G. R. MERCHANT LTD.
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ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
REAR EXTENSION & ALTERATIONS.
DELPH HOUSE.
8 DELPH FIELDS, LONG SUTTON.
SPALDING, LINC'S. PE12 9PJ.

Client
MR. & MRS. J. SMITH.

Drawing
FLOOR PLANS & ELEVATIONS
LOCATION & SITE PLAN
EXISTING.

Job Ref.	Drawing No.
9719-20.	01.

Date	Drawn
OCTOBER 2020.	SLP.

Scales
1/ 50. 1/100. [unless otherwise stated]

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be loaned, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions assumed by the Architect. No responsibility can be accepted for abnormal conditions which may be encountered during construction unless reported to the Architect at that stage. Attention is drawn to the Architect's specific site conditions before foundation work is undertaken. This drawing is limited to the extent of information contained and does not purport to contain a full specification of the works, it is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The work will not be warranted or completed on site by G.R. Merchant or any representative thereof, it is the client or their appointed agents responsibility to ensure adequate and appropriate Contractors are employed to undertake the works and that they are competent and experienced in the type of work detailed on this drawing. Materials and workmanship to be in accordance with the latest British Standard Specification or other National Standard where no British Standard exists. Any discrepancies found between this drawing and site conditions are to be reported to the Architect before proceeding with the work. Dimensions are not to be scaled from this drawing. Any variations to the approved drawings and specification may invalidate the Building Regulation Approval and Planning Approval. Any proposed alterations to the structure shown on this drawing must be discussed with the Architect before proceeding. Existing walls, chimneys, partitions and openings are to be carefully investigated for structural stability and adequacy before any work is commenced. Any opening up work is to be carried out with the minimum disturbance to the existing structure and adequate temporary support provided where necessary. Existing drains are to be investigated and tested for adequacy before any work is commenced. Where new drains are to be connected to existing drains the invert level of the existing drain must be established before work commences. Where new drains are to be connected to existing drains they must be tested in the presence of the Building Control Officer. All new drains to be laid to minimum gradients of 1:40 unless otherwise agreed with the Building Control Officer. Where drains are to be laid in close proximity to trees, allowance must be made for tree roots. Existing drains to be used must be thoroughly cleaned and checked for soundness. Rainwater pipes and gutters to be fixed in accordance with the manufacturers instructions. Soil and vent pipework to be ventilated at high level in accordance with the Building Regulations. Electrical work to be carried out by competent persons and certificates issued to the Building Control Officer on completion. Gas fittings to be installed by a CORGI registered installer and certificates issued on completion. Smoke detectors to be installed in accordance with the Building Regulations. Provision to be made for the disabled in accordance with the Building Regulations. Means of escape in case of fire to be provided in accordance with the Building Regulations. Reasonable provision to be made for the health and welfare of persons employed on the site in accordance with the Construction (Design and Management) Regulations. Any proposed alterations to party walls to comply with the Party Wall etc. Act 1996. Work including alterations to drains to comply with Building Regulations. Any new connection to a sewer requires the approval of the sewerage undertaker. Provision to be made for the disposal of surface water. Any work including alterations to or discharge from a private sewage treatment plant or cesspool must comply with Environment Agency recommendations. Provision to be made for adequate ventilation in accordance with the Building Regulations. Window openings in walls adjacent to the boundary shall be sited to prevent overlooking of adjoining property in accordance with the Town and Country Planning General Permitted Development Order 1995. Any new or replacement glazing in critical locations to be safety glazing to comply with the Building Regulations. Glazing to doors and adjacent to sidelights and fixed glazing to be safety glazing to comply with the Building Regulations. Fire precautions to be taken during the course of the works to comply with the Building Regulations. Any extract ventilation to be provided in accordance with the Building Regulations. Provision to be made for the control of noise from plant or machinery in accordance with the Building Regulations. Sanitary fittings to be in accordance with the Building Regulations. Hot water storage vessels to be indirectly heated and fitted with an overflow pipe. Cold water storage cisterns to be fitted with a servicing valve and have a capacity sufficient to maintain adequate supply of cold water to the system. Any new or replacement windows to be draught stripped. Insulation to be provided to the roof space in accordance with the Building Regulations. Insulation to be provided to the walls in accordance with the Building Regulations. Insulation to be provided to the floor in accordance with the Building Regulations. Any new or replacement heating system to be provided with appropriate controls in accordance with the Building Regulations. Low energy light fittings to be provided throughout in accordance with the Building Regulations. Any new or replacement hot water cylinder to be fully insulated in accordance with the Building Regulations. Any new or replacement sanitary fittings to be dual flush in accordance with the Building Regulations. Any new or replacement taps to be of a water saving design in accordance with the Building Regulations. Any new or replacement showers to be fitted with a thermostatic mixing valve in accordance with the Building Regulations. Any new or replacement WC to be dual flush in accordance with the Building Regulations. Any new or replacement WC cisterns to be fitted with a water saving device in accordance with the Building Regulations. Any new or replacement external doors and windows to be draught stripped in accordance with the Building Regulations. Any new or replacement external doors to have a U value of 1.8 W/m²K or better in accordance with the Building Regulations. Any new or replacement windows to have a U value of 2.0 W/m²K or better in accordance with the Building Regulations. Any new or replacement roof lights to have a U value of 2.2 W/m²K or better in accordance with the Building Regulations. Any new or replacement rooflights to be fitted with a blind in accordance with the Building Regulations. Any new or replacement fixed glazing to have a U value of 1.6 W/m²K or better in accordance with the Building Regulations. Any new or replacement doors to have a U value of 1.8