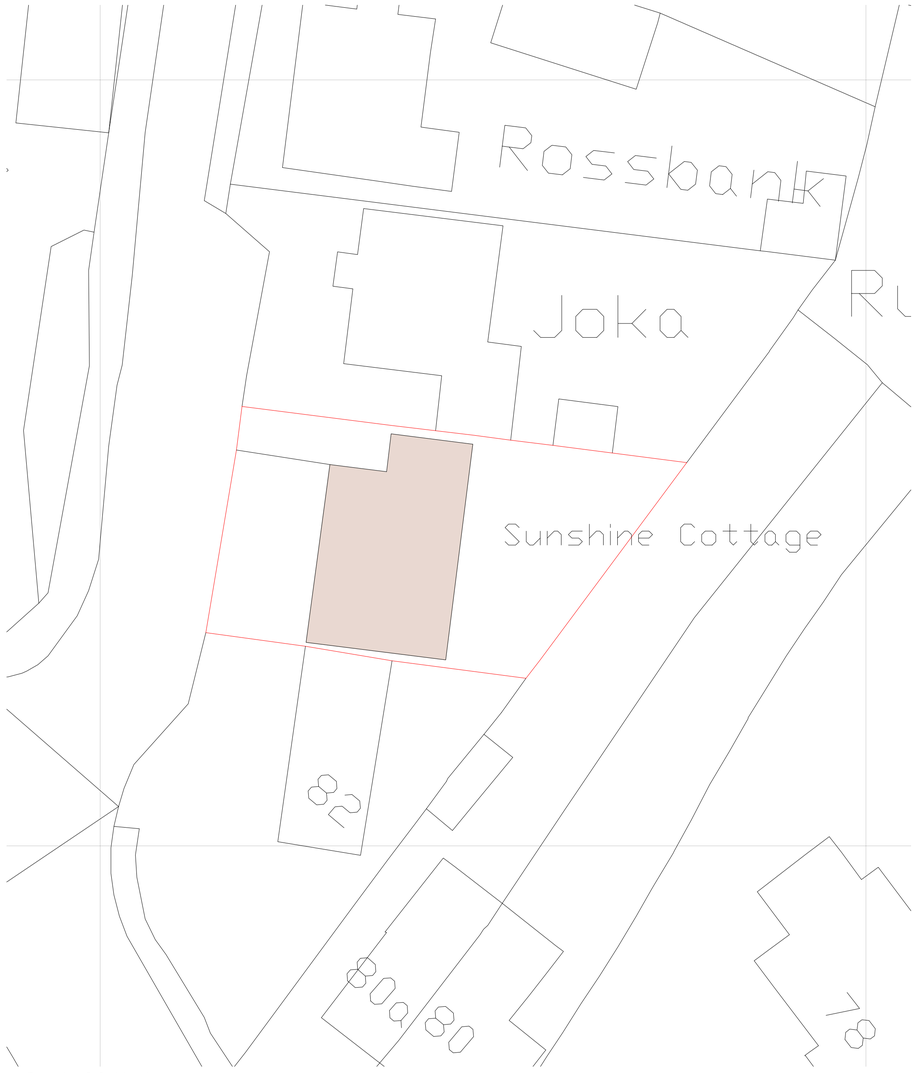
SITE & BLOCK PLANS

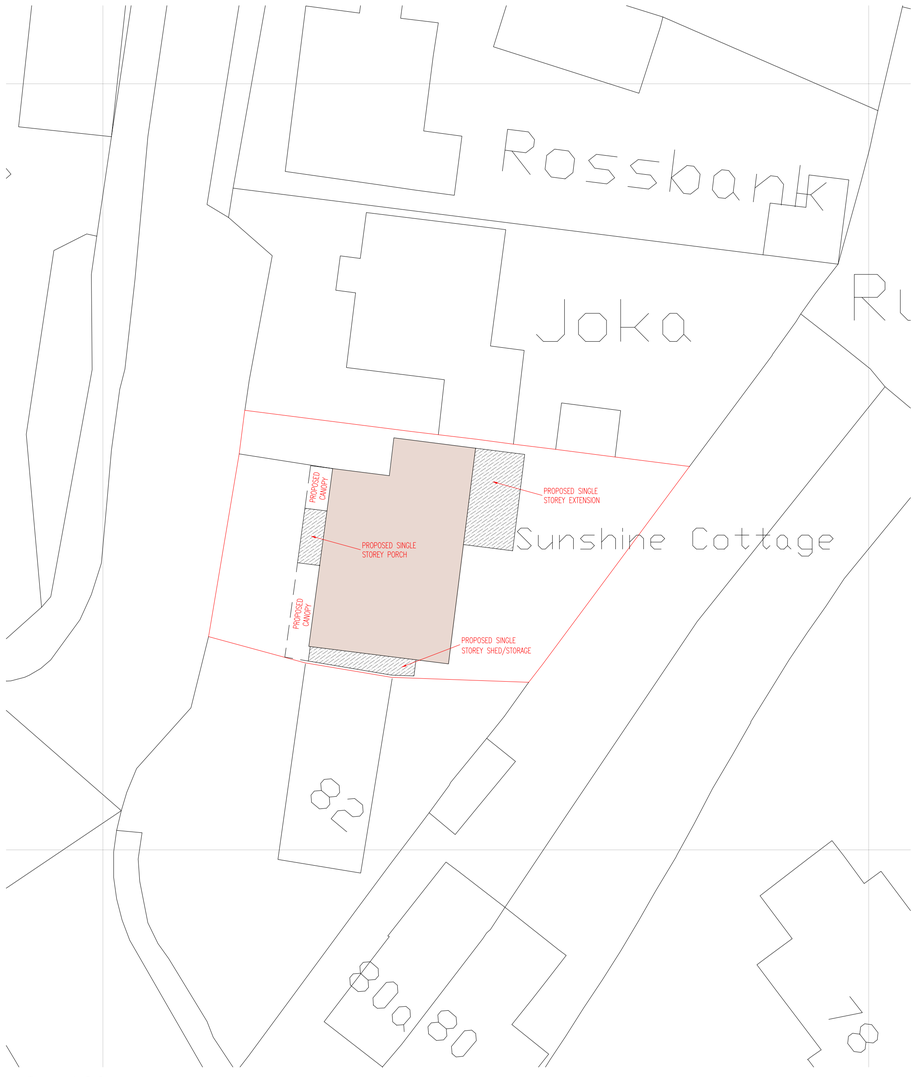
Scale(s) as shown @ A1



1 BLOCK PLAN

EXISTING

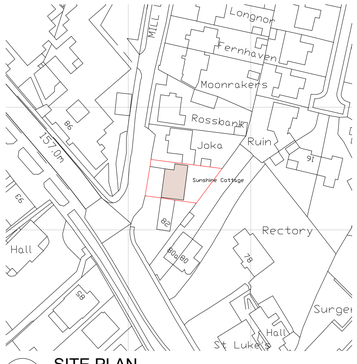
Scale 1:200



2 BLOCK PLAN

PROPOSED

Scale 1:200



3 SITE PLAN

Scale 1:1250

20m
19m
18m
17m
16m
15m
14m
13m
12m
11m
10m
9m
8m
7m
6m
5m
4m
3m
2m
1m
0m

1:200 Scale

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 lintels 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 FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S 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 2015 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:

- 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.

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 (Kite 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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Project: Sunshine Cottage, Mill Lane, Hawkinge
Kent CT18 7BY

Title: PROPOSED REAR EXTENSION
SITE & BLOCK PLANS

Scale @ A1: as noted | Scale @ A3: N/A | Date: FEB 23

Drg No: 05102_MH04 | Revision: G

Rev	Date	Description
A	JUL 23	SITE & BLOCK PLANS UPDATED
B	DEC 23	FRONT BOUNDARY FENCE NOTES AMENDED
C	DEC 23	FRONT PORCH ADDED TO SITE/BLOCK PLANS
D	MAY 24	FRONT BOUNDARY FENCE REMOVED
E	MAR 25	SITE & BLOCK PLANS UPDATED
F	APR 25	SIDE STORAGE SHED ADDED TO SITE/BLOCK PLANS
G	AUG 25	SITE/BLOCK PLANS UPDATED