

The property owner is required to serve a party structure notice on the adjoining owner as required by The Party Wall etc Act 1996.

If any discrepancies are found with the plans or structural calculations please contact S.Barrett prior to works continuing so amendments can be made before works progress too far.

Take on site measurements before ordering steel beams etc. Do not scale from the plan or use measurements shown in calculations

Due to the fact that not all information is available to confirm 100% that any proposed work is permitted development it is recommended that clients request a certificate of lawfulness is submitted.

Beam B11
Use 127 x 76 x 13 UKB S355
Bearing R1: 10 mm S275 bearing plate, size 200 x 100 mm
Bearing R2: as R1

Kitchen / utility flat roof joists
Use 47 x 170 C24

Roof trimmer T1
Use 2no 47 x 170 C24

Roof trimmer T2
Use 2no 47 x 170 C24

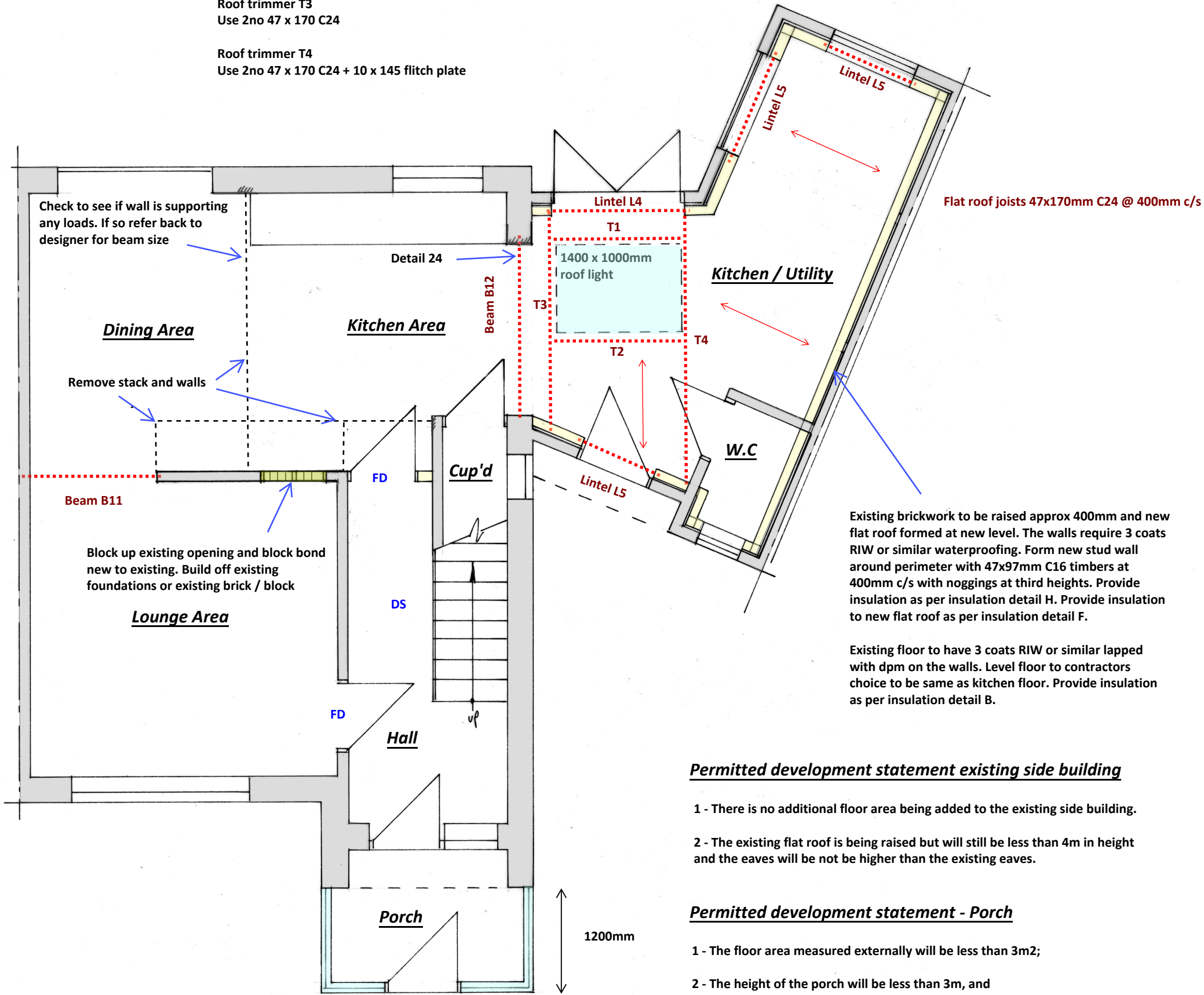
Roof trimmer T3
Use 2no 47 x 170 C24

Roof trimmer T4
Use 2no 47 x 170 C24 + 10 x 145 flitch plate

Lintel L4
Use 2no 47 x 120 C24

Lintel L5
Use 2no 47 x 95 C24

Beam B12
Use 152 x 152 x 23 UKC S355
Bearing R1: 10 mm S275 bearing plate, size 250 x 250 mm
Bearing R2: as R1



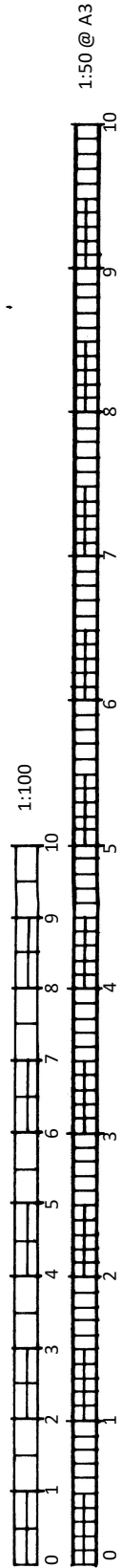
Proposed Ground Floor Plan 1:50

Permitted development statement existing side building

- 1 - There is no additional floor area being added to the existing side building.
- 2 - The existing flat roof is being raised but will still be less than 4m in height and the eaves will be not be higher than the existing eaves.

Permitted development statement - Porch

- 1 - The floor area measured externally will be less than 3m2;
- 2 - The height of the porch will be less than 3m, and
- 3 - The porch is more than 3m away from the highway.



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