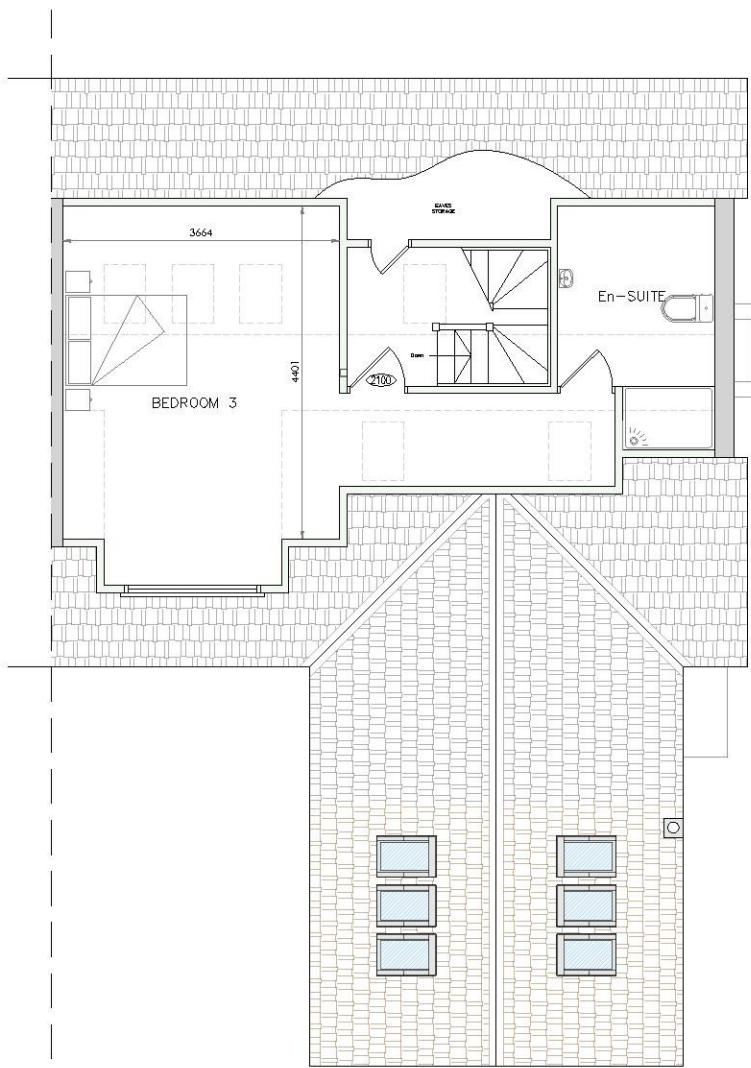


SIDE ELEVATION

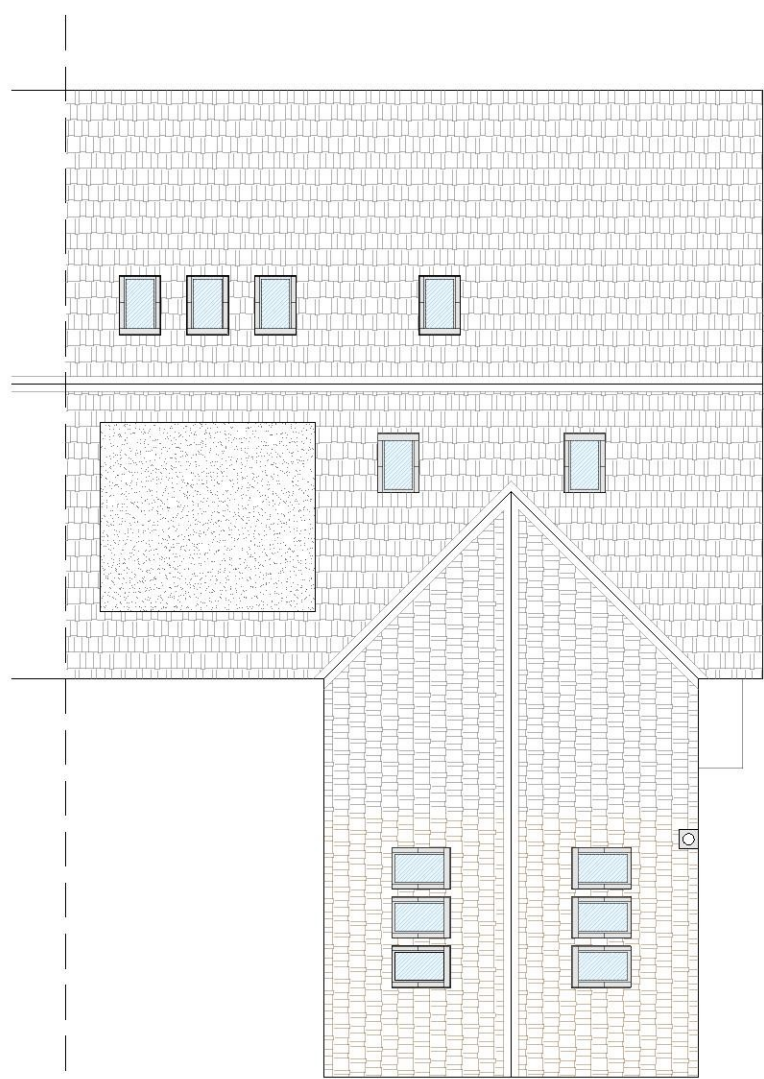
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1:50 Scale



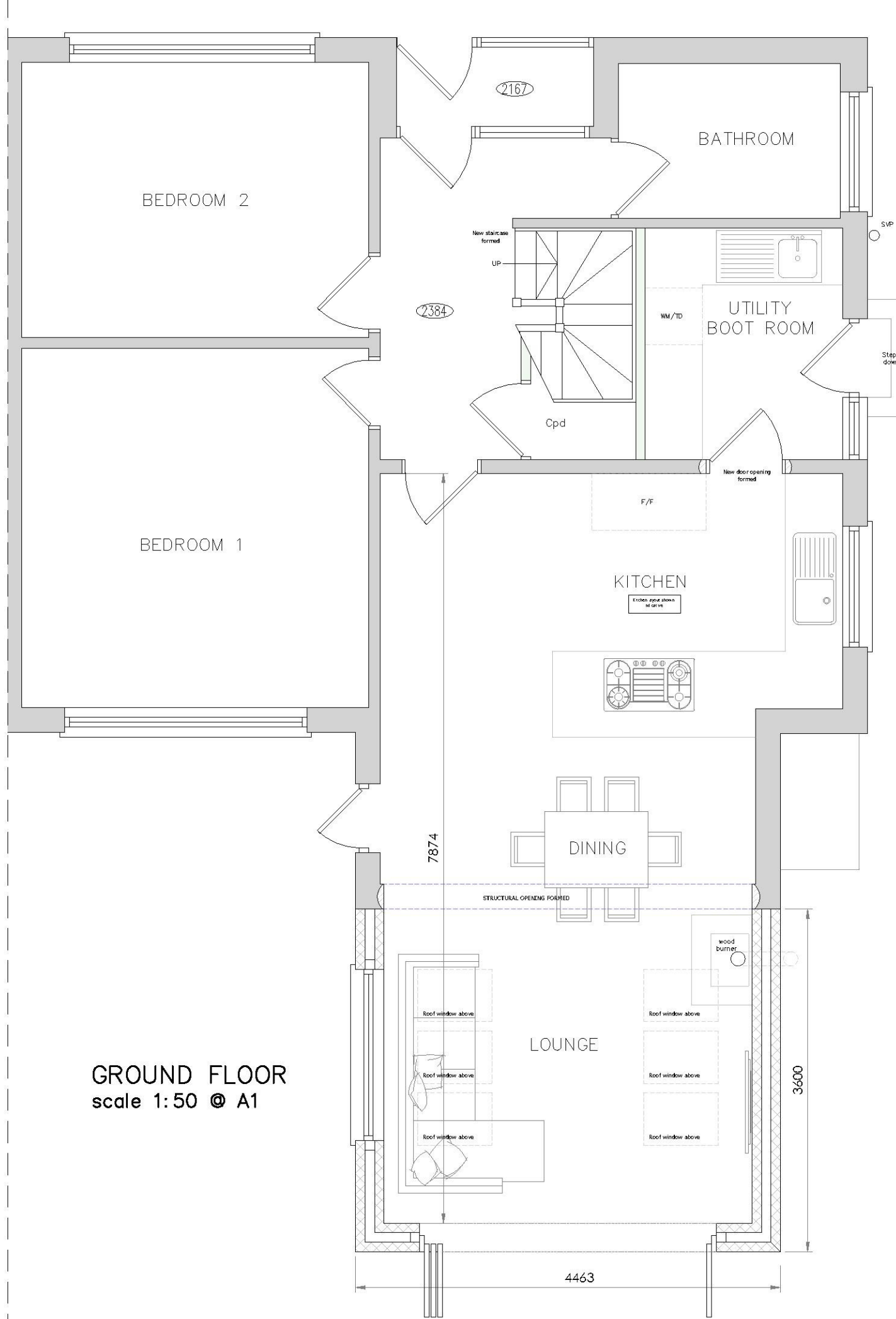
GROUND FLOOR



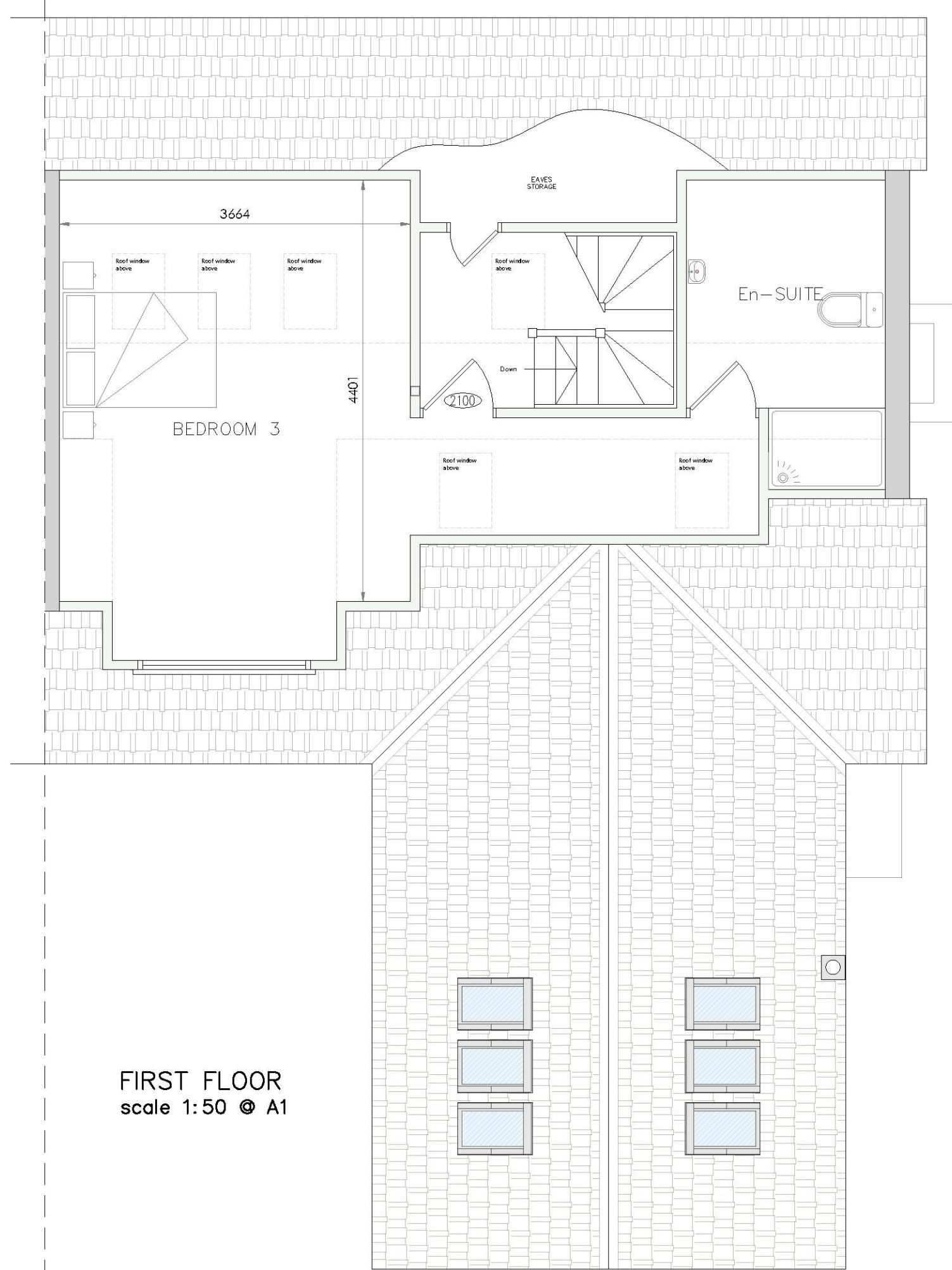
FIRST FLOOR



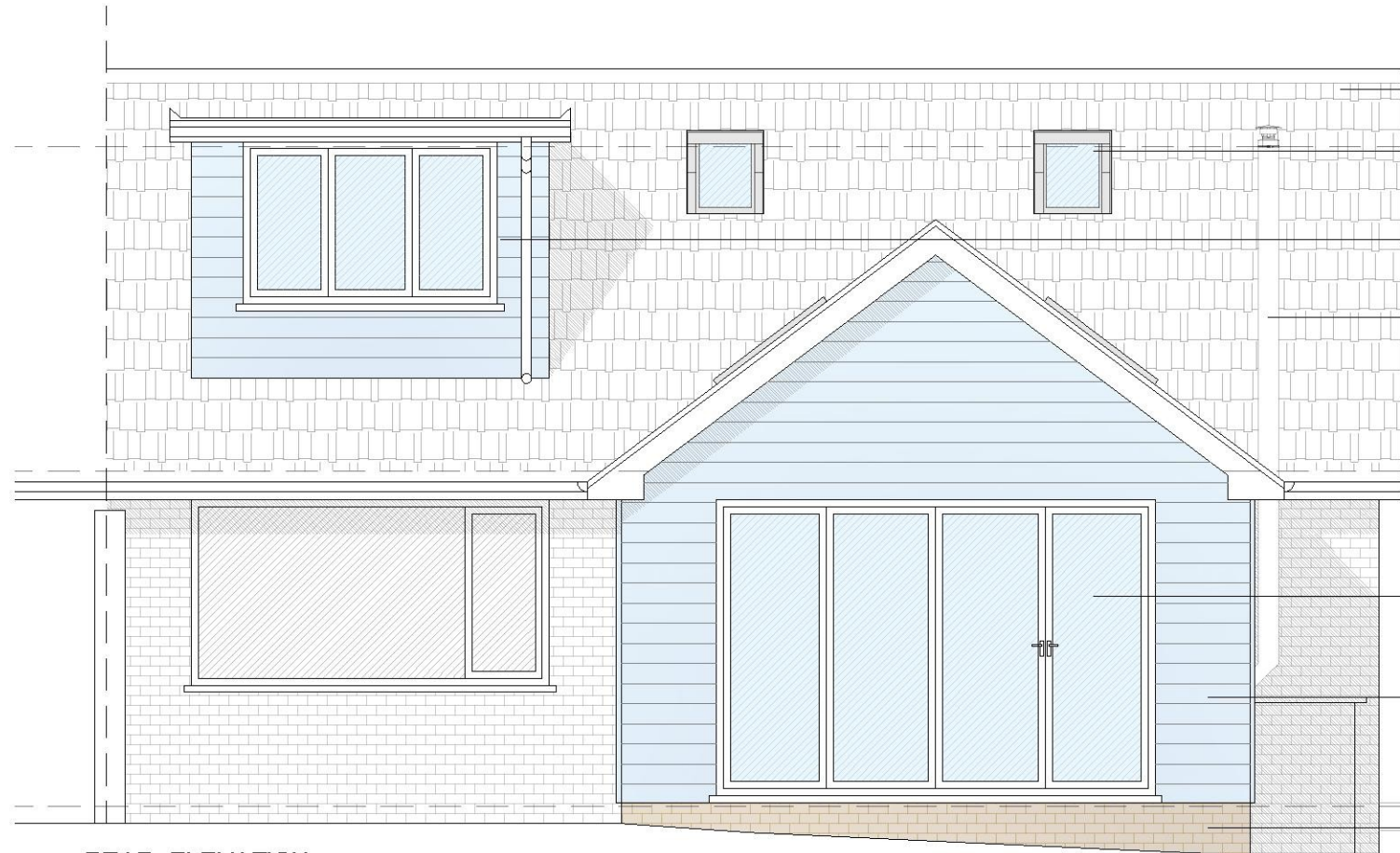
ROOF PLAN



GROUND FLOOR
scale 1:50 © A1



FIRST FLOOR
scale 1:50 © A1



REAR ELEVATION
scale 1:50 © A1

- Existing main dwelling
- Glazed roof windows
- Rear dormer clad in textured weatherboard cladding
- Wood burning stove flue system by specialist installers
- Aluminium/timber bi-folding doorset
- Textured weatherboard cladding - colour TBC
- facing brickwork plinth to match existing

THERMAL BRIDGING
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PARTY WALL ACT
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Client
Mr & Mrs Hoople

Project
BourneEnd, Barton Field, Lymington
Kent CT18 8EX

Title
REAR & LOFT EXTENSIONS
PROPOSED SCHEME

Scale @ A1
as noted

Scale @ A1
N/A

Date
JAN 18

Proj No
04239_MH02

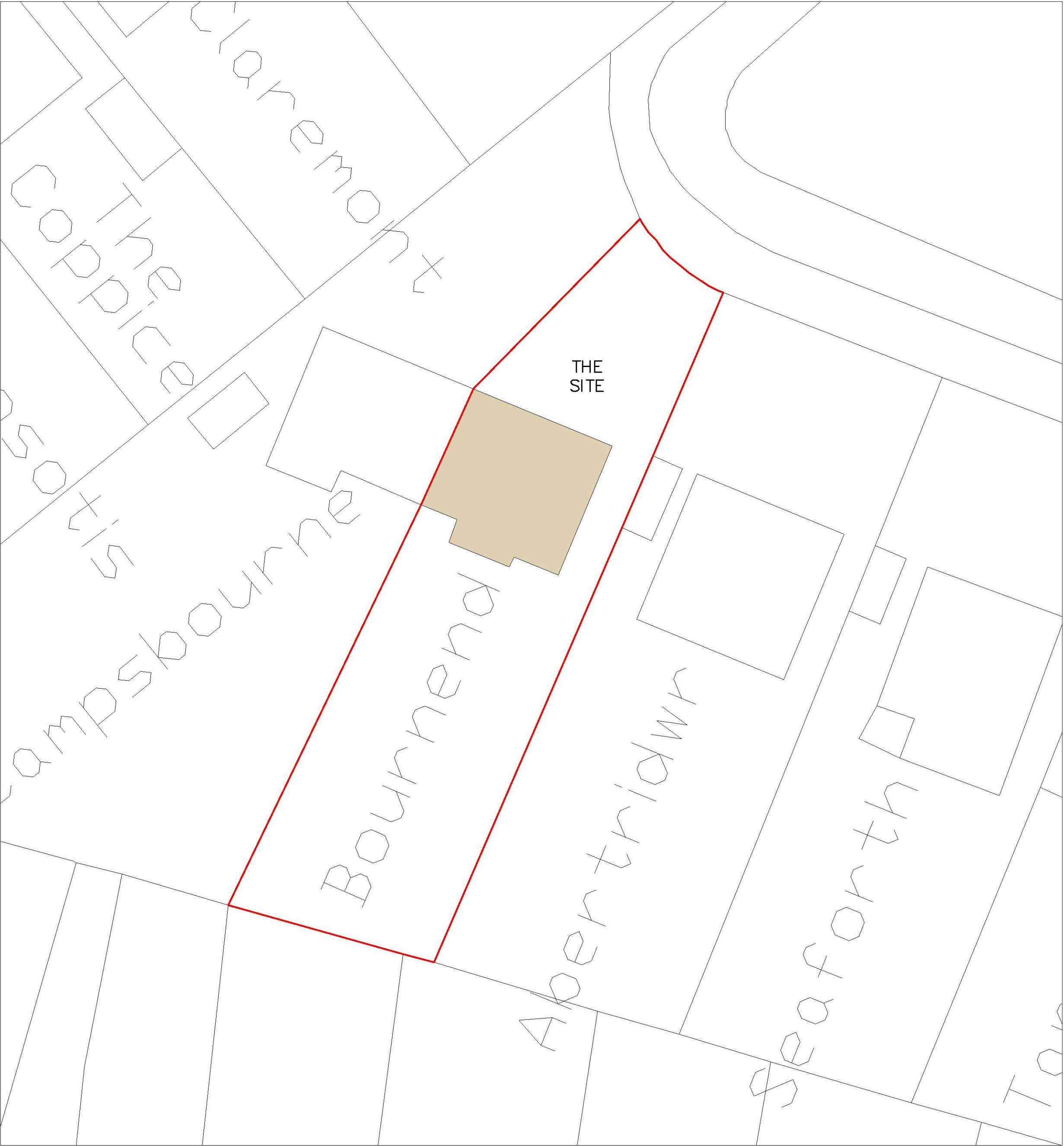
Revision
C

Rev	Date	Description
A	Jan 18	rear extension size amended; burner added; minor amendments as per clients requirements
B	Feb 18	External finishes amended
C	Apr 18	Rear dormer size amended

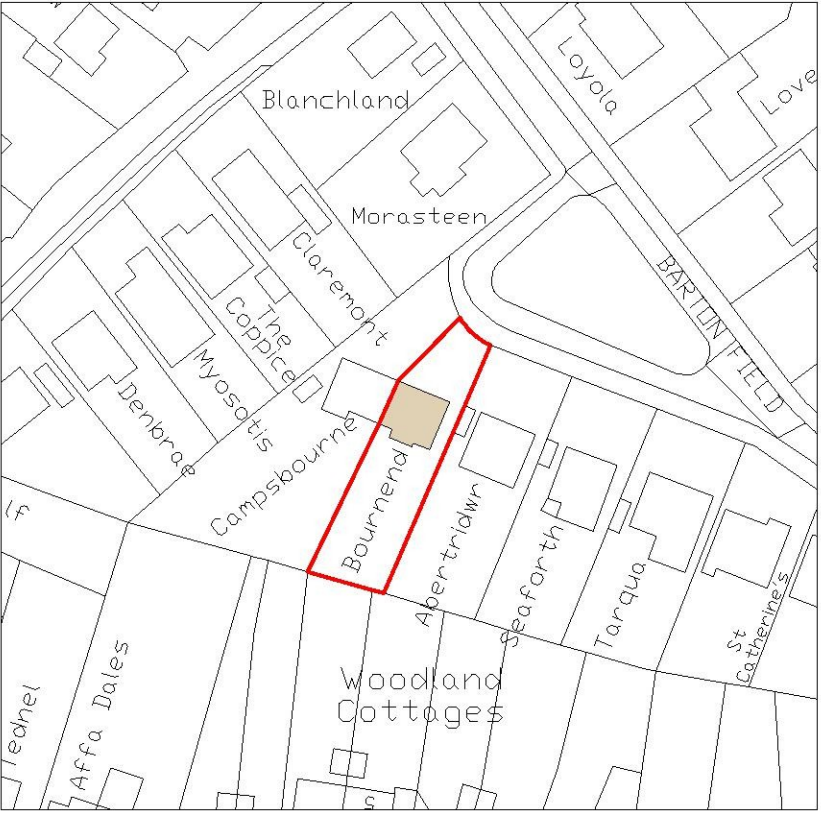
BLOCK PLANS
Scales as noted

10mtr
9mtr
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1mtr
0mtr
1:200 Scale

10mtr
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5mtr
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1mtr
0mtr
1:50 Scale



EXISTING BLOCK PLAN
Scale 1:200 ● A1



SITE PLAN
Scale 1:1250 ● A1



PROPOSED BLOCK PLAN
Scale 1:200 ● A1

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Kent CT3 1DZ enquiries@ltservices.co.uk

Client Mr & Mrs Hoople
Project BourneEnd, Barton Field, Lyminge
Kent CT18 8EX

Title REAR & LOFT EXTENSIONS
BLOCK PLANS
Scale @ A1 Scale @ A3 Date
as noted N/A JAN 18

Proj No 04239_MH03 Revision A

Rev	Date	Description
A	Apr 18	Block plans updated