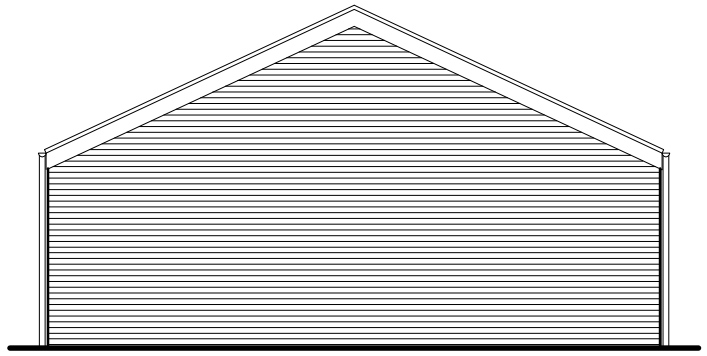
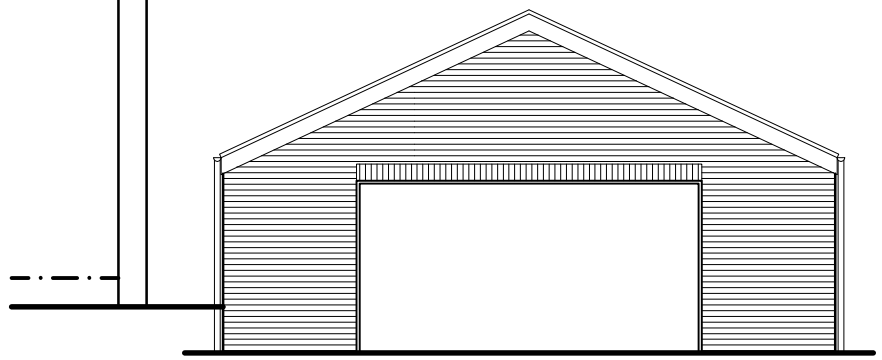


SIDE ELEVATION



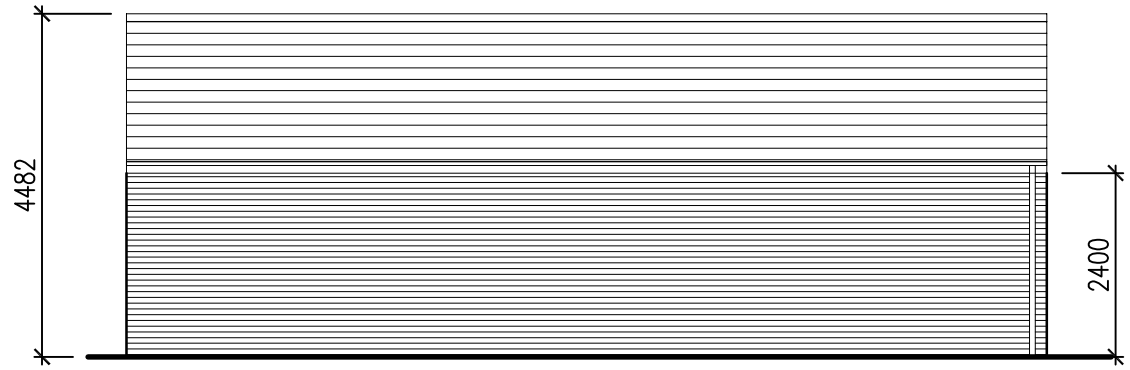
REAR ELEVATION



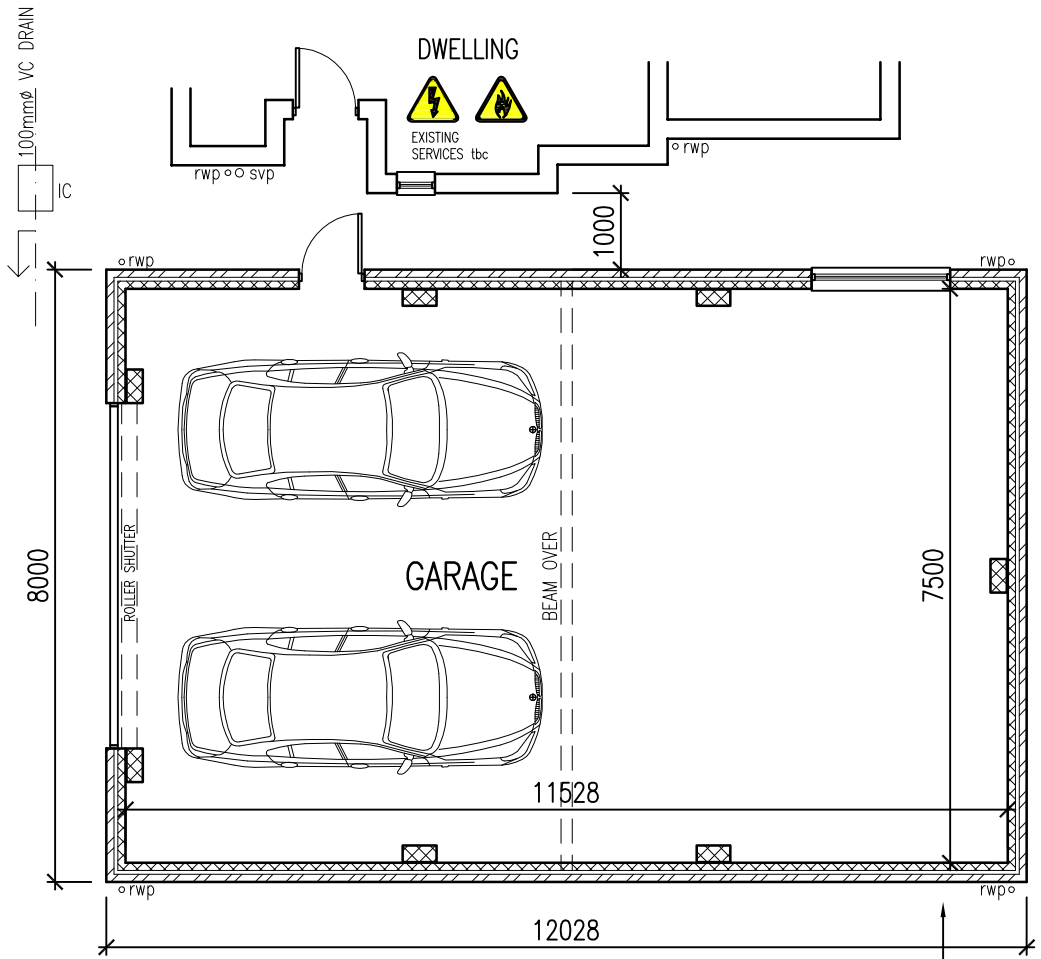
FRONT ELEVATION

NEW WALLS TO CAVITY WALL c/w RED FACING BRICKWORK TO MATCH DWELLING

NEW ROOF TO BE RED CONCRETE ROOF TILES TO MATCH DWELLING

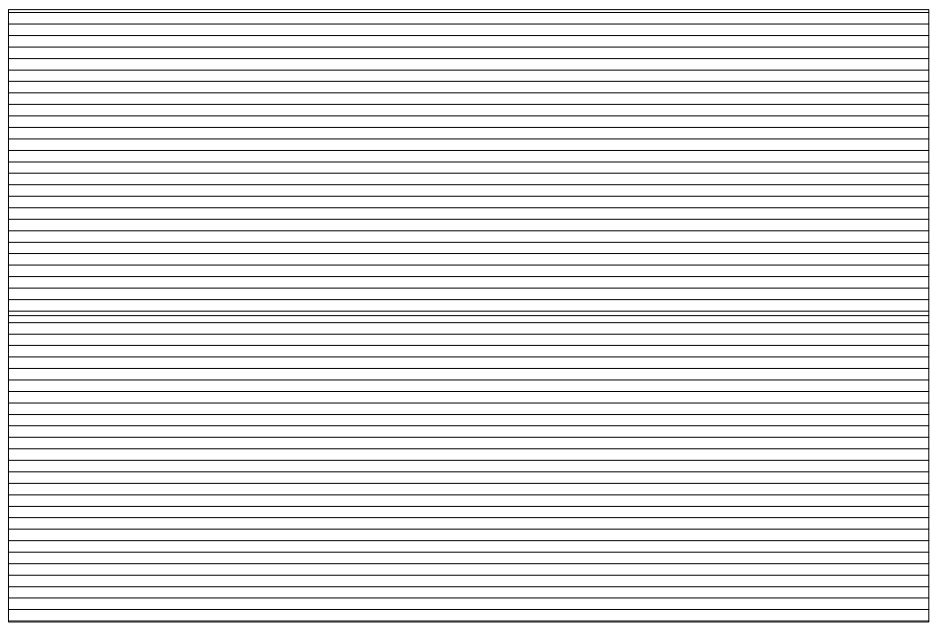


SIDE ELEVATION



GROUND FLOOR PLAN (GIA 86m²)

EXISTING HEDGEROW TO BE REMOVED AND REPLACED WITH NEW 1.8m(h) TIMBER POST AND RAIL FENCE



ROOF PLAN

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 – POSS ASBESTOS TO EXISTING GARAGE
3. CURRENT BELOW GROUND CONDITIONS UNKNOWN
4. NO PRIOR EXIST DRAWING OR REPORTS AVAIL
5. 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 CONSTRUCTION AND ENSURE ADEQUATE PROPPING AND TEMP WORKS.
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 NEW GARAGE

Drawing Title
PROPOSED PLANS AND ELEVATIONS

Drawing No.	Revision
002 AK	–
Scale 1:100	Date 19/06/26
Computer File No. 26-06 AK	Project No. 26-06 AK
Drawn By DJS	Checked By
Coordinated By	Approved By

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