



Proposed Front Elevation



Proposed Rear Elevation

Specification

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THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL, THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ON SITE, ANY ANOMALIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

**DRAFT COPY
FOR CLIENT ONLY**

Drawings prepared for Planning purposes only, NOT for construction.

Materials noted on plans to be as stated, alterations in materials MUST be referred back to the relevant Planning Officer for confirmation that changes are NOT considered to be a 'material change' that would affect the Planning Permission or Permitted Development Rights of the proposal[s].

Any alterations to the approved plans MUST be notified to the Planning Officer or Planning Department for formal approval PRIOR to altering any part of the approved plans.

Client to ensure that any conditions attached to the Planning Permission are formally approved in writing by the Planning Officer or Planning Department PRIOR to ordering.

Client to ensure that the proposal is commenced within the time period stated in the Planning Approval [generally three years from the date of Approval].

Domestic clients have responsibility for Health & Safety matters, the Construction (Design and Management) Regulations 2015 (CDM 2015) now apply to Domestic clients. CDM 2015 states that a domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business.

While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to either:

The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.

The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

New Masonry	New Partition
Clear glazing	Obscure glazing
Leadwork to valley	Render / dashed finish
Existing opening to be built up	Concrete Padstone
Formed opening	Structural Beam
Brickwork	Roof tiles
FW drainage	SW drainage
Property boundary	LB.masonry above / below
Existing roof geometry	Proposed roof geometry
Floor Level	2.0m Headroom
Boundary Hedge	New Purlins
100mm C24 timber post	100mm SHS steel post
600x600 roof unit	600x600 roof unit
1200x600 roof unit	1200x600 roof unit
600x600 roof unit	600x600 roof unit

Native CAD Format	- AllyCAD
Resolution	- 300dpi
Colour Format	- 256 colours
Plotting Software	- Adobe Acrobat
Printed & Verified	- Yes
Satisfied with Accuracy	- Yes

DATE: 18th of December 2020
 PROJECT: New Dwelling
 FOR: Mr. & Mrs. Whearty
 AT: Land adj. to 46 Croft Drive East, Caldby, Wirral CH48 1LS
 DRAWING: 005-Proposed Front and Rear Elevation
 PROJECT No: Whear07
 SCALE: 1:50 @ paper size - A1 [other scales as noted]
 EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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