

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

**Boiler**  
The existing balanced flue boiler sited within the roof space to the side gable may need re-siting to ensure headroom can be maintained to the staircase. Works to the boiler to be undertaken by a Gasafe registered engineer and certification to be given to the Local Authority on completion and commissioning of the system. All pipe work should be insulated as necessary. Provide thermostatic radiator valves to the new radiators, positioned to the clients' request. Note boiler outlet and mechanical ventilation outlets must not project over the boundary.

**Electric**  
The existing electricity system should be extended to the new parts of the accommodation by a qualified electrical engineer registered as a competent person in accordance with Part P of the Building Regulations. Installation and test certification will need to be given to the Local Authority Building Control Office in accordance with BS 7671. Switch and socket outlet positions to be agreed with the client. The new lighting system should be provided with 75% of fittings that can only take lamps having a luminous efficacy greater than 40 lumens per circuit watt.

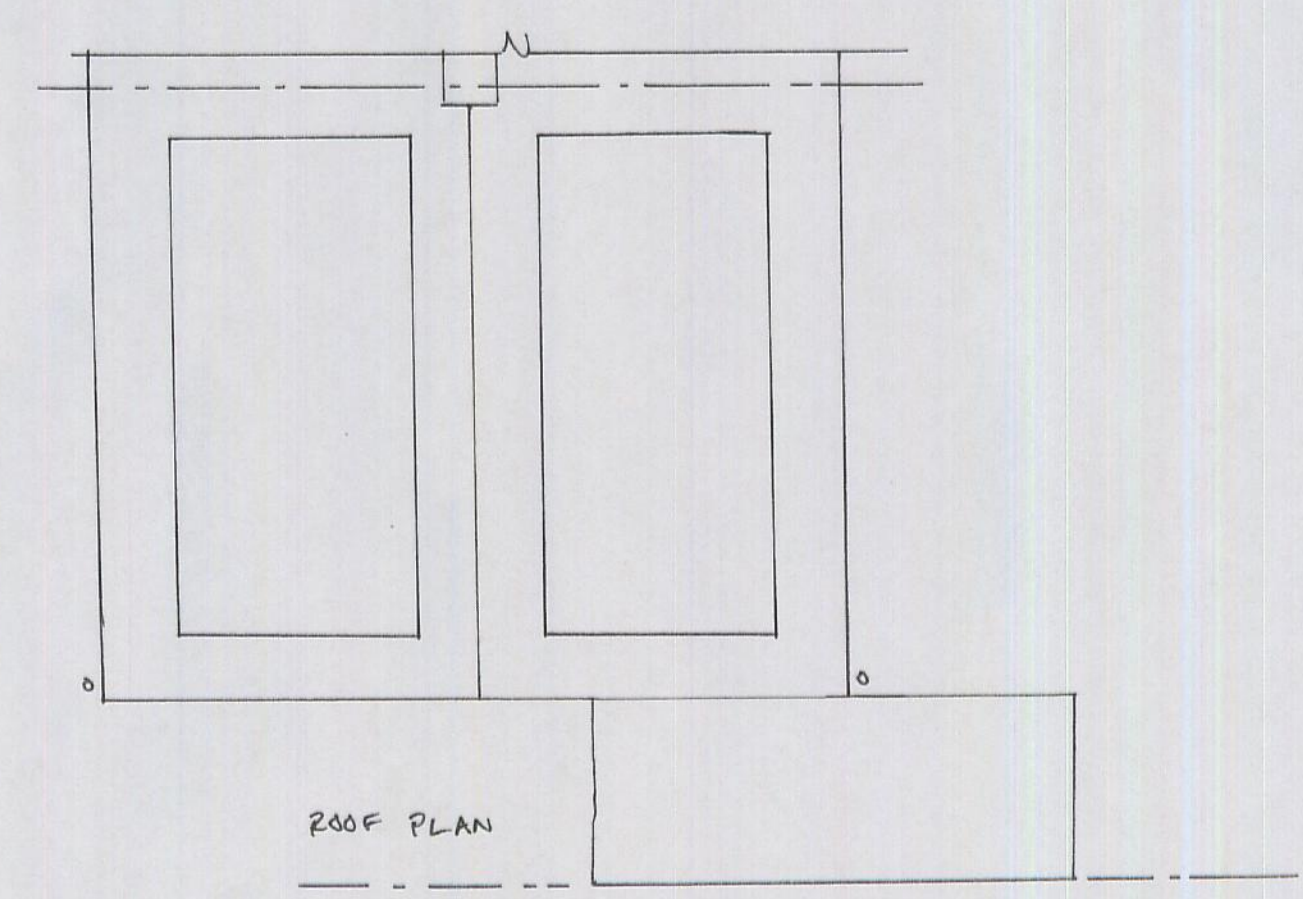
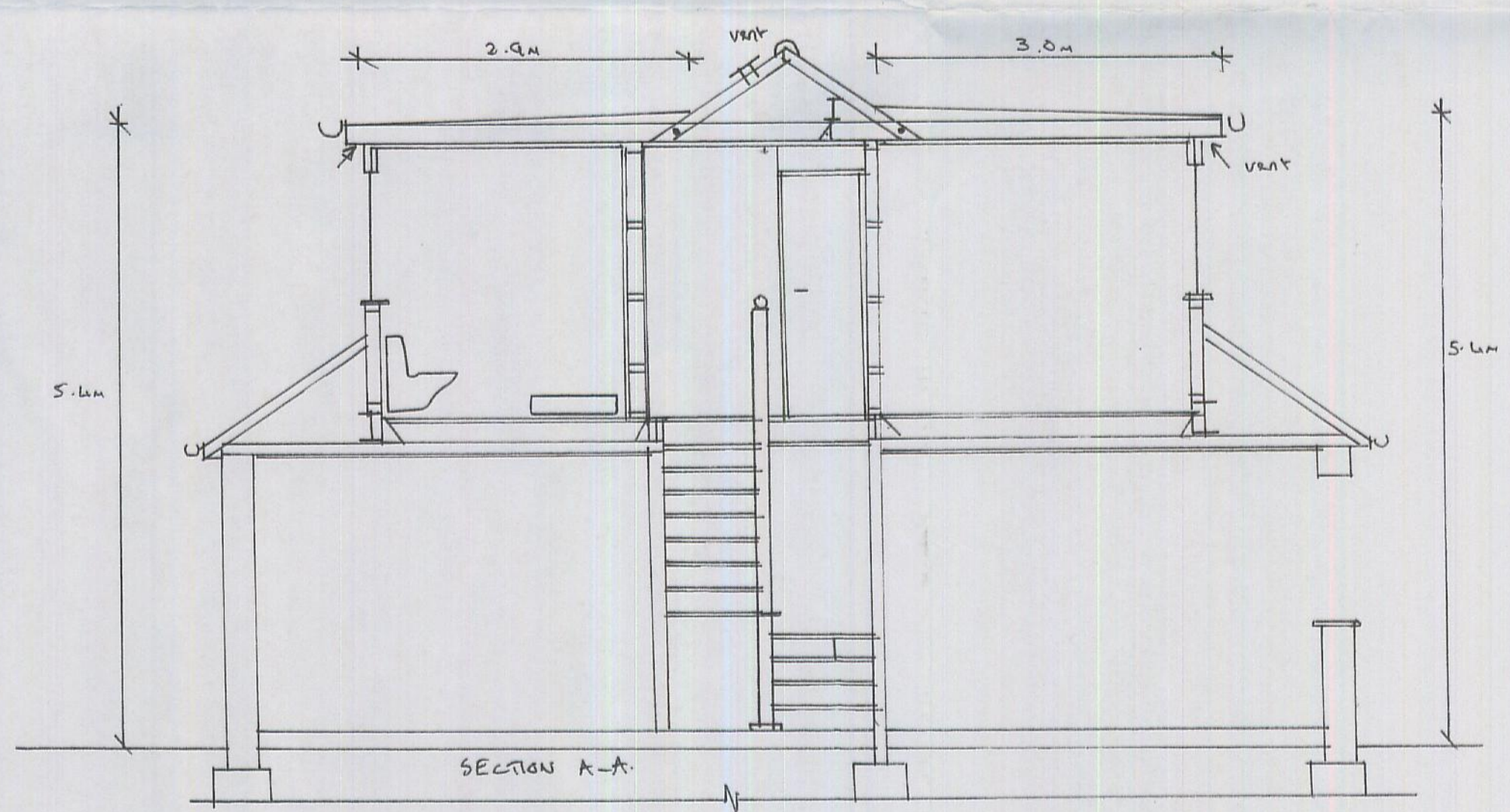
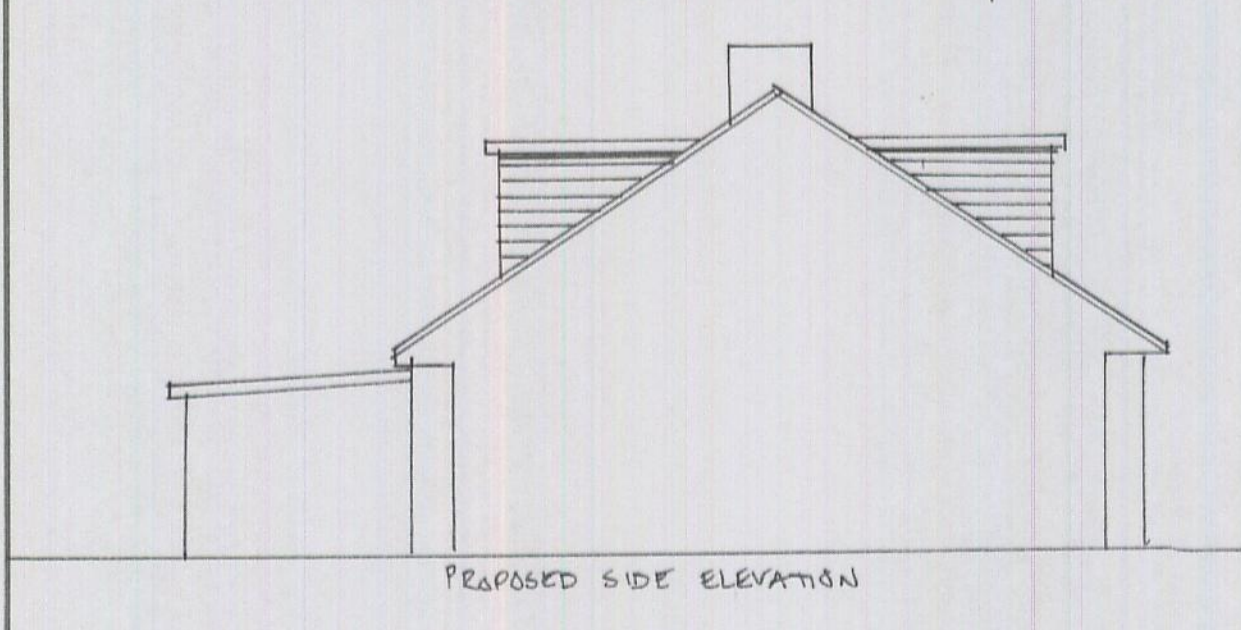
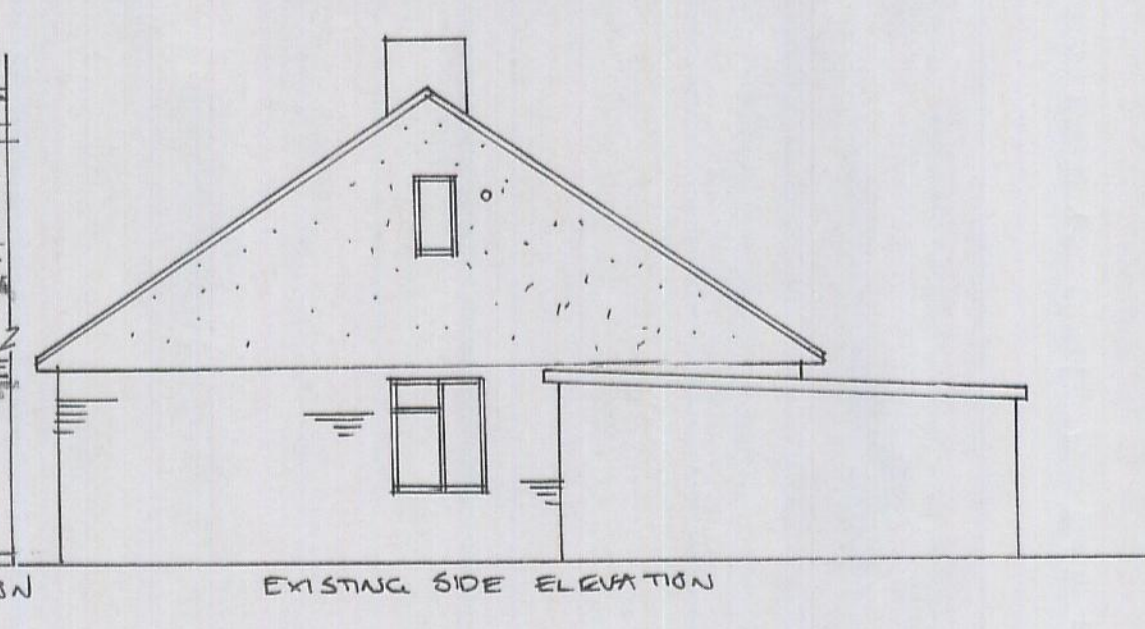
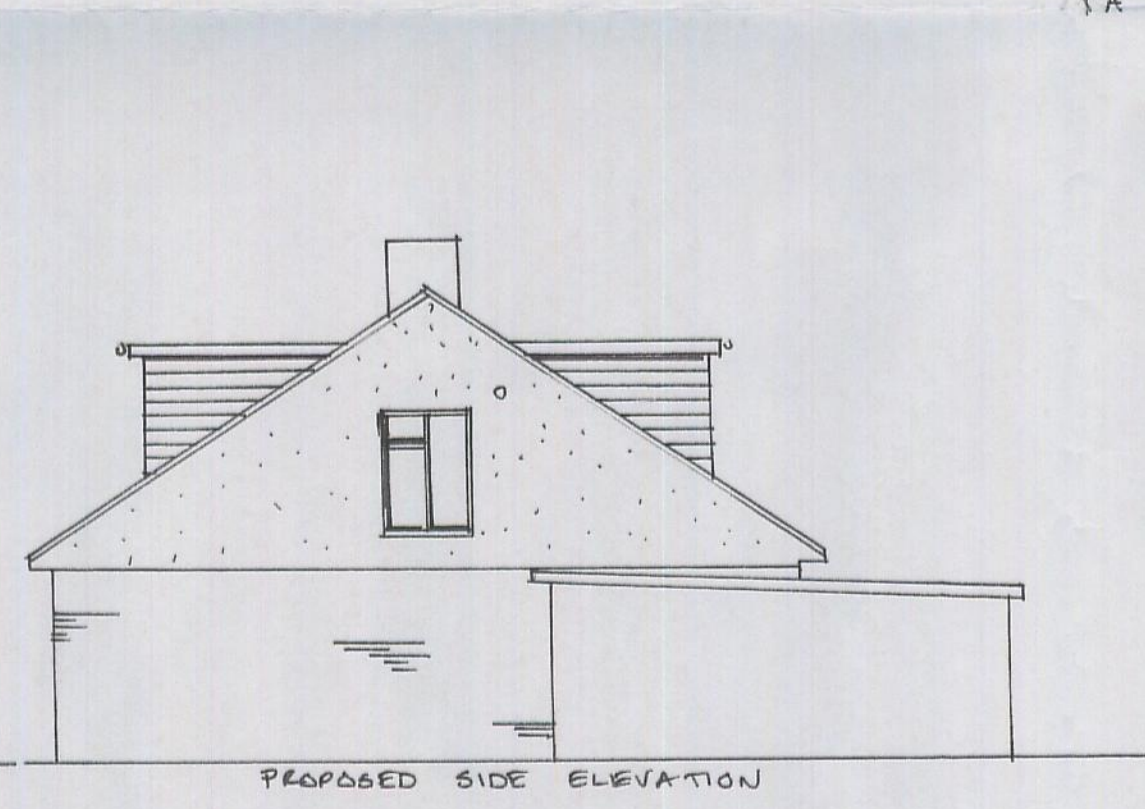
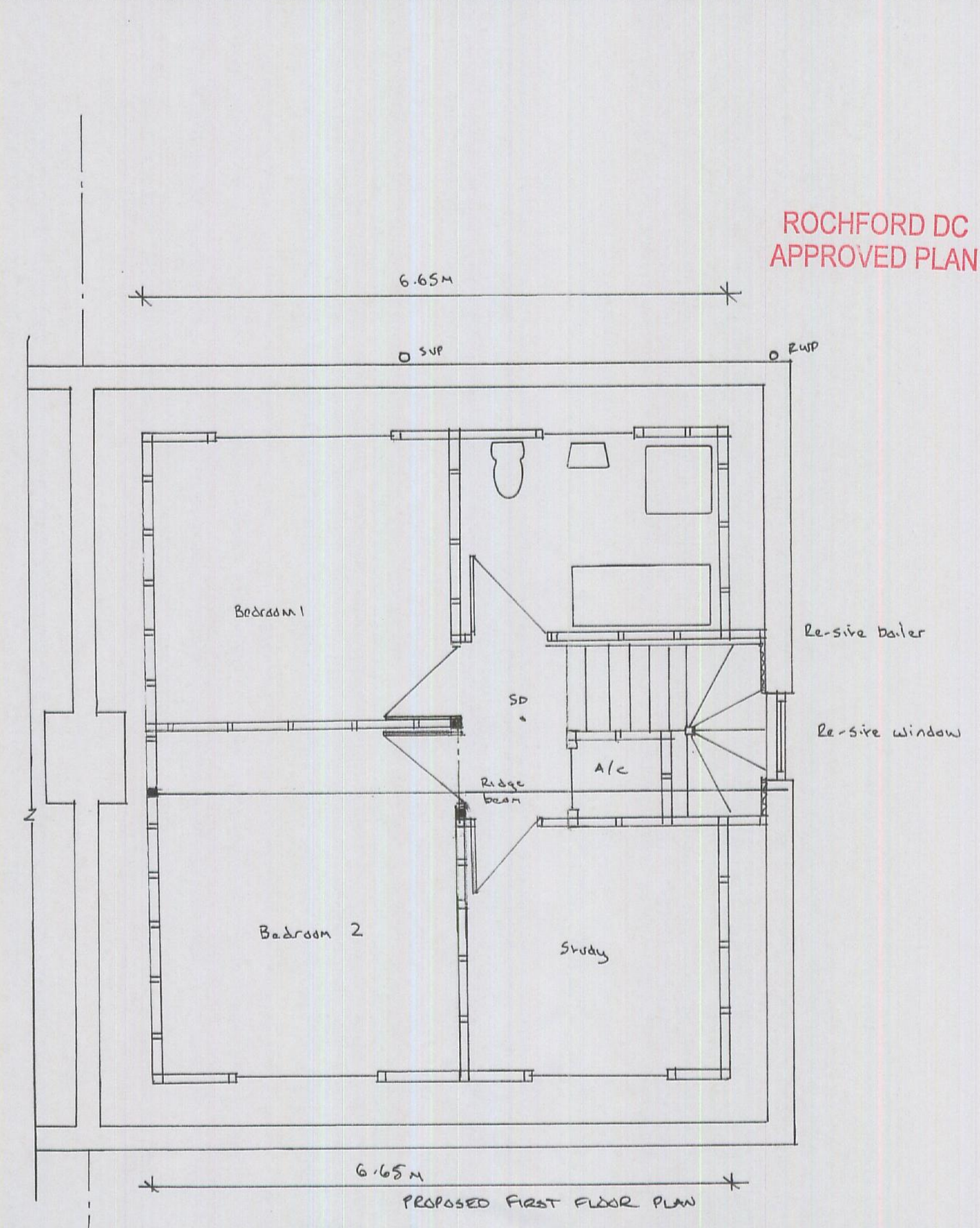
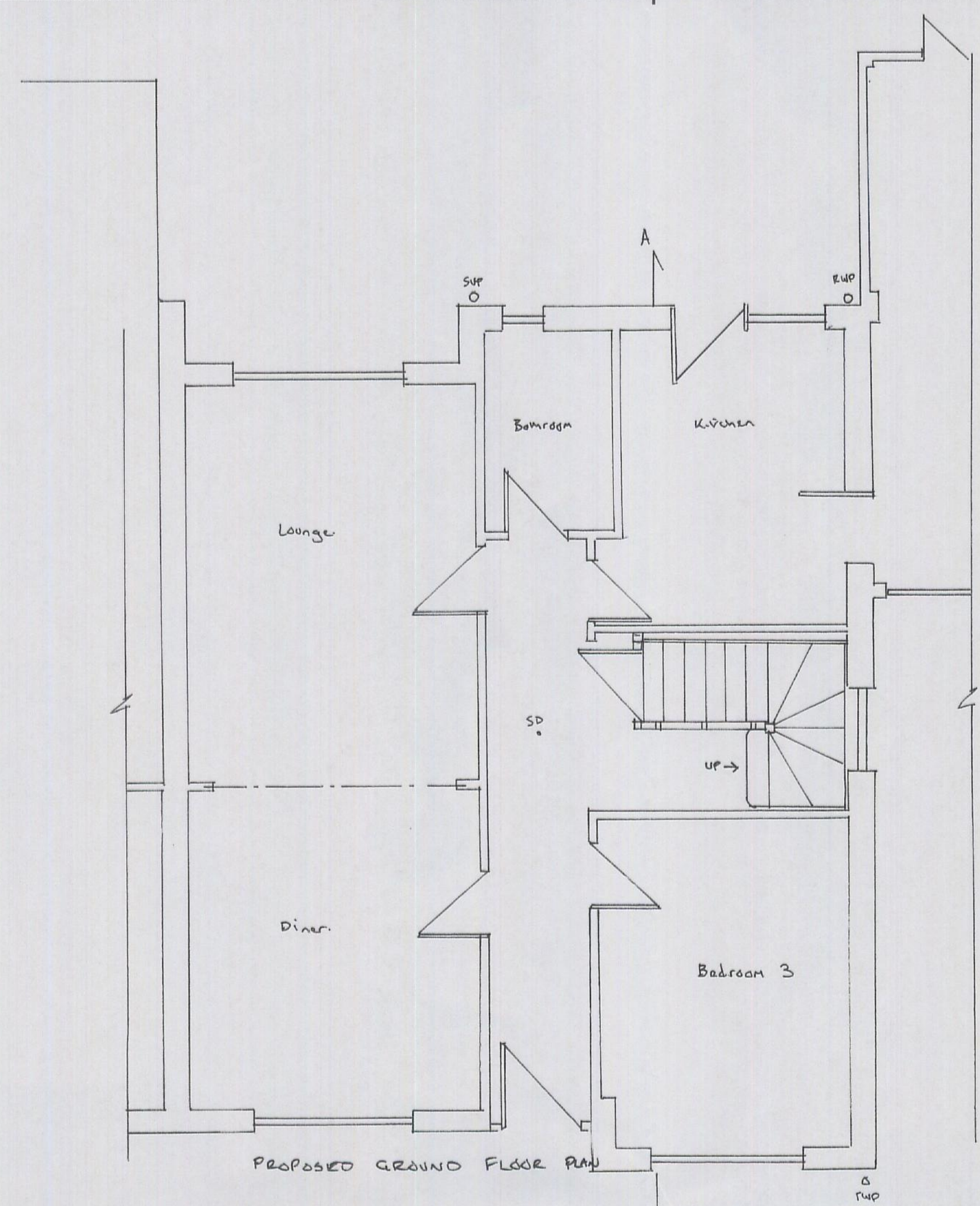
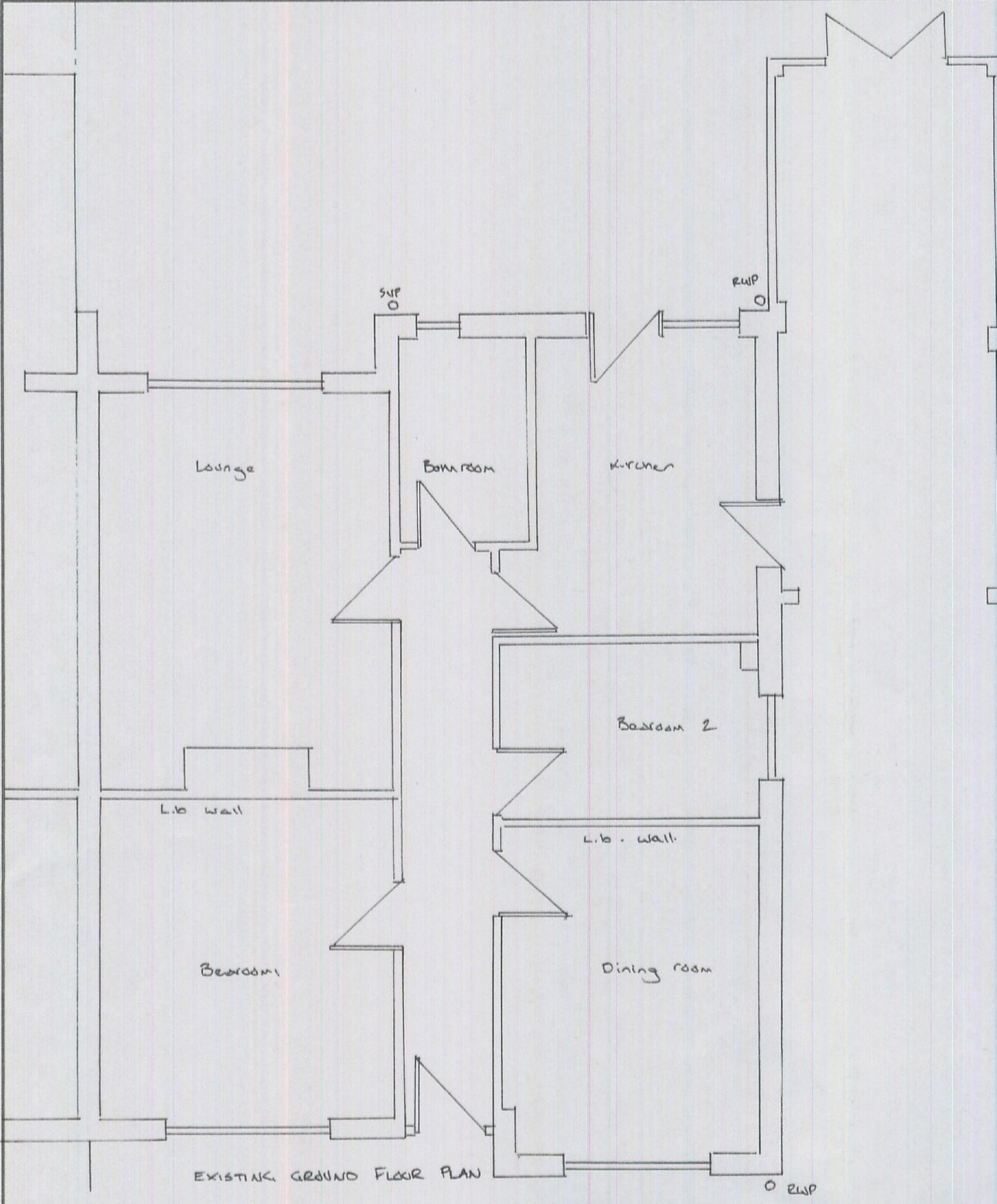
**Joinery**  
All skirting, door linings and architraves to be s/w profile to match existing, all adequately primed all round prior to fixing. Decorative finish subject to client approval and instruction.

**Party Wall Act 1996**  
Notices shall be served on adjoining owners when the work is relevant to the Act, and a party wall surveyor appointed. See Party wall booklet.

**C.D.M. Regulations**  
The contractor shall be aware of his/her obligations and responsibilities under the Health and Safety Executive CDM Regulations and a planning supervisor appointed where required.

ALL EXTERNAL FINISHES AND MATERIALS ARE TO MATCH THE EXISTING IN COLOUR, TEXTURE AND APPEARANCE

ROCHFORD DC APPROVED PLAN



Date	Revisions

Client  
MR AND MRS SMITH

Job Title  
LOFT CONVERSION AT  
30 ASH COMBE  
ROCHFORD  
ESSEX  
SS4 1SL

Drawing Title  
LOFT CONVERSION  
PLANS SECTION AND  
ELEVATIONS

Scale  
1:50, 1:100

Date  
NOV 2014

Drawn by

Drg No.  
30/A/01

Rev.

RECEIVED  
28.11.2014  
Support Services