1. **Dimensions.**

The extension in width is smaller on the side giving the neighbours more space at the boundary than the existing arrangement all drawings are to scale meaning if you wish to get measurements, please use a scale ruler.

2. **Main drain / sewage under patio (Footings for the kitchen extension)**
   H4 BUILDING OVER OR NEAR PUBLIC SEWERS
   The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
   - The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
   - The length of the drain or sewer under the proposed building or extension will exceed 6m.
   - The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

   PUBLIC SEWER REQUIREMENTS

   Special measures may be required for the following:

   - Soils easily eroded by ground water leaking into the drain or sewer, e.g. silty sands, saturated silts and peat.
   - A rising main (except those used for the building only).
   - Any sewer or drain constructed from brick or masonry.
   - Drains or sewers in poor condition.
   - Sites prone to subsidence.

   (Advice to be sought from the Sewerage undertaker).

   Other provisions that may apply to Sewers:

   - Any repairs or replacements of a sewer public or drain is to be carried out by the sewerage undertaker.
   - Access points to sewers to be in places where they are accessible and apparent for use in a emergency.
   - All drains or sewers running under a building to be provided with a minimum of 100mm of granular fill around the pipe.
   - the crown of a pipe is within 300mm of the underside of a floor slab special protection to be provided.

- Where a pipe runs less than 2m below a building the foundation is to be extended so that the pipe passes through the wall.
- Where the pipe is more than 2m deep to the invert and passes beneath the foundation, the foundation is to be designed as a lintel, spanning over the drain, the lintel should span 1.5m either side of the pipe.
- A drain trench is not to be excavated lower than the foundations of any building nearby.

There are no inspection chambers found on the patio and the direction of the foul water is unknown so it's hard to say if the extension will be over the foul water drainage.

PIPES PASSING THROUGH TRENCH FOUNDATIONS
The load-bearing capability of foundations must not be affected where services pass through.
The pipe work to be sleeved. Flexible material to be provided around pipe and flexible joints to be provided where pipes exit the foundation.
Alternatively
Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe.
DPC to be provided as required by BCO.
Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

We will work with building control to ensure the foul water drainage is made right during the construction stage.

3. **When is this work starting?**

   Due to many unknowns, it is unpredictable as to when planning will be approved and building control satisfied which is out of our control if planning is approved, the client would want to start it within the 3 years after approval.

   To be as specific as possible the client would wish to get this done this year if possible.

4. **How long this will take.**

This question is hard to predict as the builders will ultimately have to decide this however the client would like to get it done In a timeframe that is suitably swift and has as little effect on the local area as possible.

5. **Temporary barrier whilst demolition of current building. To avoid pollution and excessive noise.**

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.

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.

6. Any potential impact this may have:
● Access (EG the main road and bus lane or rear gravel track).

The proposal doesn't include a change of access to the property the front entrance will stay the same and the gravel track at the rear will be kept the same.

Regarding how builders will access the property and carry out work will be dependent on how large the machinery the existing side access will be demolished created a extra point of access to the rear for a temporary time. This is ultimately up to the builders to access.

● Day light obstructed (Loft conversion) Loss of privacy.

The loft conversion side windows will be opaque to prevent overlooking and have an above-eye level 1.7m opening area to meet natural ventilation standards.

Due to the roof pitch, the dormers can be set as low as compared to the ridge height and of course follow other important regulations around stairs head height of 2m.

Additionally, the side dormer which is the highest alteration to the roof is south-facing meaning the sun will be directed towards that dormer meaning it should not affect the neighbour's sun gain.

The dormer on the rear is in line with the first-floor window meaning that the view is similar to the existing window layout on the first floor meaning there will be no increase in overlooking as the fence dividing the two homes only provides privacy on the ground floor.

If required the windows can be made opaque or a protruding guard could be installed to prevent overlooking if it is deemed a issue.

● Pets and residents' safety and wellbeing - the demolition is where we enter and exit our home.

● Guttering overhanging / Drainage
The extension will be set back from the boundary, this will stop drainage overhanging the boundary at all points. (This should be shown in the plans)

The existing rainwater drainage system will be analysed and assessed to see if its capable of processing the rainwater from the building and if extra measures such as soakaways will be required this will happen during building regulations.
The side extension is a smaller roof space and the loft will stay the same footprint the only increase is the rear extension. So the overall increase shouldn't be drastic please use the to scale plans to measure and access.

• Any impact on liveability / value. • Safeguards to reduce risk of damage to property.

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.