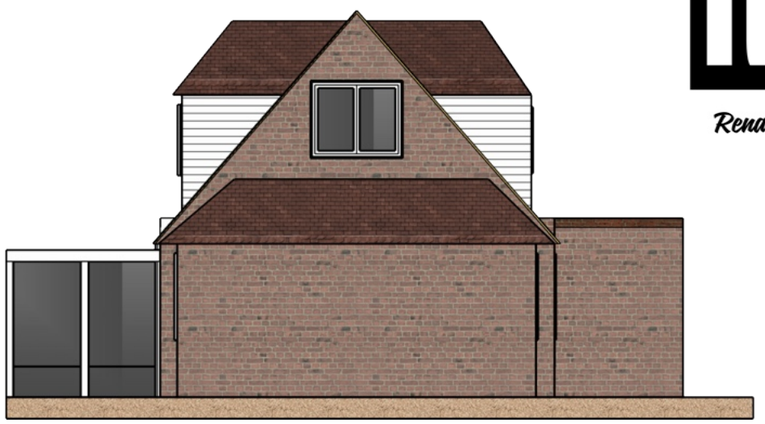
EXISTING FRONT ELEVATION



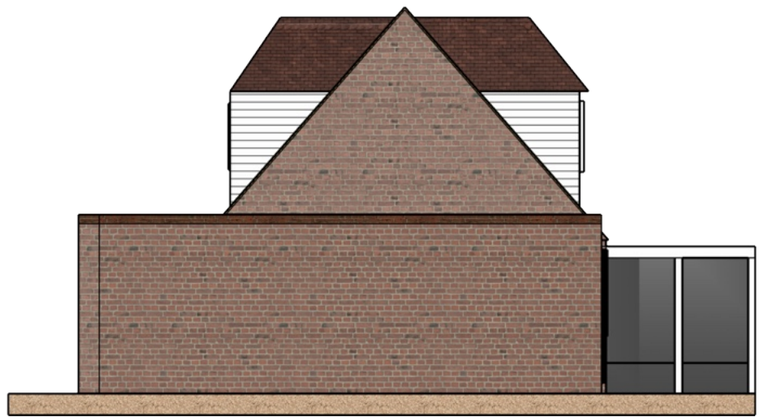
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PARTY WALL ACT 1996 - OWNERS RESPONSIBILITY

Under the requirements of the Party Wall etc. Act 1996 the property owner must serve a P*arty Structure Notice* on any adjoining owner before carrying out building works on, to or near an existing party wall that involve any of the following:

- Supporting a beam
- Inserting a DPC through the wall
- Raising a wall or removing projections
- Demolishing & rebuilding
- Underpinning
- Inserting lead flashing

The same requirement applies to certain excavations, specifically:

- Excavations within **3.0 metres** of an existing structure where the new foundations will be deeper than the adjoining foundations.
- Excavations within **6.0 metres** of an existing structure where the new foundations lie within a 45Degree line of the adjoining foundations.

A Party wall agreement must be in place before any works commence on site.

1:100

1m 2m 3m 4m 5m

100mm 200mm 300mm 400mm 500mm

1:5

1:50

1m 2m 3m 4m 5m

RDS

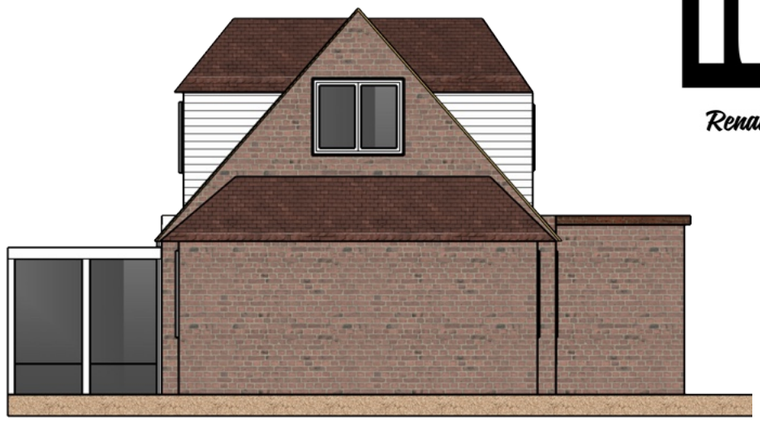
Renaissance Design Studio

FOR ISSUE TO : PLANNING
CLIENT : DIEGO
1B MOLLY MILLARS LANE, WOKINGHAM
DESCRIPTION OF WORKS :
REPLACE GARAGE DOOR WITH WINDOW
DRAWING TITLE :
EXISTING ELEVATIONS
SCALE : 1:100
PAPER SIZE : A3

PROPOSED FRONT ELEVATION



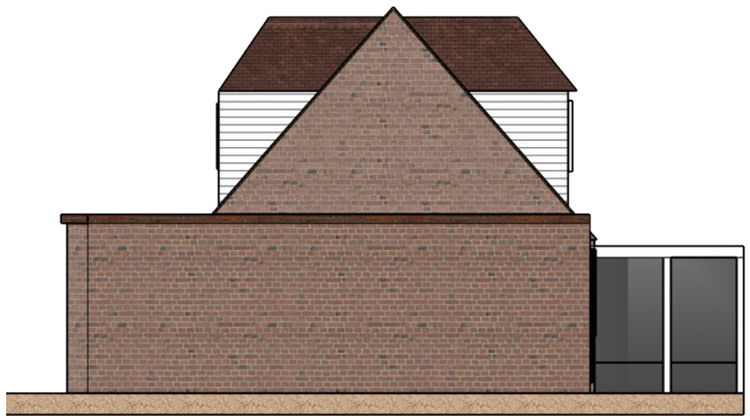
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



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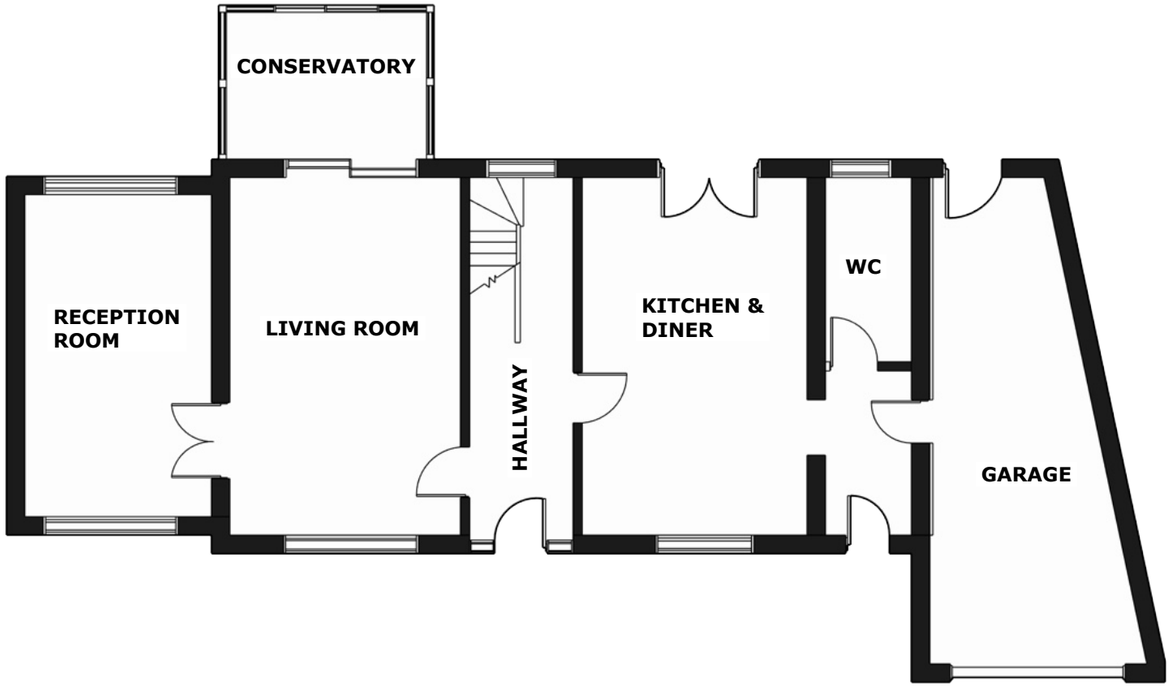
RDS

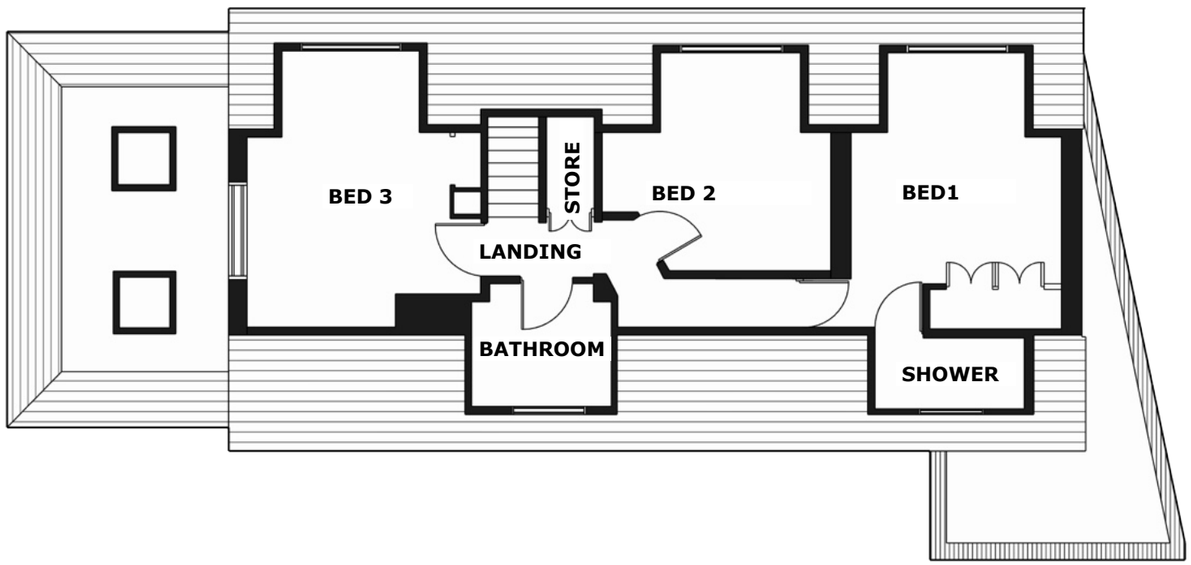
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EXISTING FLOOR PLANS

Renaissance Design Studio





1:100 1m 2m 3m 4m 5m

GENERAL NOTES -

1. Purpose Drawings
All drawings are prepared solely for *planning* and *building regulation* purposes.
It is the employer's responsibility to ensure full compliance with CDM Regulations, including the provision of all necessary method statements.
All Health & Safety Executive (HSE) regulations must be strictly observed.
2. Temporary Works
The contractor is responsible for the design, erection, and maintenance of all temporary works required to carry out construction. These must be implemented without compromising the building's structural safety.
3. Standards of Workmanship
All materials and workmanship must comply with the relevant **British Standards** and **Codes of Practice**.
4. Foundations
- Foundations must be excavated to a minimum depth of 1.0m or as specified on these drawings.
- The actual depth may be adjusted on site in response to changes in the **ground conditions (Substrata)**.
- All foundations are subject to approval by the **structural engineer** or **Building Control Body**.
- For Foundations near trees's, depth must follow NHBC "Building Near Trees" guidance.
5. Contractor's Pre-construction Site Meeting
Before commencing works, the contractor must visit the site and discuss in detail with the client the following:
- Heating - New & existing systems
- Radiator Positions
- Electrical Works - New & existing
- Internal & External Decorations
- Wall, Floor & Ceiling Finishes
- Window & Door Types
- Installation of Sanitaryware
- Wall & Floor Tiling
- Relocation of any meters
- Removal & Clearance of all Materials from Site
6. Soft Landscaping Specification
To be carried out in accordance with the agreed landscaping plan & relevant standards.

GAS WORKS

Any works to the boiler or gas to be carried out by a registered Gas Safe engineer and certification issued to Building Control.
Log burning stoves to be installed and certified by a HEETAS registered company/person.
Existing gas meter is to be relocated from inside existing garage to a new box externally. Works to be carried out by local gas authority.
Extend all heating and hot water services from existing and provide new TVRs to radiators.
Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

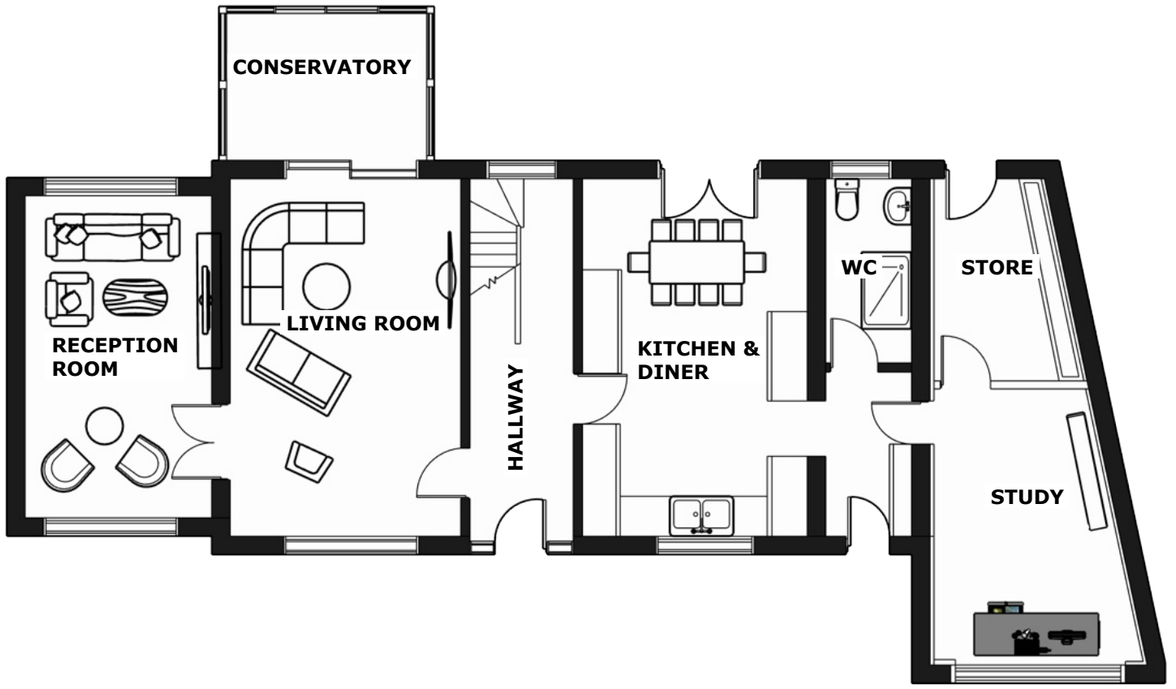
INSPECTION & COMPLETION OF WORKS

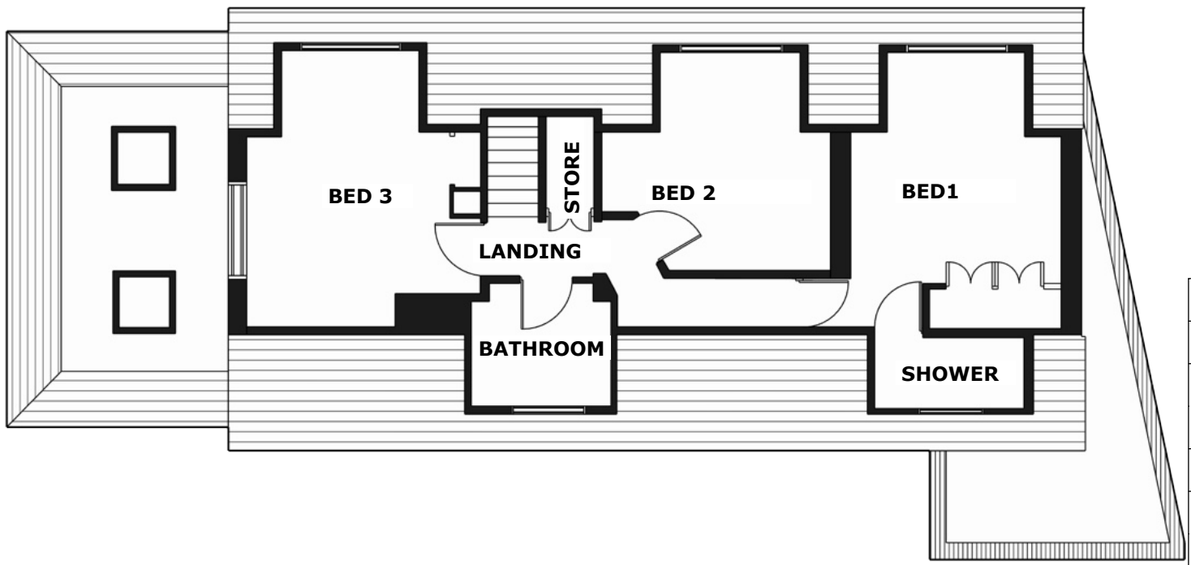
Contractor to notify Building control at commencement of works, afterwhich inspection is to be requested for all relevant stages such as Excavations, Oversite, Structural inspections including roof, steelwork and insulation stages. Any additional inspection are also to be adhered to as requested by the Building Control Body. Completion inspection is to be booked by the contractor and certificate provided to client.

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1B MOLLY MILLARS LANE, WOKINGHAM
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REPLACE GARAGE DOOR WITH WINDOW
DRAWING TITLE :
EXISTING FLOOR PLANS
SCALE : 1:100
PAPER SIZE : A3

PROPOSED FLOOR PLANS

Renaissance Design Studio





1:100 1m 2m 3m 4m 5m

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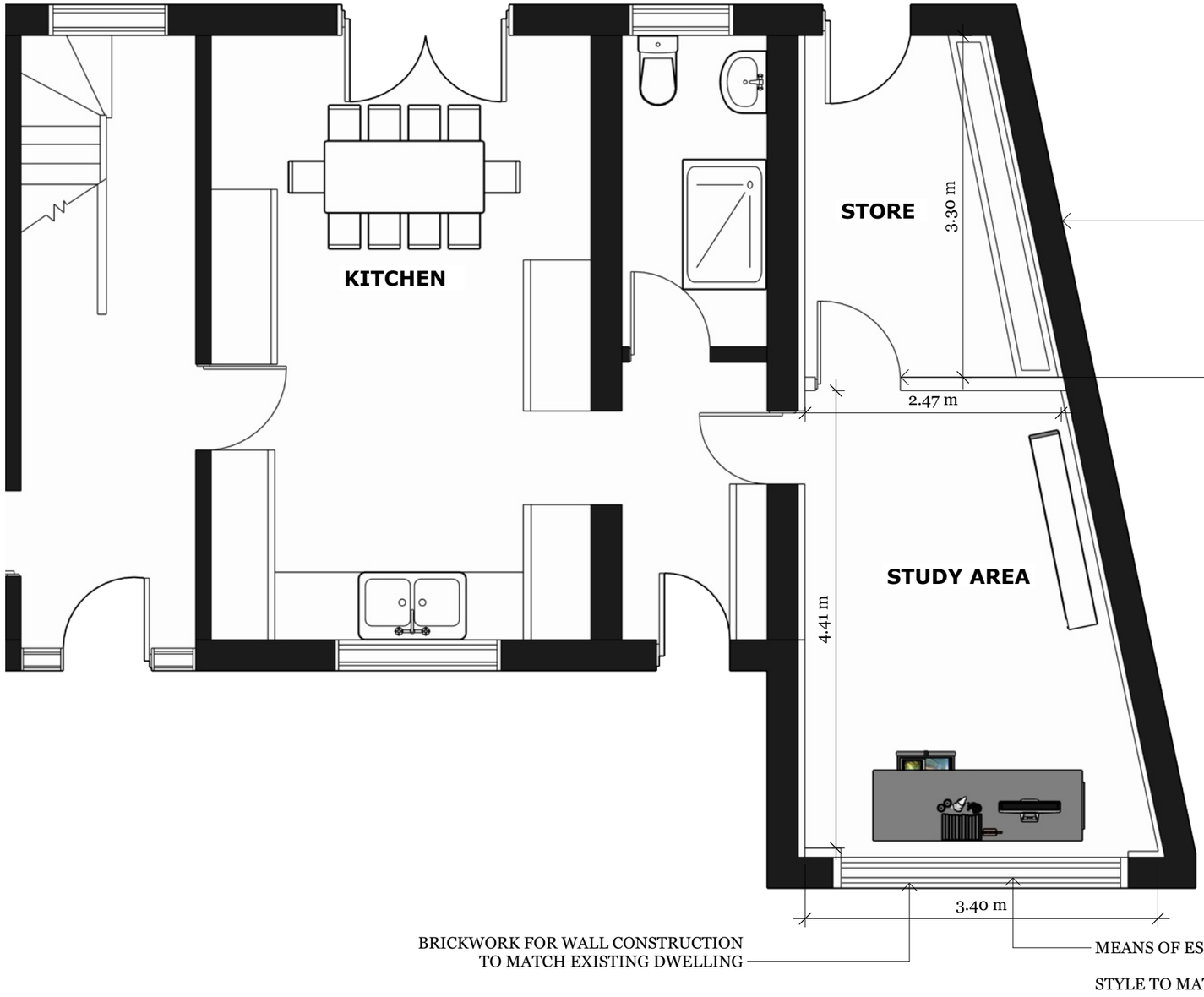
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PROPOSED FLOOR PLANS
SCALE : 1:100
PAPER SIZE : A3

PROPOSED GROUND FLOOR PLAN



EXISTING GARAGE STRUCTURE TO BE RETAINED

NEW BUILDING REGULATIONS APPLICATION TO BE SUBMITTED FOR GARAGE CONVERSION

INTERNAL PARTITION TO HAVE DOOR SEPARATING TWO SPACES BEING CONVERTED

BRICKWORK FOR WALL CONSTRUCTION TO MATCH EXISTING DWELLING

MEANS OF ESCAPE COMPLIANT WINDOW

STYLE TO MATCH EXISTING DWELLING

1:5
1:50

100mm 200mm 300mm 400mm 500mm

1m 2m 3m 4m 5m

FOR ISSUE TO : PLANNING
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