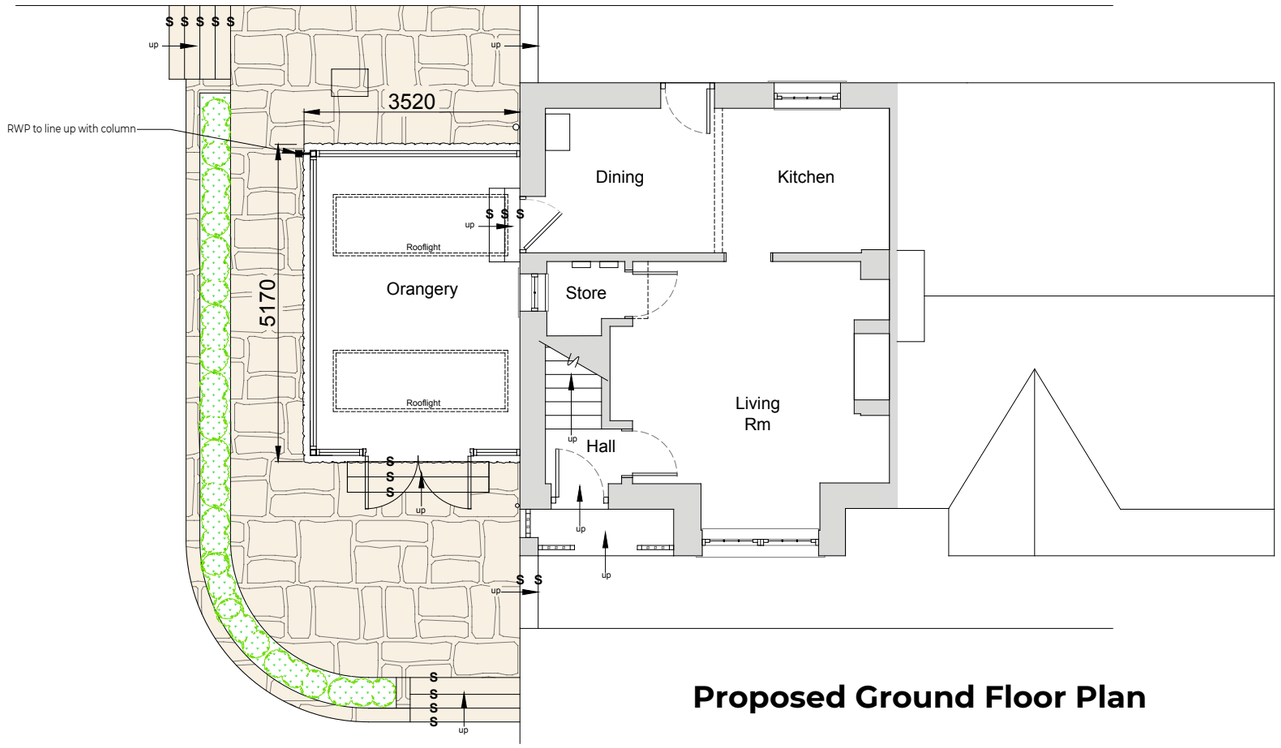
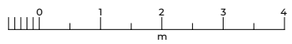


Proposed Ground Floor Plan



Structure: (to carry traditional slate roof, rafters, insulation & 2nr. rooflights)
- 2nr. 100x100mm Columns
- 3nr. Beams on top of column 100 x 120mm

Glazing to be Reynaers: Heritage/SlimLine38 or similar and approved.

Rainwater Goods: Bespoke Ogee Gutter(by Guttercrest) in Aluminium and PPC in Chartwell Green

External all metalwork/timber, fascia, verge, etc to be PPC or Painted Chartwell Green

Do not scale this drawing. Any discrepancies should be reported to the designer. This drawing is to be read in conjunction with any associated structural engineering drawings and details. All units are in millimeters unless stated otherwise. Prior to the commencement of work the contractor and client are to check all dimensions on-site, setting out positions, boundary positions and verify and agree on any details. Any errors, omissions or design changes need to be reported immediately. Amended plans can then be prepared and re-approved before work continues/materials are ordered. The position of any site boundaries indicated on this drawing are approximate. The client is responsible for confirming the legal position of all the relevant site boundaries and confirm ownership and/or responsibility for any boundary partitions likely to be affected by the works detailed in this drawing. The client must agree on all boundary related issues with neighboring property owners prior to the commencement of work. The "Party Wall Act" (1996) will apply to certain projects. The "Building Owner" will need to inform in writing (Including copies of the plans) and agree with "Adjoining Owner(s)" if the proposed work affects the party wall, if it is within 3m of the boundary or require excavation near or below the foundations of the nearby building(s) on their property. This is required to be done 2 months before the commencement of any work. If an agreement can not be made then surveyor(s) must be appointed to agree upon a "Party Wall Award". ProDesign does not take any responsibility for this process, unless directed to undertake it. Approvals granted by the local authority only relate to permissions under; the Town & Country Planning Act (1990) and/or Building Regulations (2000). The client is responsible for ensuring that this drawing does not contravene any other legislation relating to the property, including; property title deeds, covenants, land ownership/tenancy, site boundaries, boundary encroachment & rights of way, etc. All work is to comply with "The Construction (Design and Management) Regulations" (2015). Where multiple contractors are used on the same project, the principle contractor must take on the legal duties of the client in addition their own as the principle contractor. If the client does not appoint a principle contractor, the clients duties must be carried out by the contractor in control of the construction work. This drawing remains the copyright of ProDesign and shall not be altered or copied without prior written consent. ProDesign is the the trading name of Lloyd Wright Development Ltd (Company No. 11700553).

Client:	Address:	Sheet:
Mr & Mrs McKay	1 Knoll Top, Makeney, Milford, Belper. DE56 0RS	3 of 4
Drawn by:	**Project:**	**Scale:**
Ashvin Mistry	Single Storey Side Extension	1:100

Rev.	Date	Revision Notes	By
00	28/11/22	Initial Drawing	AM
01	30/11/22	Plans amended in-line with Client commets	AM
02	09/12/22	Red line extended to include public highway (Makeney Road), as per Planning Request	AM
03	23/02/23	Elevations and Plans amended in-line with comment from Heritage Consultant	AM

PD/E/SS/313
Revision 03

ProDesign
| **Tel:** 0115 854 7397 | **Email:** info@pro-design.uk |
| **Web:** www.pro-design.uk |