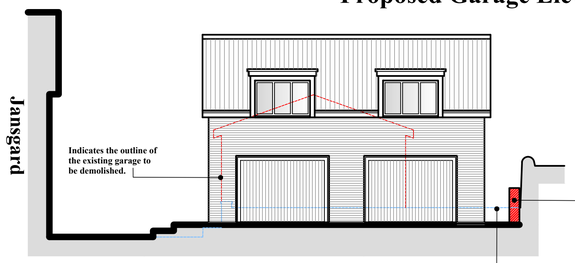
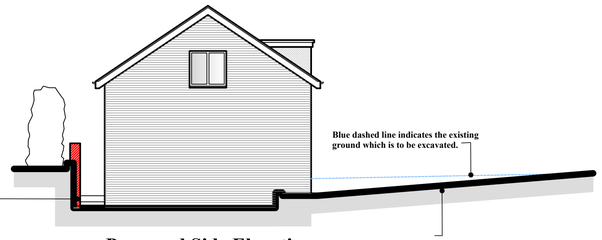
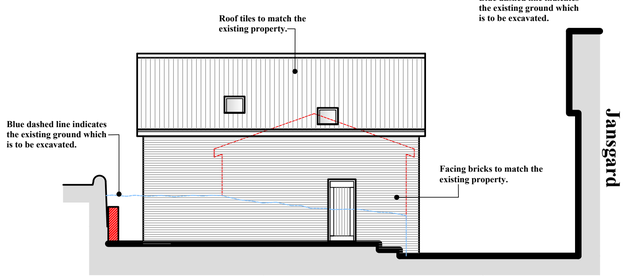
Proposed Garage Elevations - scale 1:100



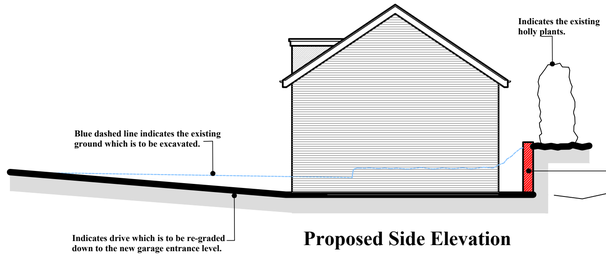
Proposed Front Elevation



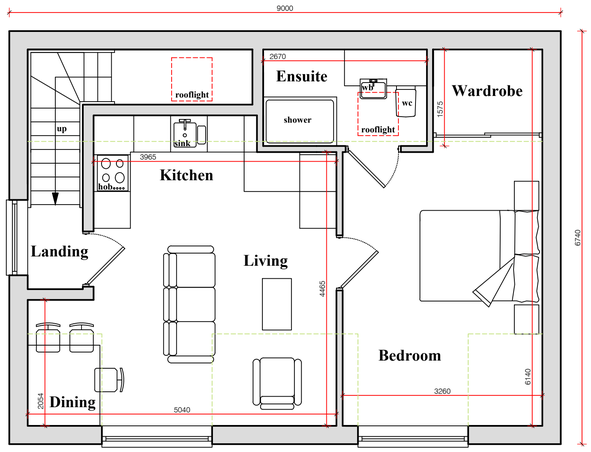
Proposed Side Elevation



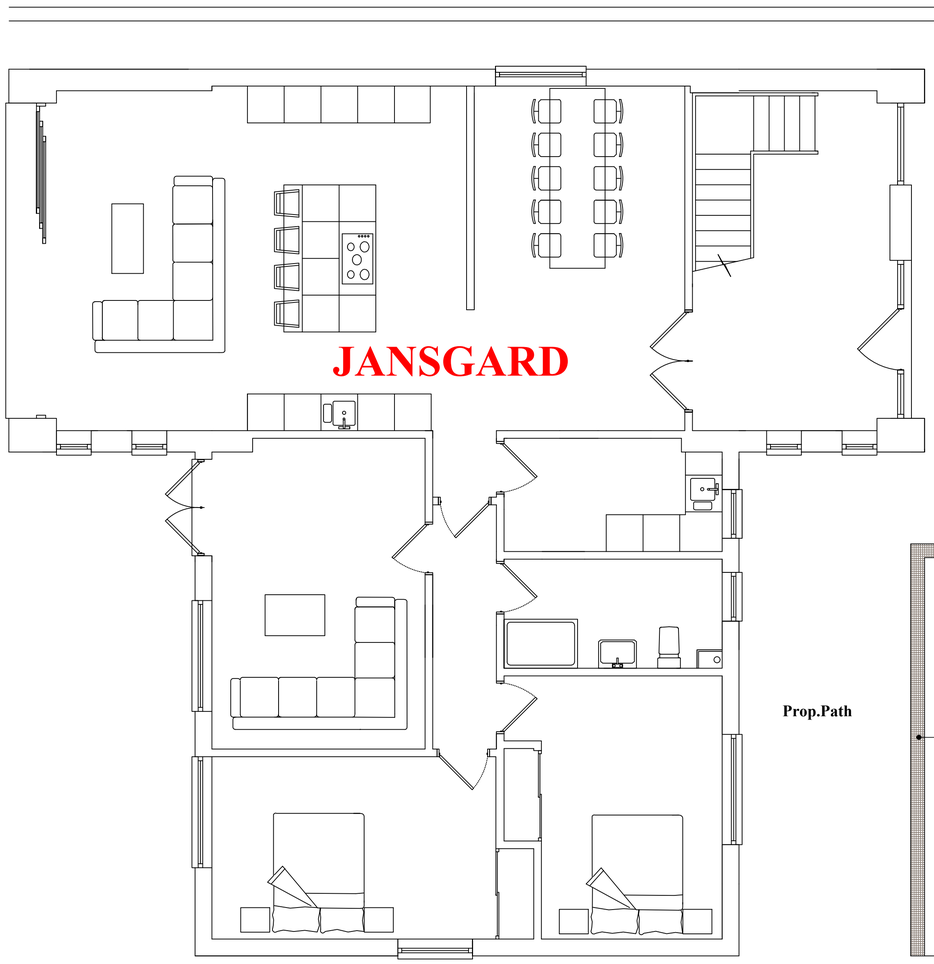
Proposed Rear Elevation



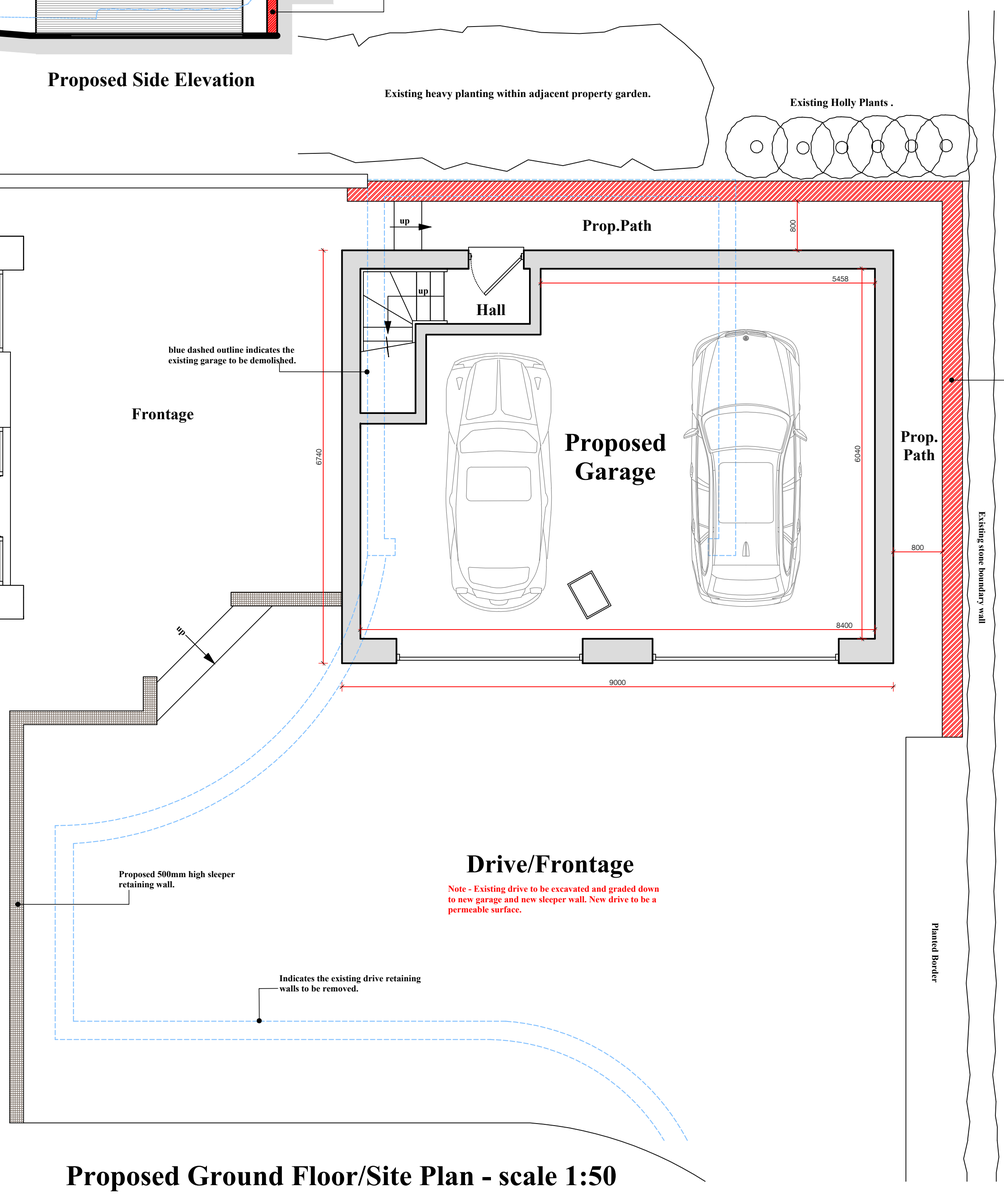
Proposed Side Elevation



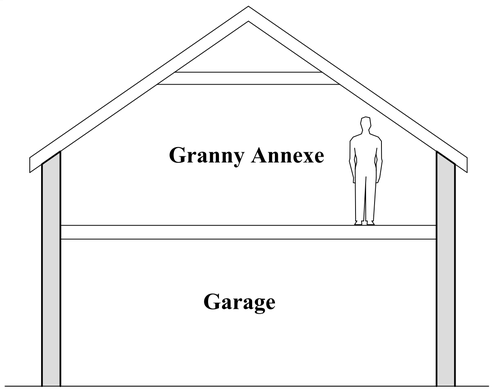
Proposed First Floor Plan For Granny Annexe - scale 1:50



Note - Jansgard is currently being redeveloped following granting of recent planning permission.



Proposed Ground Floor/Site Plan - scale 1:50



Section Thro' - scale 1:50

Notes:

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.
Note:
The client is to provide a minimum 2 months notice to neighbours affected by the works and obtain written approval from them for the commencement of the Extension works as required by the Party Wall Act 1997.
Note:
This drawing has been prepared for Planning Application only, this must not be used for Construction Purposes.

Building Regulations From 01-10-2023
Prior to the Building Regulations Final Certificate being issued, the Client, the Designer of the plans and Principal Contractor will be expected to provide a statement to the Building Control Body confirming that the work they have undertaken complies with the requirements of the Building Regulations.

The designer of these plans has produced them from the clients instructions/design and will not be taking on the role of the Principal Designer during the construction period, the Principal Designer will be signing the statement at the end, for the preparation of the plans only.

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 and Building Regulations. 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.

DERBY ARCHITECTURAL SERVICES
www.derbyarchitecturalservices.co.uk
Email: tristan@derbyarchitecturalservices.co.uk
Contact Number: 07810 565608

Client: Mr & Mrs Stevens	Scale: 1:50 @ A1
Job Add.: Jansgard, Queens Drive, Belper, Derbyshire. DE56 2TJ	Date: Sept 2025 / Rev: -
Dwg Title: Proposed Double Garage and Granny Annexe	Dwg No.: 2024-07-19-01