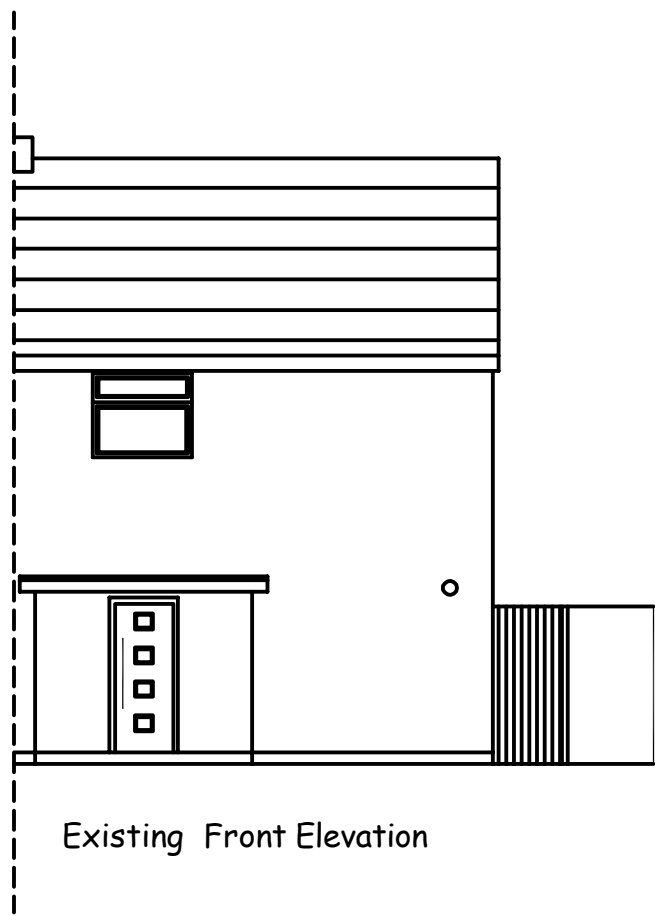
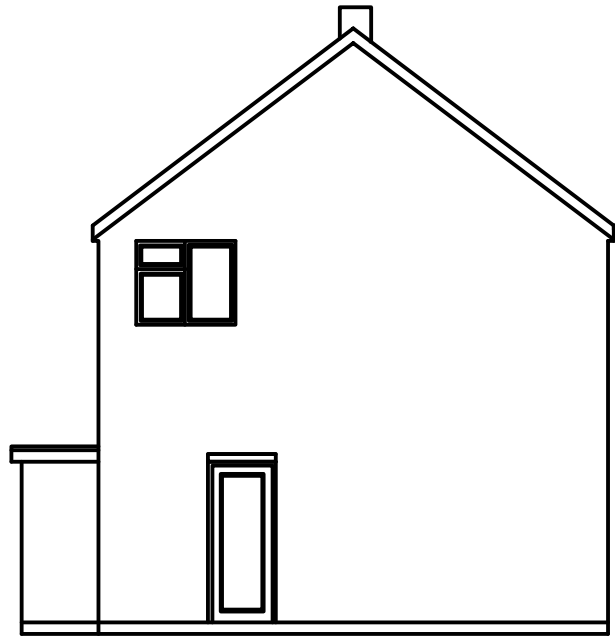
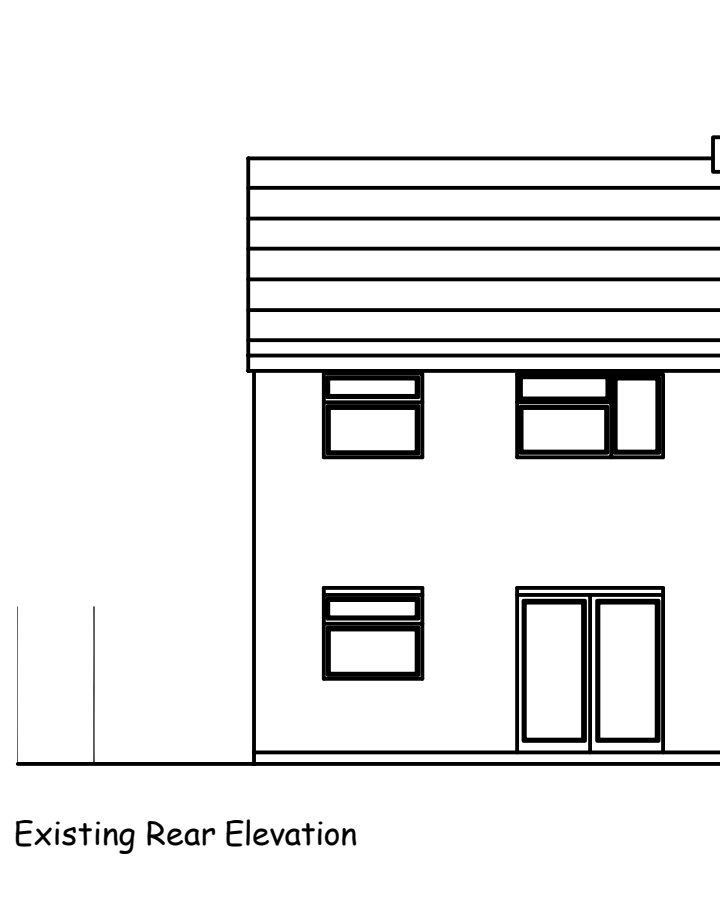




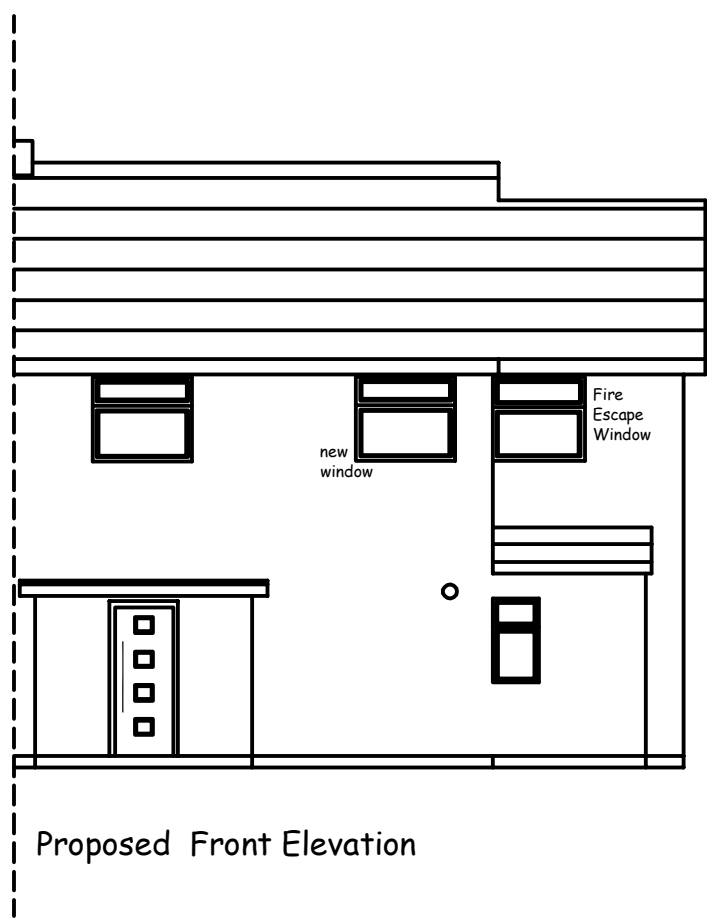
Existing Front Elevation



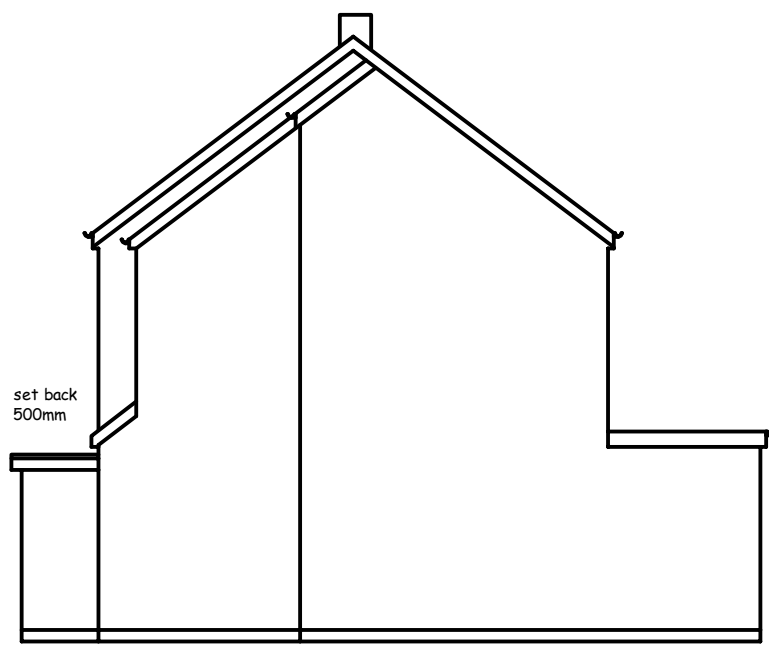
Existing Side Elevation



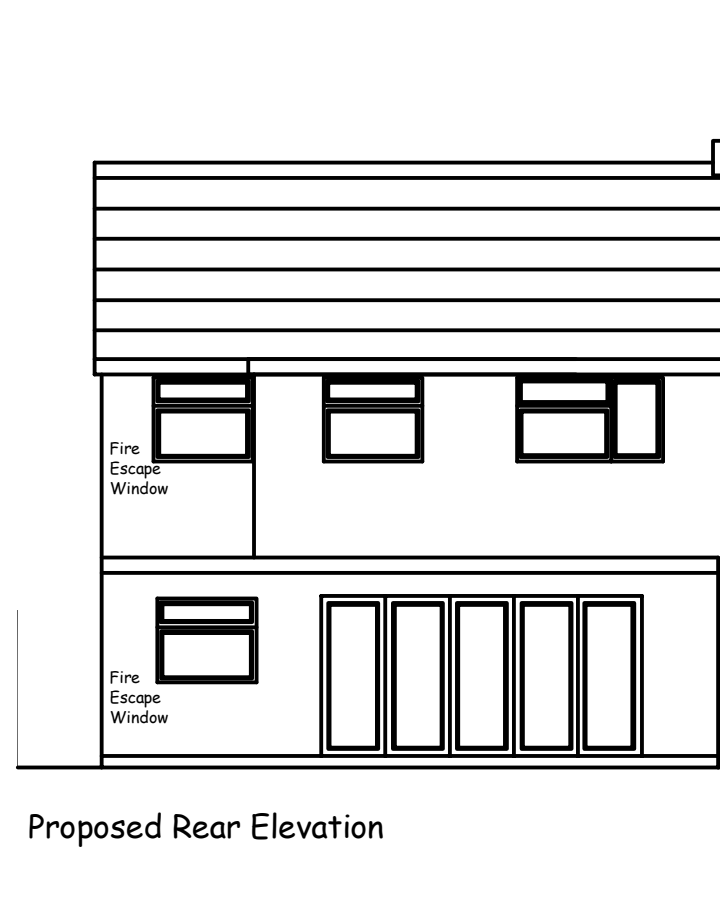
Existing Rear Elevation



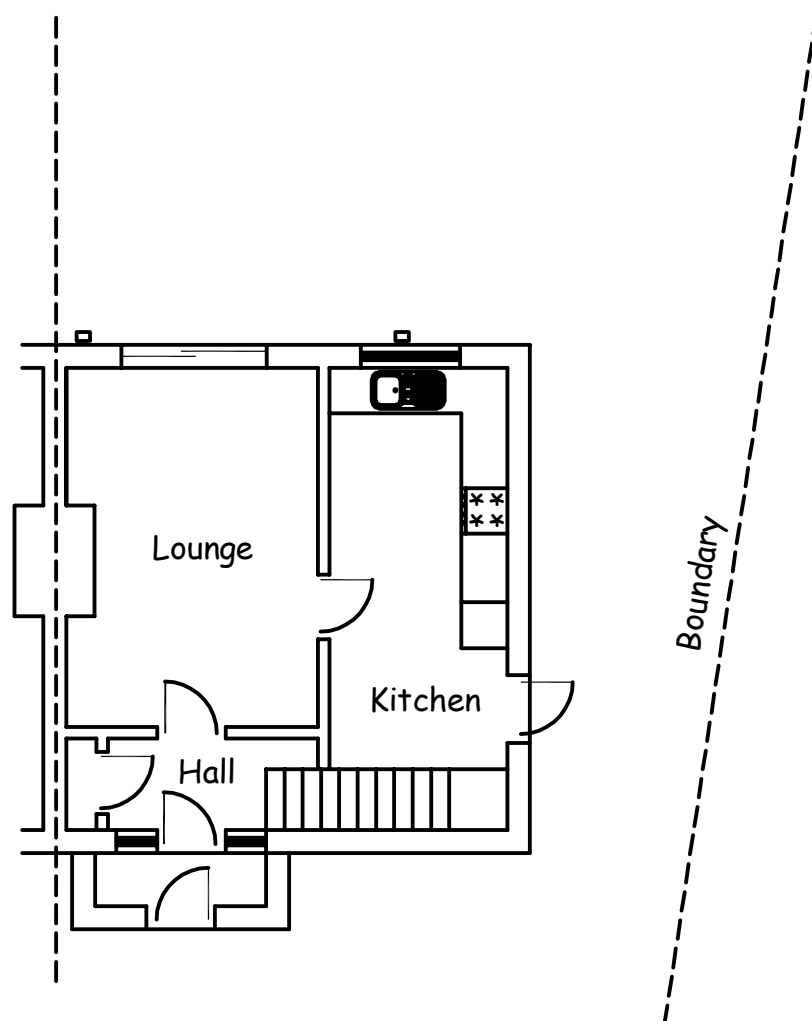
Proposed Front Elevation



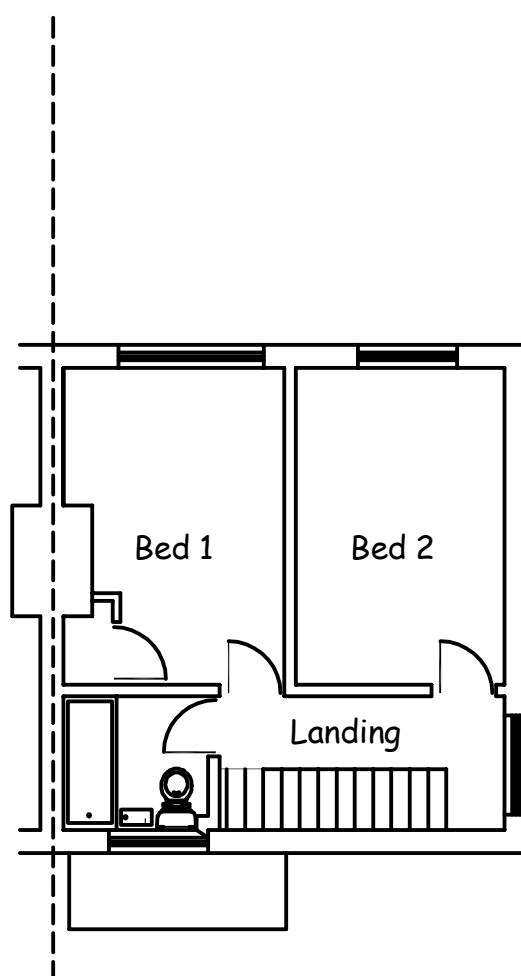
Proposed Side Elevation



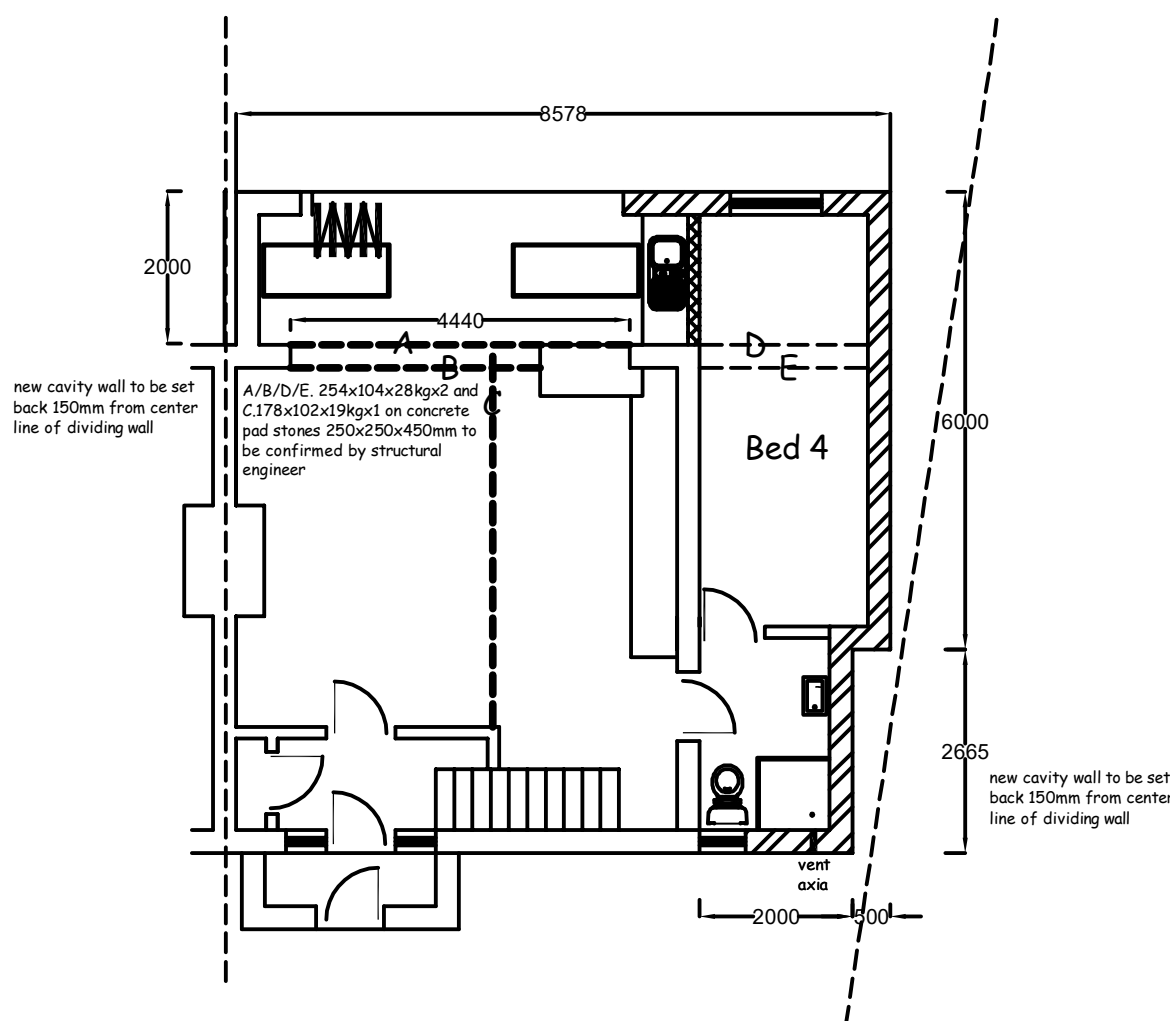
Proposed Rear Elevation



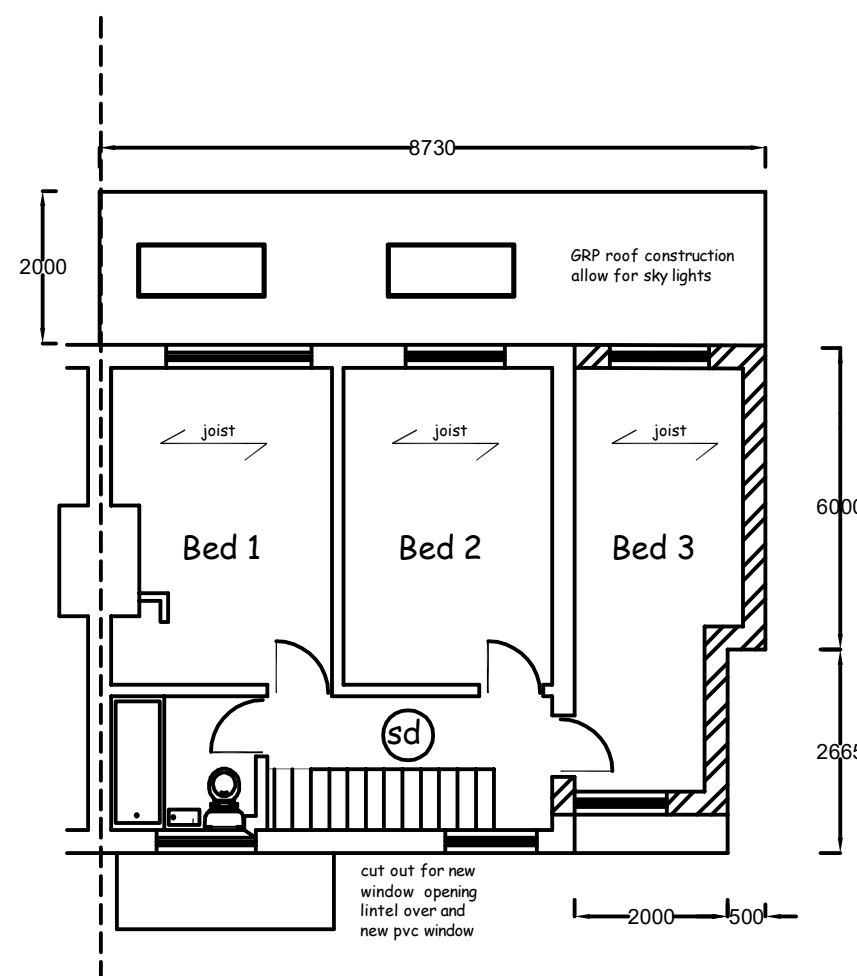
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

General Notes -

All works to be carried out in accordance with Current Planning and Building Regulations. The Specification is to be read in conjunction with drawings in the event that any of the information on various documents may appear to be in conflict the Builder is to seek immediate clarification prior to construction on site. All Dimensions to be checked and verified on site before commencing any work and discrepancies to be reported to the designer, the contractor shall ascertain the exact location of all services that may be under or over the site and shall take such precautions to ensure nothing comes into contact with or damages such services. Drawings are not to be scaled and if any additional information in that respect is required, the Builder should request this from the Designer but in any event the Designer is to be consulted and / or notified about any modifications to dimensions and reason for alteration must be approved by the Designer. Where specific materials are listed in the Specification, it is open to the Builder to employ similar alternative materials, provided that the integrity of such alternatives remain equal to that specified and that it enjoys the benefit of guarantee or agreement of the same force as the specified material. All specified materials must be installed according to manufacturers' specification the contractor is to ensure that the existing structure is adequately protected / supported during the course of construction, before all new permanent structure members are securely fixed into position.

Party Wall Act -

Party wall matters to be dealt with owner with adjoining owners before construction commences.

Construction Design & Management -

Under CDM Regulations requires that all projects need a Construction Phase Plan together with a named person in overall control of the project regardless of the number of trades / contractors / sub contractors working on the project. That person has a duty under CDM Regulations as the Principal Contractor to plan and organise the work and ensure health and safety standards are maintained. Inclusive of all preliminaries such as insurance, plant, equipment, waste disposal and site protection.

Hazardous Material -

It is believed that there are no hazardous materials present within the current structure if however the contractor has suspected hazardous materials he must stop work immediately and inform the client

Scope of Work

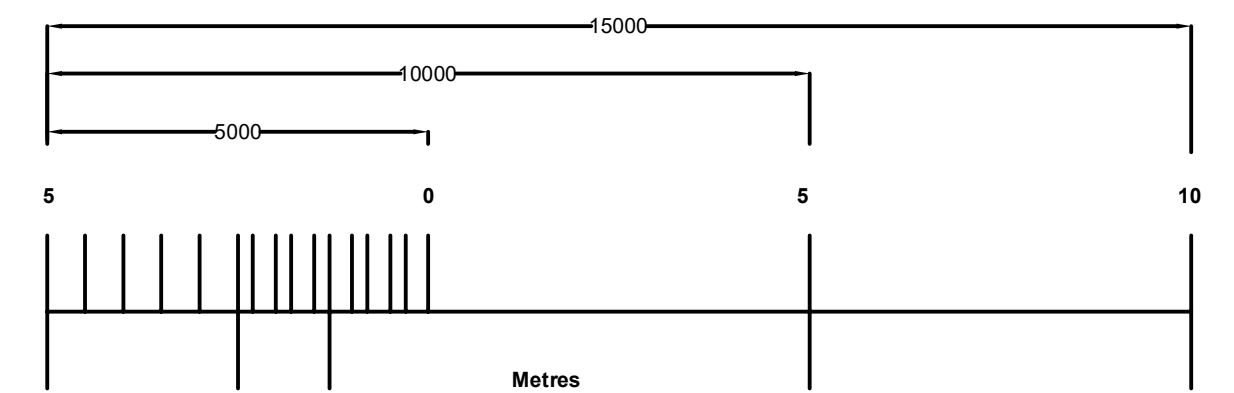
Generally the scope of work is to construct a new extension to side and rear elevations within the footprint, 2 velux windows, connect to existing services include for mechanical ventilation smoke and heat detection (interlinked) all some minor internal works and new load bearing steel beams

See General Notes

See Structural Engineers Calculations

Required from Contractor - Fensa / Fire Alarm / Gas safe and Electric Certificates

PLANNING ONLY



Project. Double storey extension to side and single to side elevation
Location. 2 Lancing Close L25 9PZ
Date. 11th March 2020
Scale. 1:100 Paper size A1
Drawn K. Newbold
Dwg No 24-02-2020 -117
Revised 04-03-2021

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