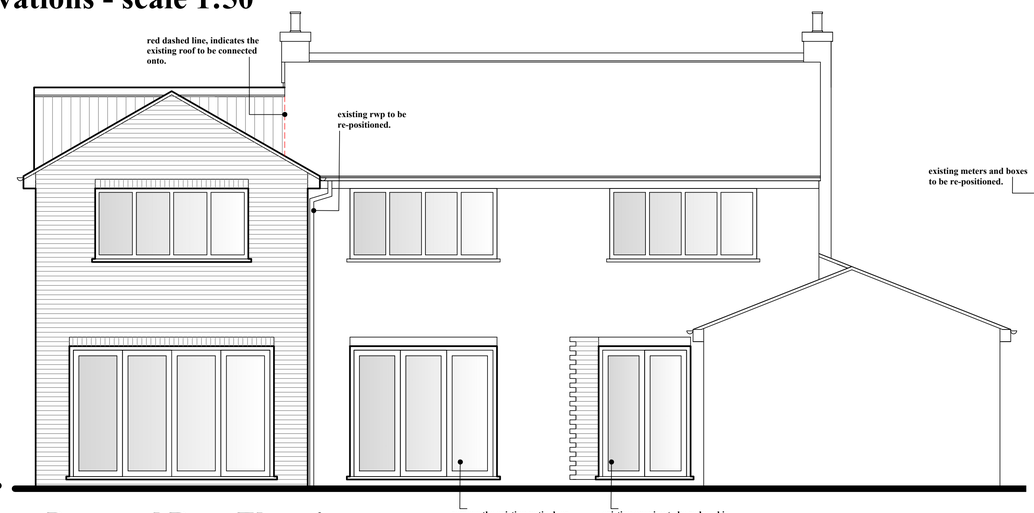
Front & Rear Elevations - scale 1:50



Proposed Front Elevation

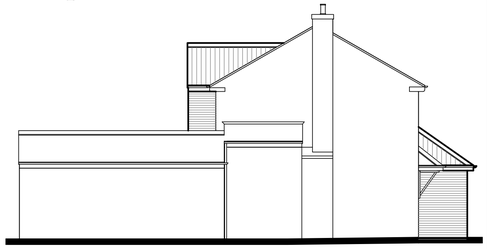


Proposed Rear Elevation

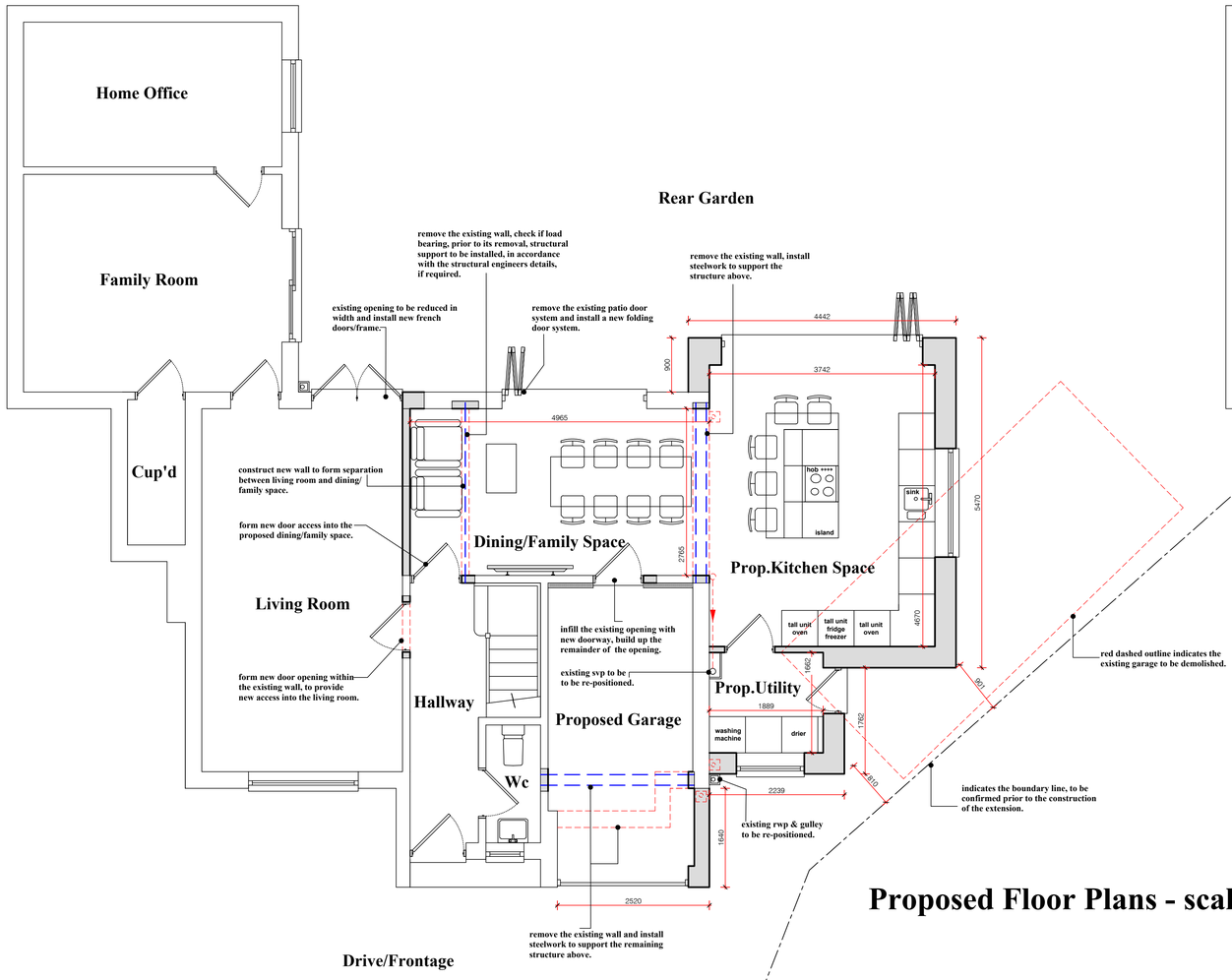
Side Elevations - scale 1:100



Proposed Side Elevation

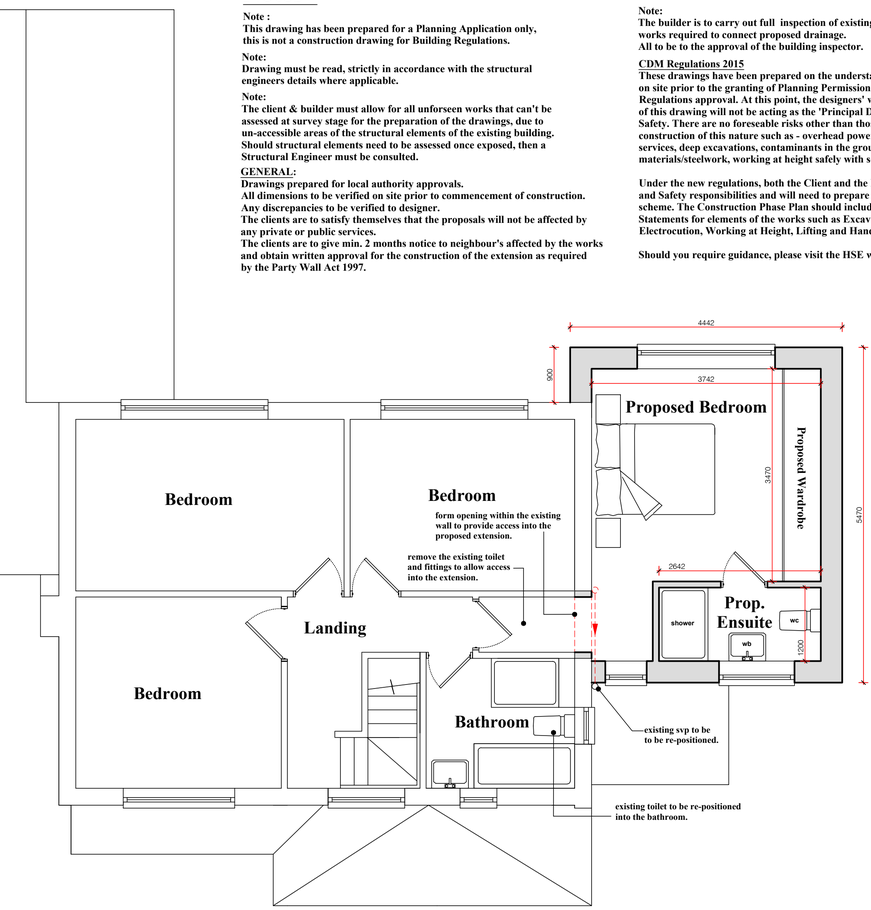


Proposed Side Elevation



Proposed Floor Plans - scale 1:50

Proposed Ground Floor Plan



Proposed First Floor Plan

Notes -

Note :
This drawing has been prepared for a Planning Application only, this is not a construction drawing for Building Regulations.

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

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.

GENERAL:
Drawings prepared for local authority approvals.
All dimensions to be verified on site prior to commencement of construction.
Any discrepancies to be verified to designer.
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 neighbour's affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 1997.

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.

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.

Client: Mr & Mrs S & N Darwin	Scale: 1:20 & 1:50 @ A1
Job Add.: 86 Broadway, Duffield, Derby. DE56 4BY	Date: Sept 2022 / Rev: -
Dwg Title: Proposed Extension Drawing	Dwg No: 2022-09-45-01