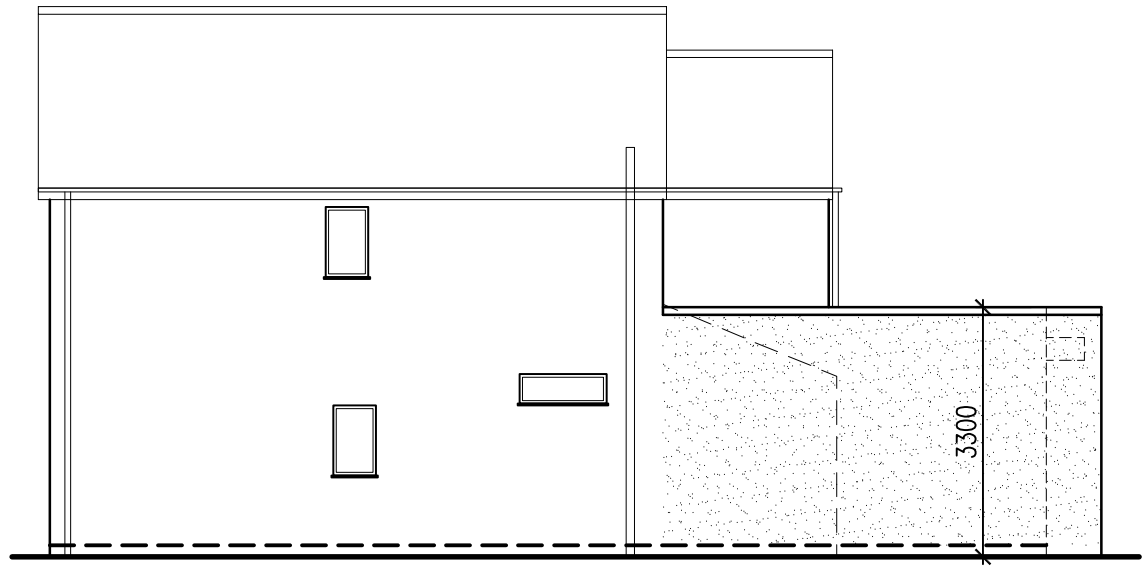



REAR ELEVATION

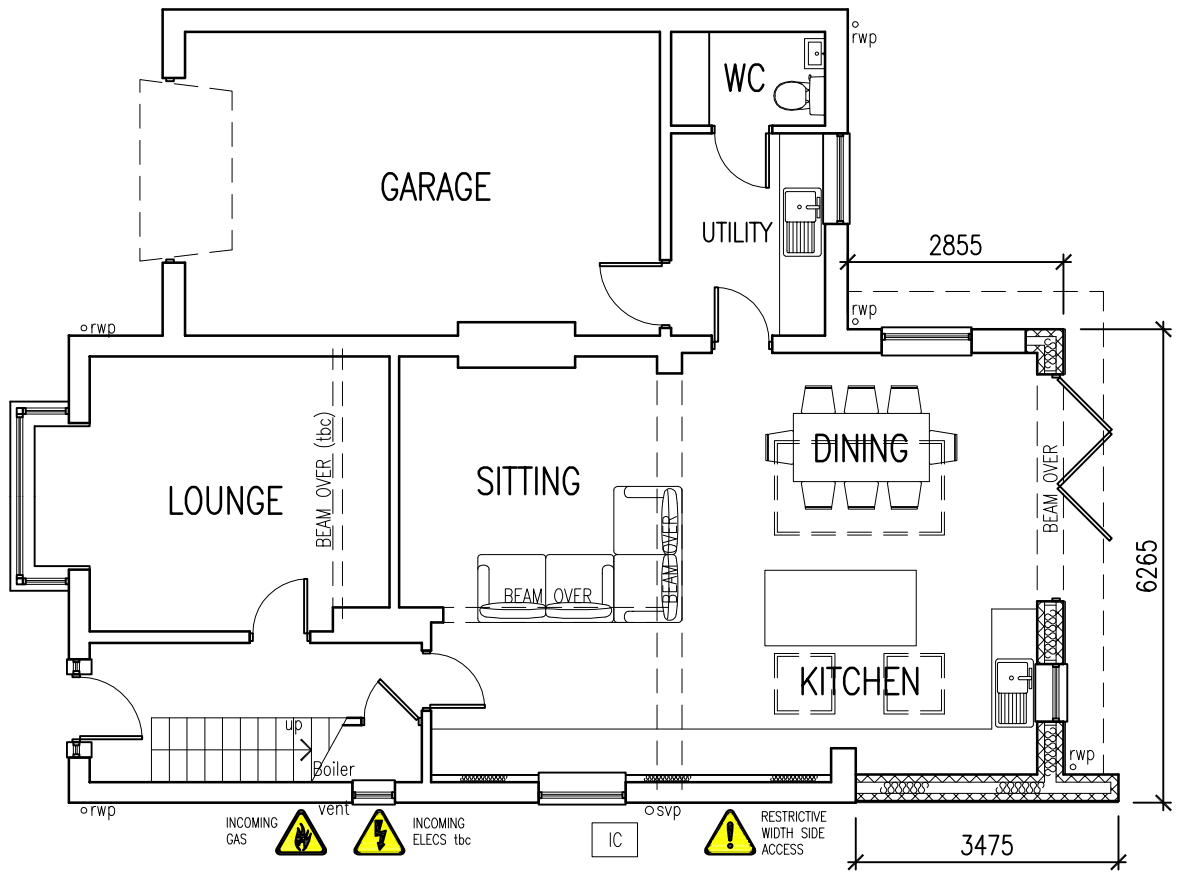
NEW WALLS TO BE CAVITY WALL CONSTRUCTION c/w OFF-WHITE RENDER

NEW FLAT ROOF TO RECEIVE HIGH-PERFORMANCE ROOF COVERING

FFL




SIDE ELEVATION




GROUND FLOOR PLAN (GIA 107.5m²)



SIDE ELEVATION

mm 1000 0 1000 2000 3000 4000 5000 mm

SCALE 1:100 3mm=1' 1cm=1m

A3

Dimensions to be verified on site.
Figured dimensions to take preference to those scaled.
Any areas indicated on this drawing are for guidance only.
No responsibility is taken for their accuracy.

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CONCEPT DESIGN HEALTH AND SAFETY OBSERVATIONS
(SEE ALSO DESIGNERS RISK ASSESSMENT TO BE PRODUCED AT DETAILED DESIGN STAGE)

EXISTING RISKS
1. BURIED AND/OR OVER-HEAD LIVE SERVICES
2. EXISTING COVERED AND POSS HAZARDOUS ELEMENTS REQUIRE DEMOLITION
3. CURRENT BELOW GROUND CONDITIONS UNKNOWN
4. EXISTING LOAD-BEARING ELEMENTS ARE ASSUMED
6. NO PRIOR EXIST DRAWING OR REPORTS AVAIL
7. EXISTING FIRE-SAFETY PROTOCOLS MAY NOT COMPLY WITH CURRENT SAFETY STANDARDS

DESIGN RISKS
1. DESIGN TO INCORPORATE FLOOD RESILIENCE IF WITHIN A FLOOD ZONE
2. RADON PROTECTION TO BE INCORPORATED IF IN A RADON AREA
3. HEAVY MATERIALS TO BE MINIMISED DURING DETAILED DESIGN
4. UPGRADE OF EXISTING FIRE-SAFETY MEASURES TO BE CONSIDERED
5. DRY FIX ROOF ELEMENTS TO BE INCORPORATED

CONSTRUCTION RISKS
1. SAFE ACCESS TO BE MAINTAINED FOR ALL, AVOIDING STEPS OR OBSTRUCTIONS
2. CONSIDER CRANE FOR HEAVY MATERIALS, LARGE BEAMS COULD BE SPLICED
3. AVOID OR LIMIT WORKING IN CONFINED SPACES INCL EXCAVATIONS
4. ASSESS ALL LOAD-BEARING ELEMENTS PRIOR TO IMPLYING NEW LOADS. PROP WALLS, ROOF AND CEILINGS PRIOR TO REMOVAL OF LB WALLS.
5. LIMIT WORKING FROM HEIGHT AND PROVIDE SAFE ACCESS.
6. LIMIT CUTTING ON SITE, AVOID CUTTING INDOORS AND MANAGE DUST-CONTROL

POST-CONSTRUCTION RISKS
1. LADDERS OR ZIP-UP TOWERS MAY BE REQD FOR FACADE INSPECTIONS / REPAIR
2. ROOFS MAY REQUIRE ACCESS BY SPECIALISTS
3. FIRE-SAFETY MEASURES SHOULD BE MAINTAINED AT ALL TIMES
4. PROVIDE CLIENT WITH DRAWN RECORDS OF THE WORKS INCL ALL CONCEALED LOAD-BEARING ELEMENTS

| Rev | Description | By | Date |
|---|---|---|---|

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Project
PROPOSED EXTENSION

Drawing Title
PROPOSED PLAN AND ELEVATIONS

| Drawing No. | Revision |
|---|---|
| 003 MS | – |
| Scale 1:100 | Date 04/09/25 |
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| Drawn By DJS | Checked By |
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