



SITE LOCATION SCALE 1:1250

GENERAL NOTES.

1. All dimensions are in mms. uno.
 2. The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
 3. The materials for new construction shall be generally similar to the existing so that the new work shall blend into the existing, unless noted otherwise.
 4. The detailed specifications where given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed..
 5. Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.
 6. Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
 7. The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
 8. These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
 9. For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
 10. The Design may be limited to basic structural and layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and or contractor shall be responsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether.
- Where The Construction (Design and Management) Regulations 2007 (CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken



BLOCK PLAN SCALE 1:500



Rear view of existing
outbuilding from rear
service road



Side view of existing
outbuilding from shared
alleyway



Front view of existing
outbuilding from rear
garden of subject dwelling



Rear view of 90 Waltham Avenue
from rear garden

THE PRESENT PREMISES IS AN END OF TERRACED HOUSE AND USED AS A SINGLE RESIDENTIAL DWELLING. THE HOUSE HAS A LIVING ROOM, DINING, KITCHEN AND DETACHED OUTBUILDING ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE ARE 3-BEDROOMS AND FAMILY BATHROOM.

THESE DRAWINGS ARE FOR PROPOSED
SINGLE-STOREY DETACHED OUTBUILDING IN REAR
GARDEN TO USE AS GYM & GARDEN STORAGE
WHICH WILL BE USED INCIDENTALLY TO THE
ENJOYMENT OF THE MAIN DWELLING

Existing Areas Approx.

Site Area	311 sqm
Ground floor	44 sqm
Outbuilding	18 sqm

Proposed Areas Approx.

Ground floor	44 sqm
Outbuilding	29 sqm

SITE PHOTOS

STANDARD ABBRIVIATIONS

AB	air brick	GV	gas valve
BR	boiler	IC	inspection cover
DW	dishwasher	IL	invert level
FR	fridge	MH	manhole
CK	cooker	SC	stop cock
OV	oven	PB	plot boundry
KS	kitchen sink	SW	surface water
HW	hot water tank	FW	foul water
HR	head room		
SVP	soil vent pipe		
FWP	foul water pipe		
RWP	rain water pipe		
RAD	radiator		
THS	thermostat		
EX	extract fan		



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CLIENT:

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PROJECT:

PROPOSED SINGLE-STOREY DETACHED
OUTBUILDING IN REAR GARDEN TO USE AS
GYM & GARDEN STORAGE AT
90 WALTHAM AVENUE, HAYES UB3 1TD

SCALE:
AS SHOWN

DRG. NO:
2303-WALTHAM AVE 90-301