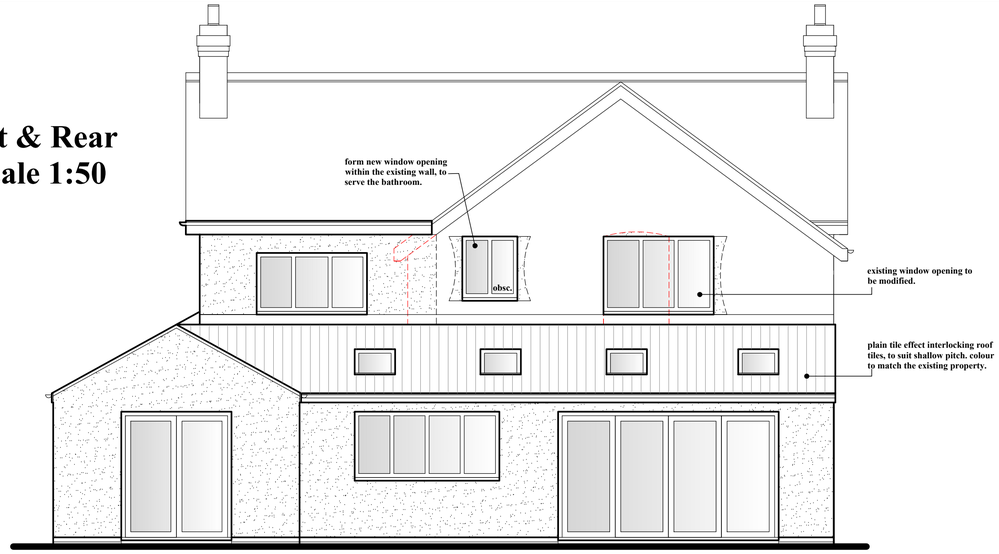
Proposed Front & Rear Elevations - scale 1:50

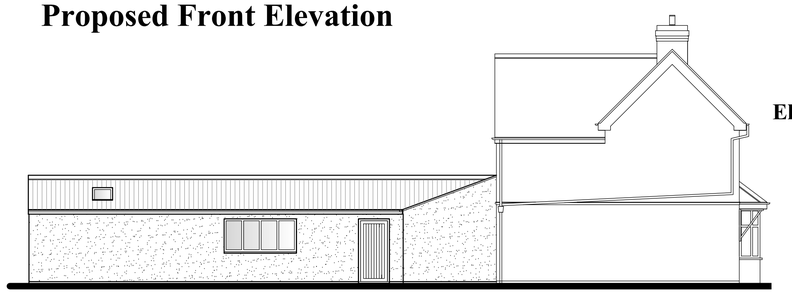


Proposed Front Elevation

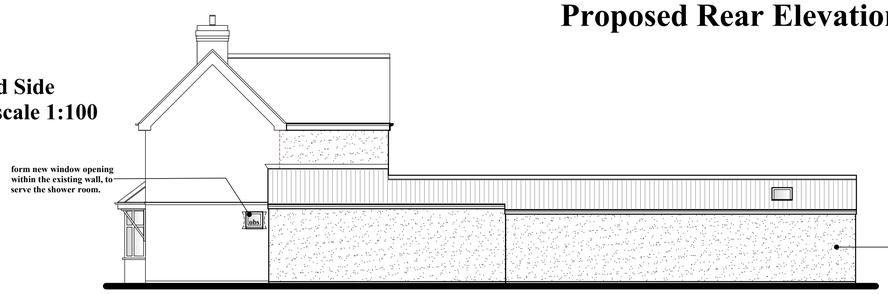


Proposed Rear Elevation

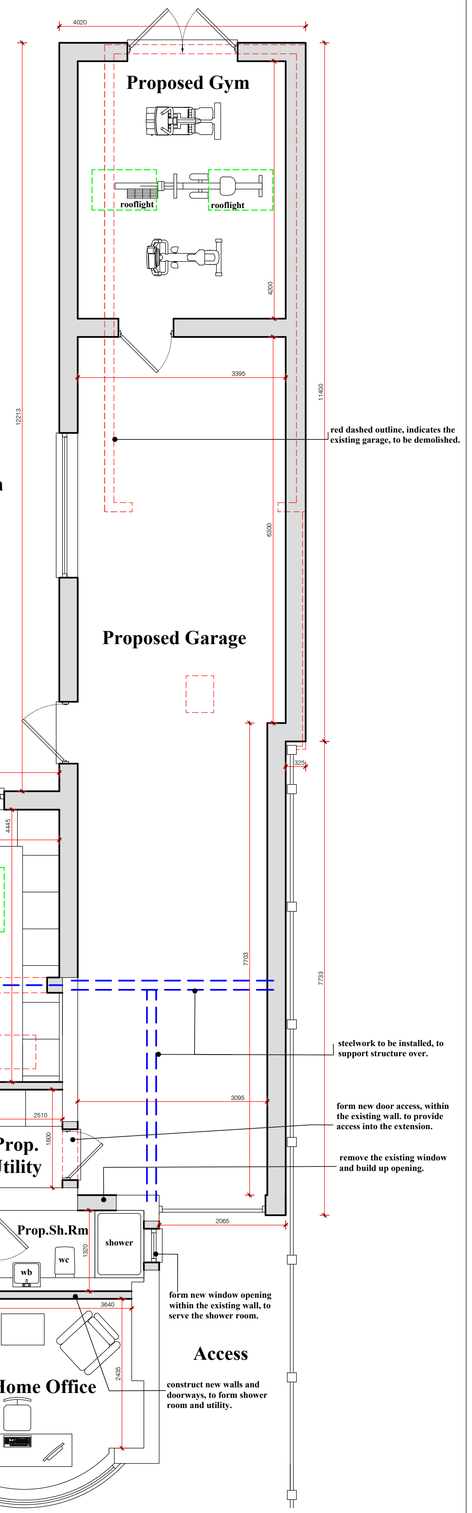
Proposed Side Elevations - scale 1:100



Proposed Side Elevation



Proposed Side Elevation



Proposed First Floor Plan

Notes -

GENERAL:
Drawing prepared for Planning Approval only, this not a Building Regulations compliant drawing, to be used for construction.
All dimensions to be verified on site prior to commencement of construction.Any discrepancies to be verified to designer.
All electrical, heating installation, joinery items, finishes and fittings to be as instructed by client.
The clients are to satisfy themselves that the proposals will not be affected by any private or public services.
The clients are to give min. 2 months notice to neighbours affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 1997.

CDM Regulations 2015
These drawings have been prepared on the understanding that works will not commence on site prior to the granting of Planning Permission (if required) and Building Regulations approval. At this point, the designers' work is complete, hence the designer of this drawing will not be acting as the 'Principal Designer' in terms of Health and Safety. There are no foreseable risks other than those typically associated with construction of this nature such as - overhead power lines, buried private or public services, deep excavations, contaminants in the ground, lifting heavy materials/steelwork, working at height safely with scaffolding. etc

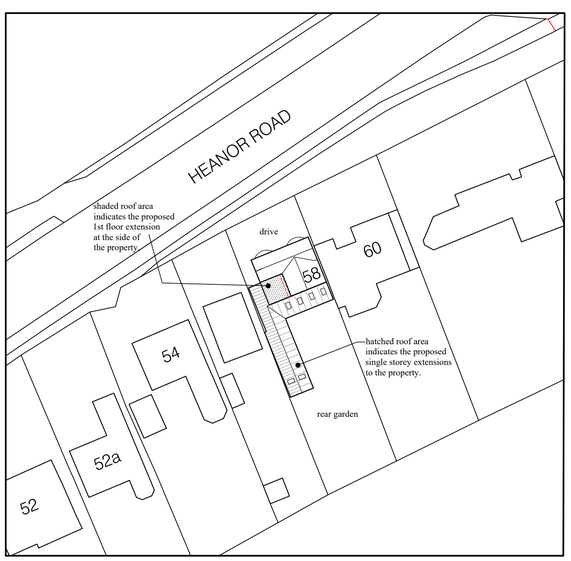
Under the new regulations, both the Client and the Building Contractor will have Health and Safety responsibilities and will need to prepare a Construction Phase Plan for the scheme. The Construction Phase Plan should include Risk Assessments and Method Statements for elements of the works such as Excavations, Buried Services, Risk of Electrocution, Working at Height, Lifting and Handling etc.

Should you require guidance, please visit the HSE website.

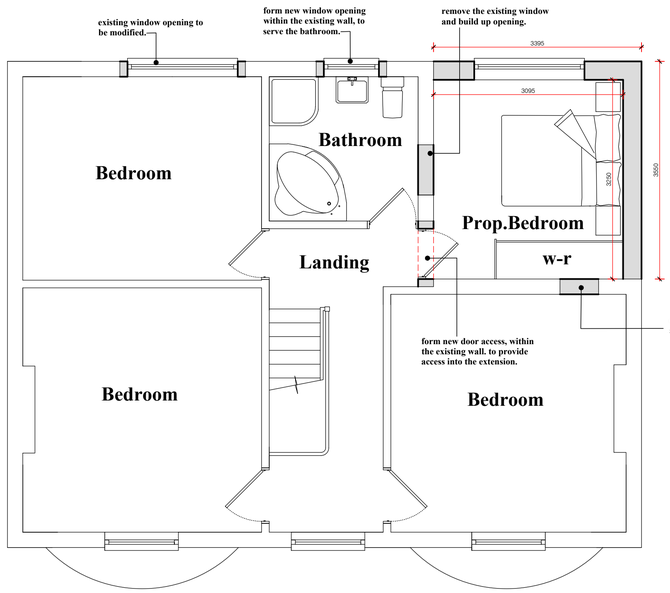
Note:
The client & builder must allow for all unforseen works that can't be assessed at survey stage for the preparation of the drawings, due to un-accessible areas of the structural elements of the existing building. Should structural elements need to be assessed once exposed, then a Structural Engineer must be consulted.

Note:
The builder is to carry out full inspection of existing drainage to ascertain works required to connect proposed drainage. All to be to the approval of the building inspector.

Note:
Drawing must be read, strictly in accordance with the structural engineers details where applicable.



Proposed Site Plan - scale 1:500



Proposed Ground Floor Plan

N

Proposed Floor Plans - scale 1:50

Client: Mr & Mrs Saysell	Scale: 1:50, 1:100 & 1:500 @ A1
Job Add.: 58 Heanor Road, Smalley, Heanor, Derbyshire, DE7 6DW	Date: Oct 2021 / Rev: -
Dwg Title: Proposed Extension Drawing	Dwg No.: 2021-10-64-01