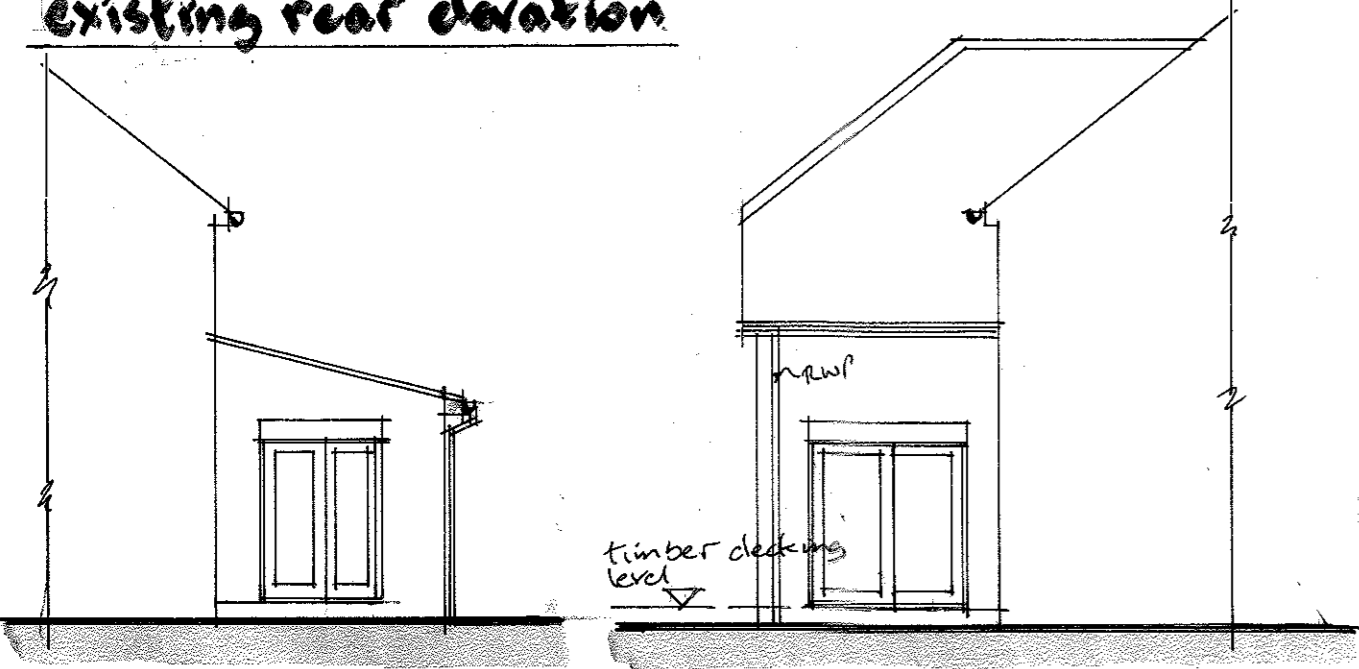
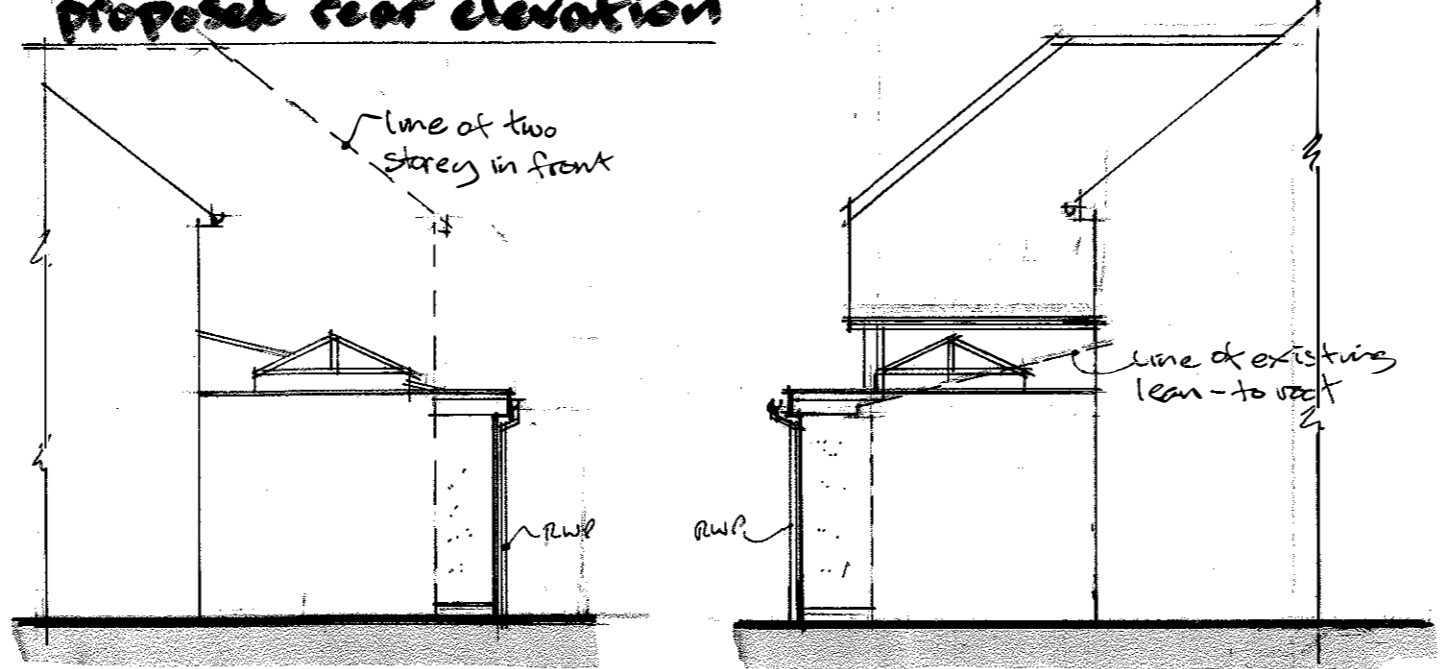


existing rear elevation

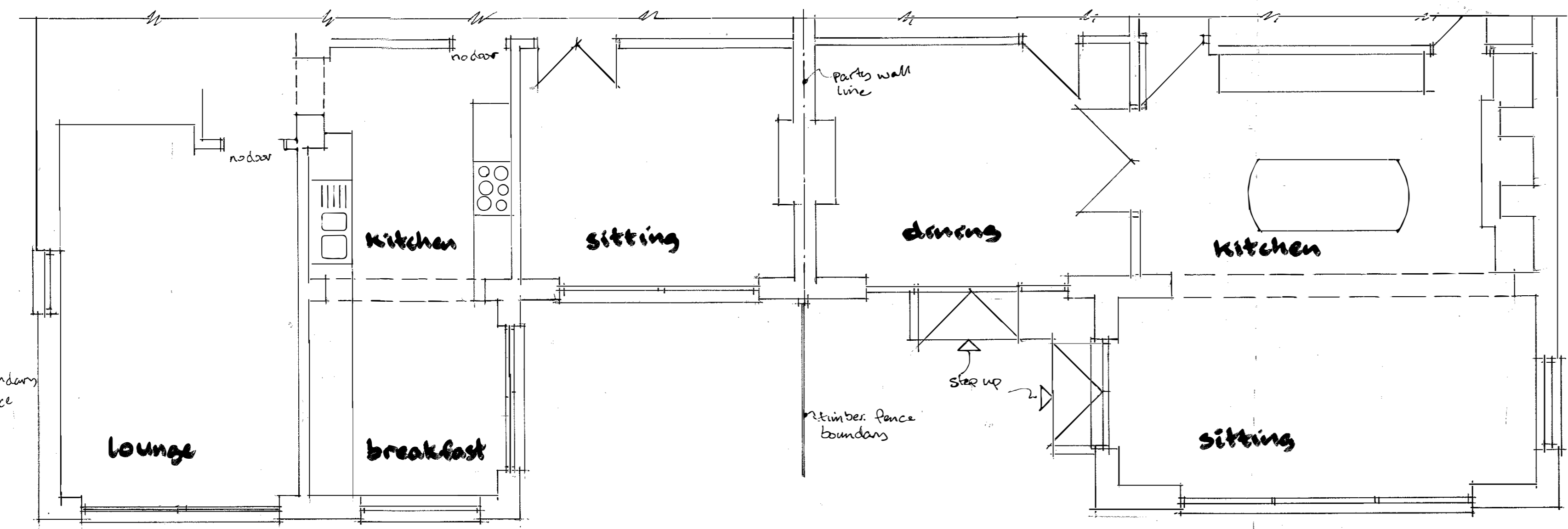
proposed rear elevation



existing side elevations

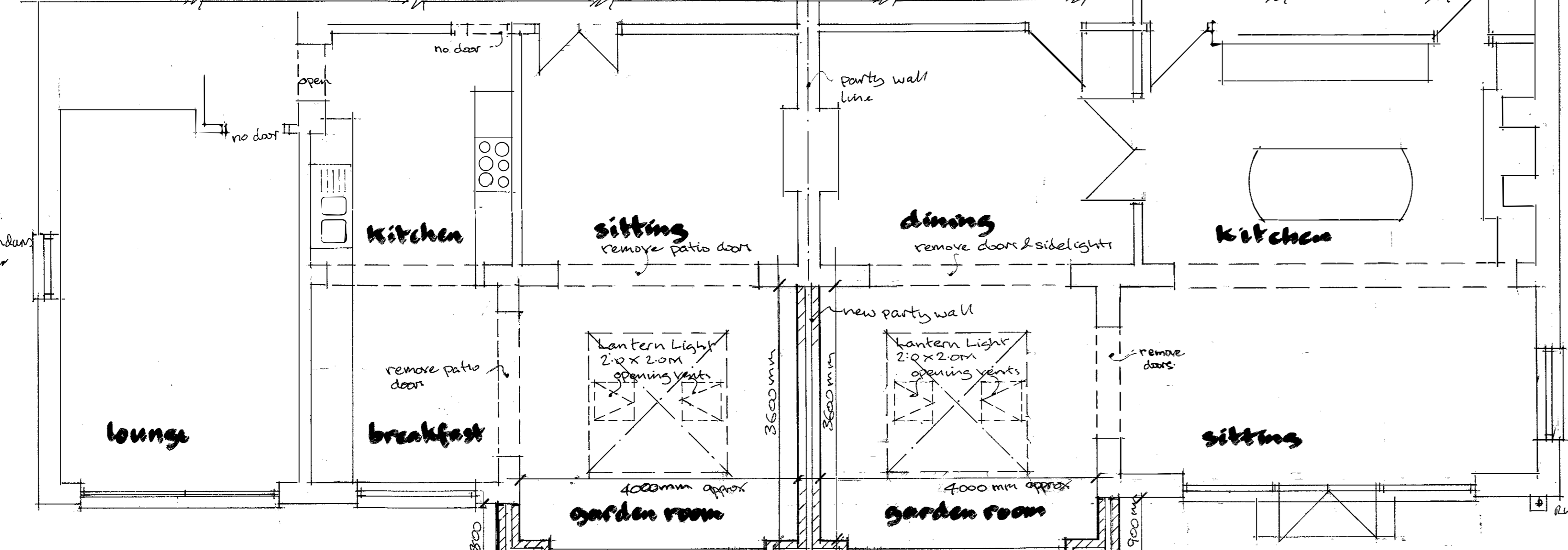


proposed side elevations



existing plan

existing plan



proposed ground floor plan

proposed ground floor plan

- General notes**
- All dimensions to be checked on site before work commences.
 - The contractor is to work to the drawing marked approved or ensure that he is in possession of a drawing incorporating all modifications or amendments before starting work.
 - Any variations from the details shown to be reported to P. A. Scott Associates prior to continuation of work.
 - Any foundation shown assumes good load bearing ground, however the final depth and design of foundation will be subject to prevailing soil conditions.
 - Except for sites with a significant slope, the ground levels shown on this drawing are after completion of the development i.e. usually 150-225mm below ground floor level.

CDM REGULATIONS (Design and Management) Regulations 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
Exceeds 500 person days.

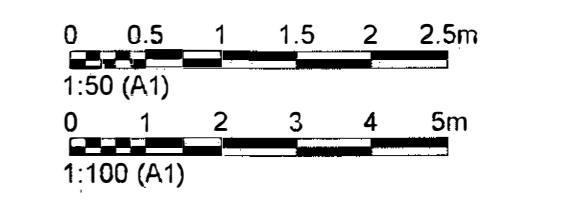
Boundaries

It is the client / building owner's responsibility to ensure that all parts of the building e.g. roof, walls, soffits, fascia, gutters, foundation are constructed wholly within the client / building owner's land. No encroachment over the boundary without the adjoining owner's consent. Any boundary lines shown on this drawing are based on physical site characteristics e.g. fences, walls etc. and are not legally definitive. It is the client / building owner's responsibility to verify the positions of all relevant boundaries, with any adjoining owners as necessary / appropriate.

Party Walls

The Party Wall etc Act 1996 places obligations on owners of buildings and adjoining owners. Any structure to be built astride the boundary line would normally require the adjoining owner to be notified in accordance with the formalised procedures detailed in the Act. Any proposed buildings or extensions within 3m or 6m of adjoining buildings may also mean that formal notification is needed. It is the building owner's responsibility to ensure that the relevant notices have been served on any adjoining owners where the Act applies.

- Finishes**
- Roof: Flat roof finish to clients choice.
 - Walls: polymeric membrane, sand / art fibre mesh.
 - Smooth painted render to match.
 - Windows & Doors: Double glazed windows and doors. Openers / sub-divisions / materials to clients choice.
 - Rainwater Goods: Black UPVC to match existing.



no.	revisions	by	date
client Mr Deller			
project Proposed single storey rear extensions-13 Kilworth Avenue, Shenfield CM15 8PS			
drawing planning drawing- plans, elevations			
drawing no. P A SCOTT ASSOCIATES BUILDING SURVEYORS			
Architectural Services - Planning Consultants 131 Waterhouse Business Centre, 2 Clarendon Way, CM1 2BE Tel: (01245) 493020 e: paul@pascott.co.uk w: www.pascott.co.uk			
scale(s)	1:100 & 1:50	drawn	AN
date	May 2021	checked	ps
		sheet	1 of 1
drawing no.	PS 3279	revn.	