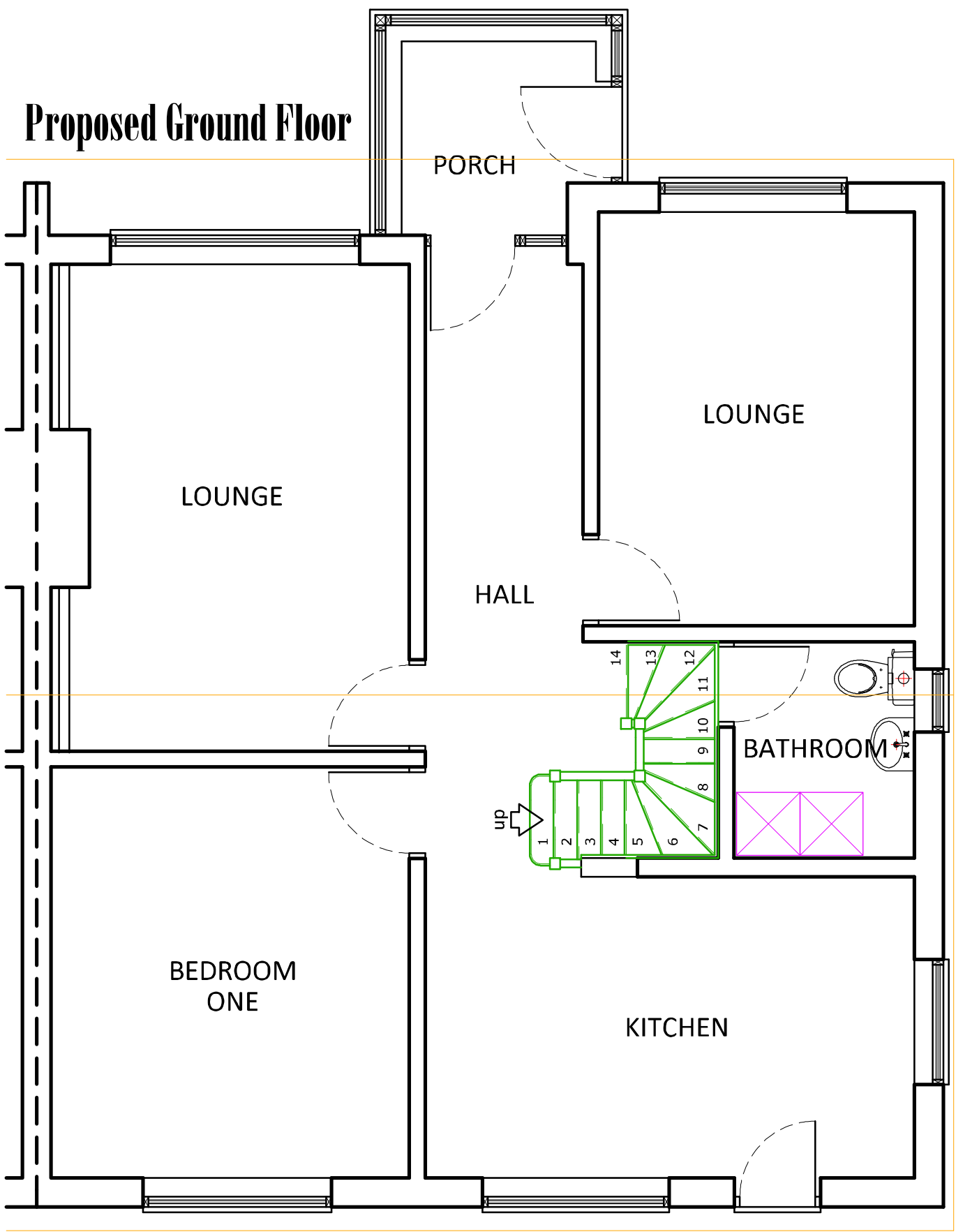
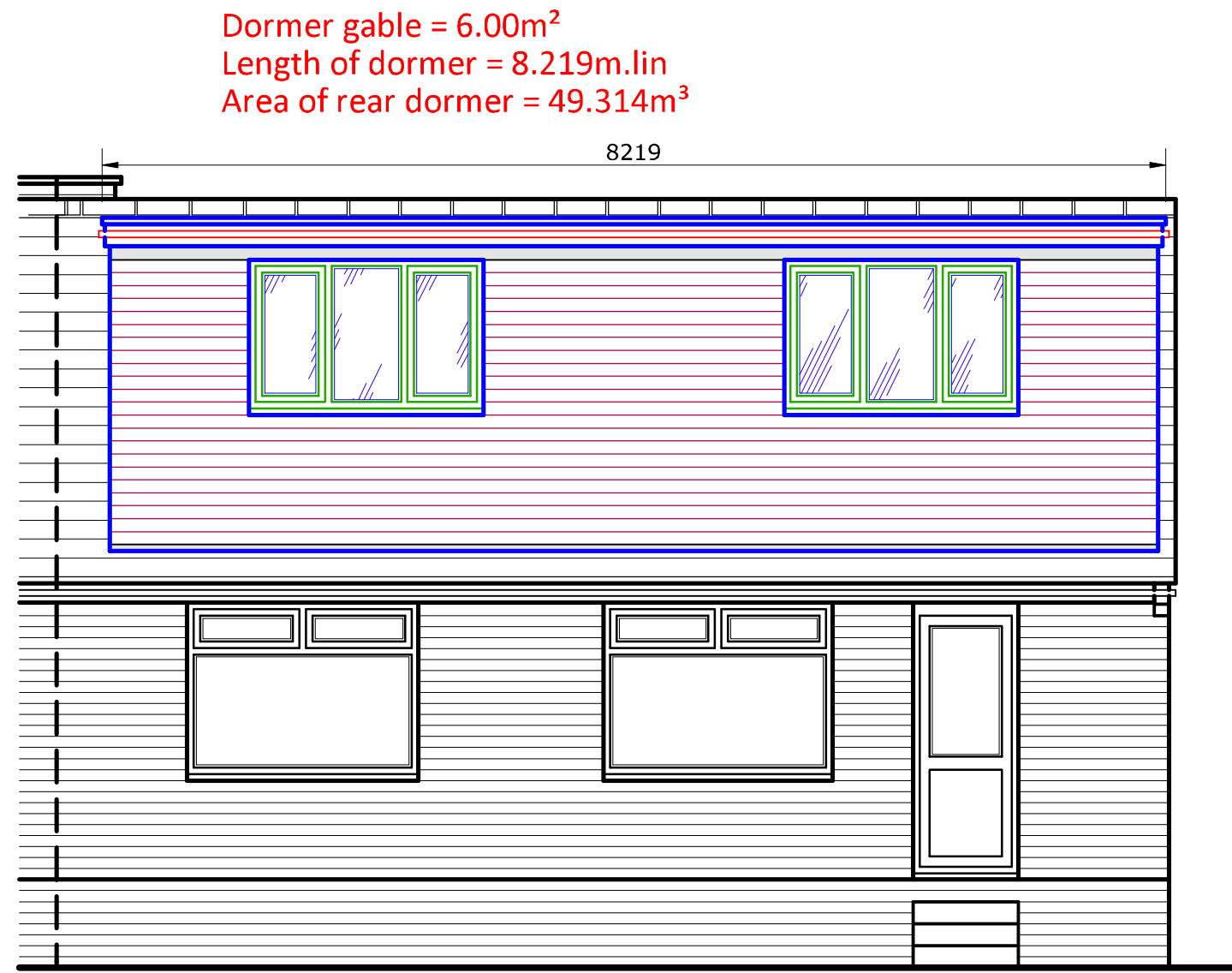
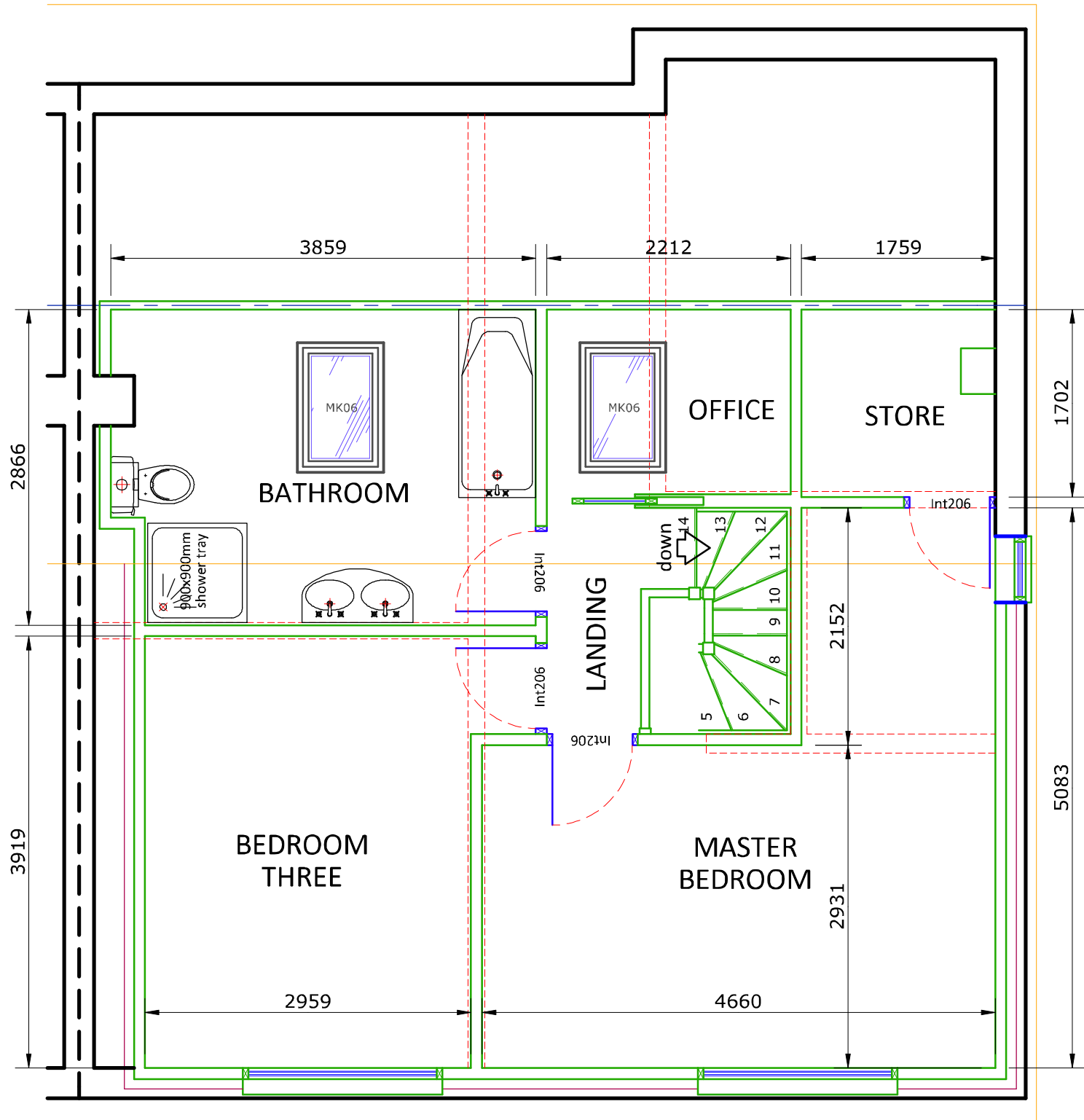


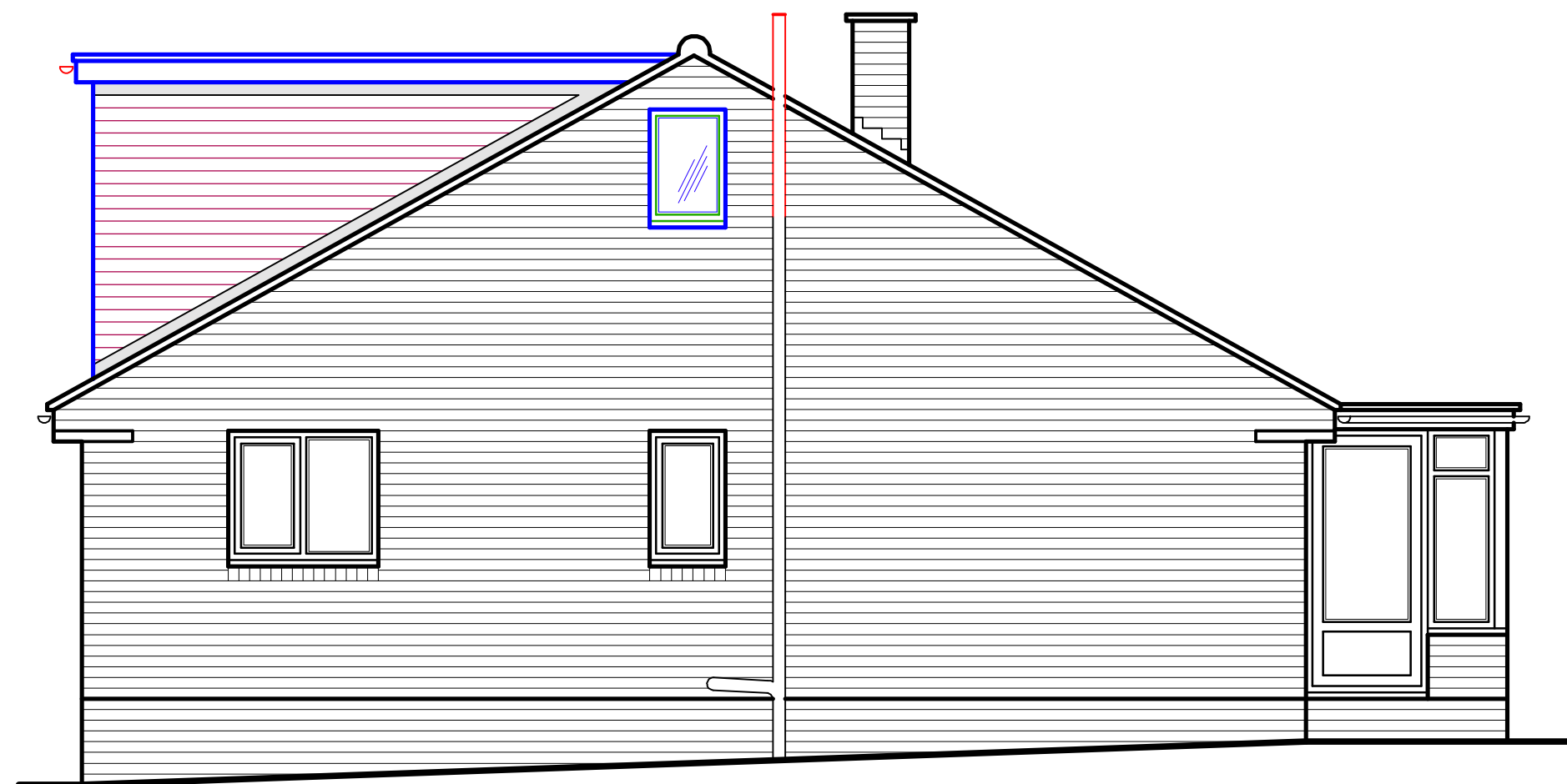
Proposed Ground Floor



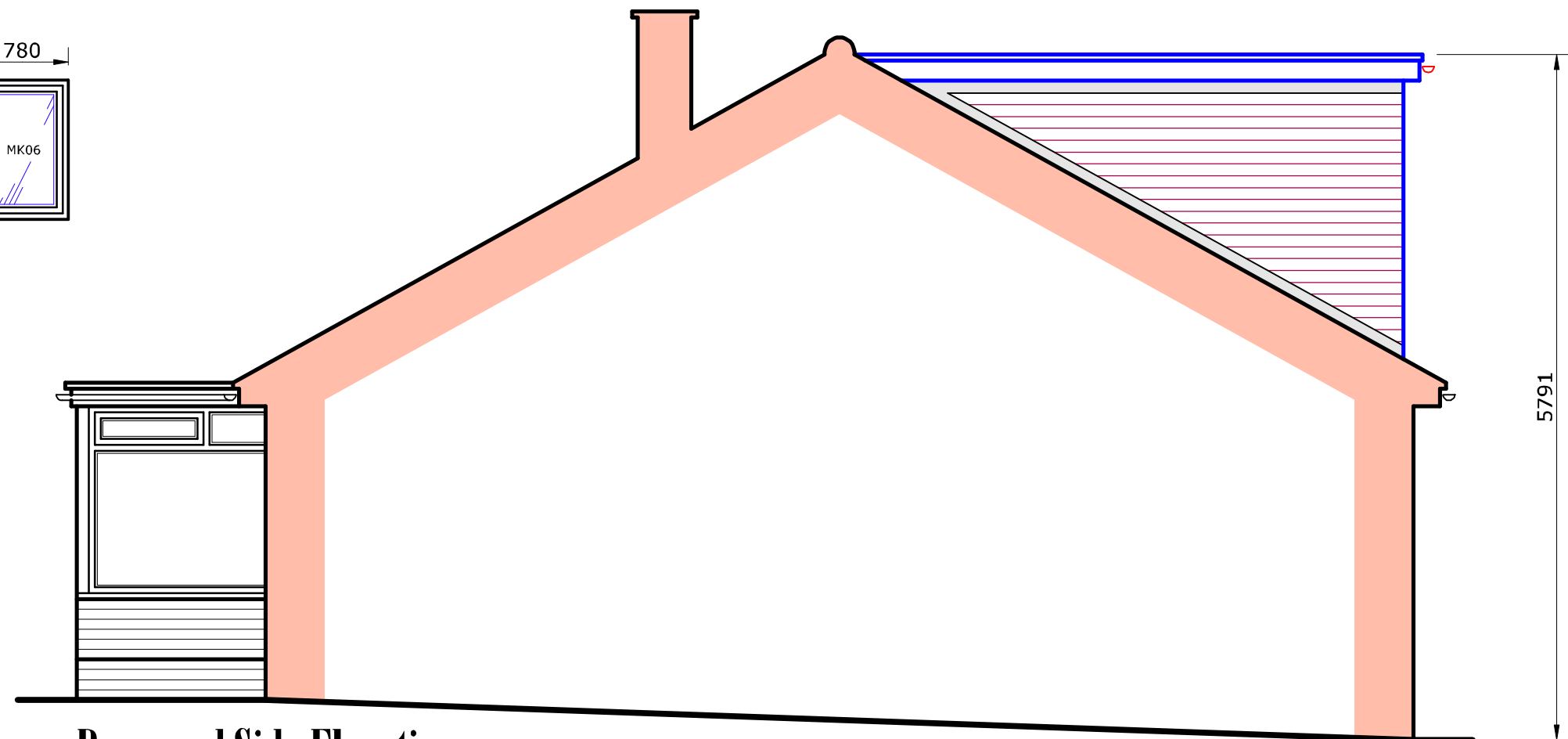
Proposed First Floor



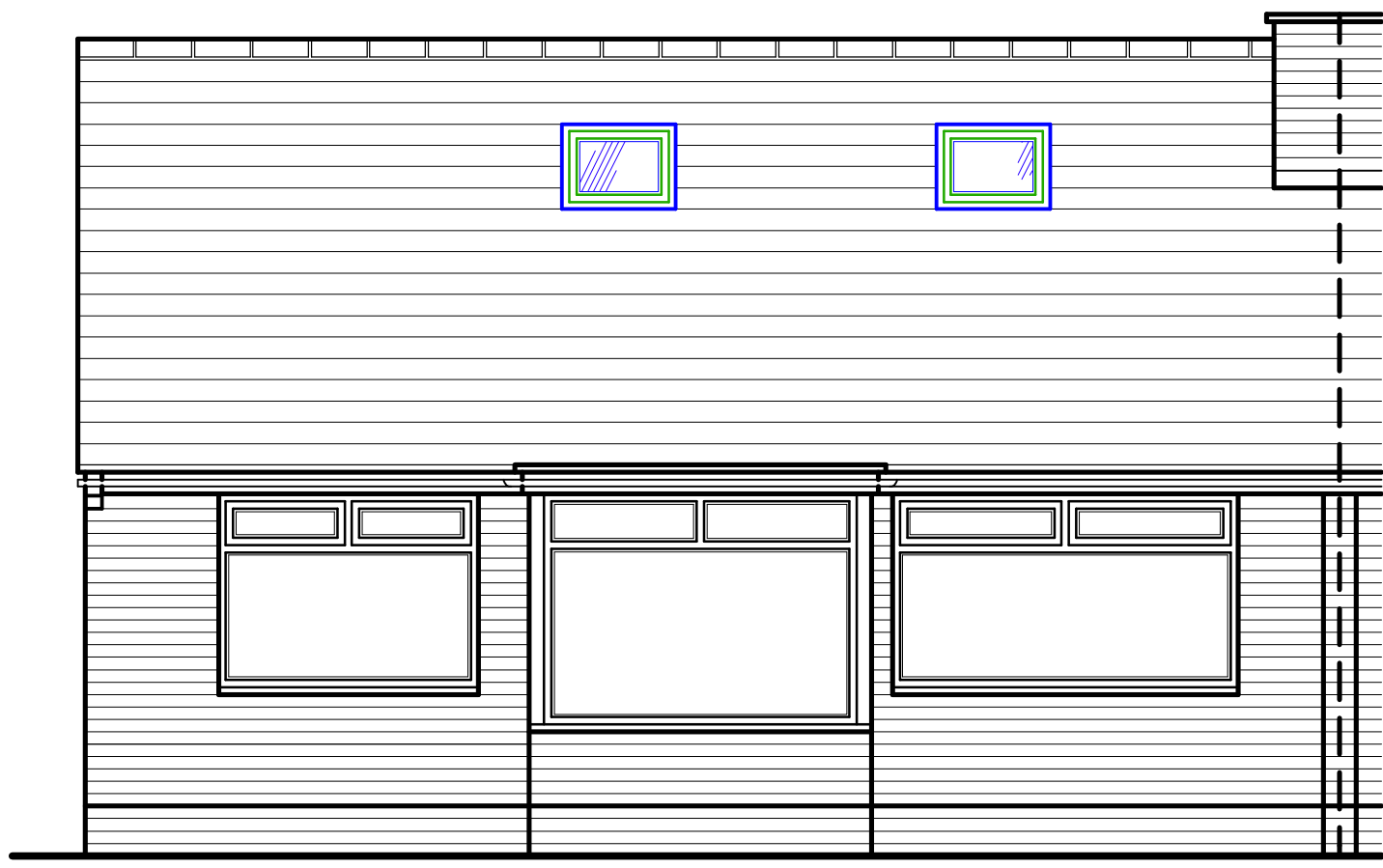
Proposed Rear Elevation



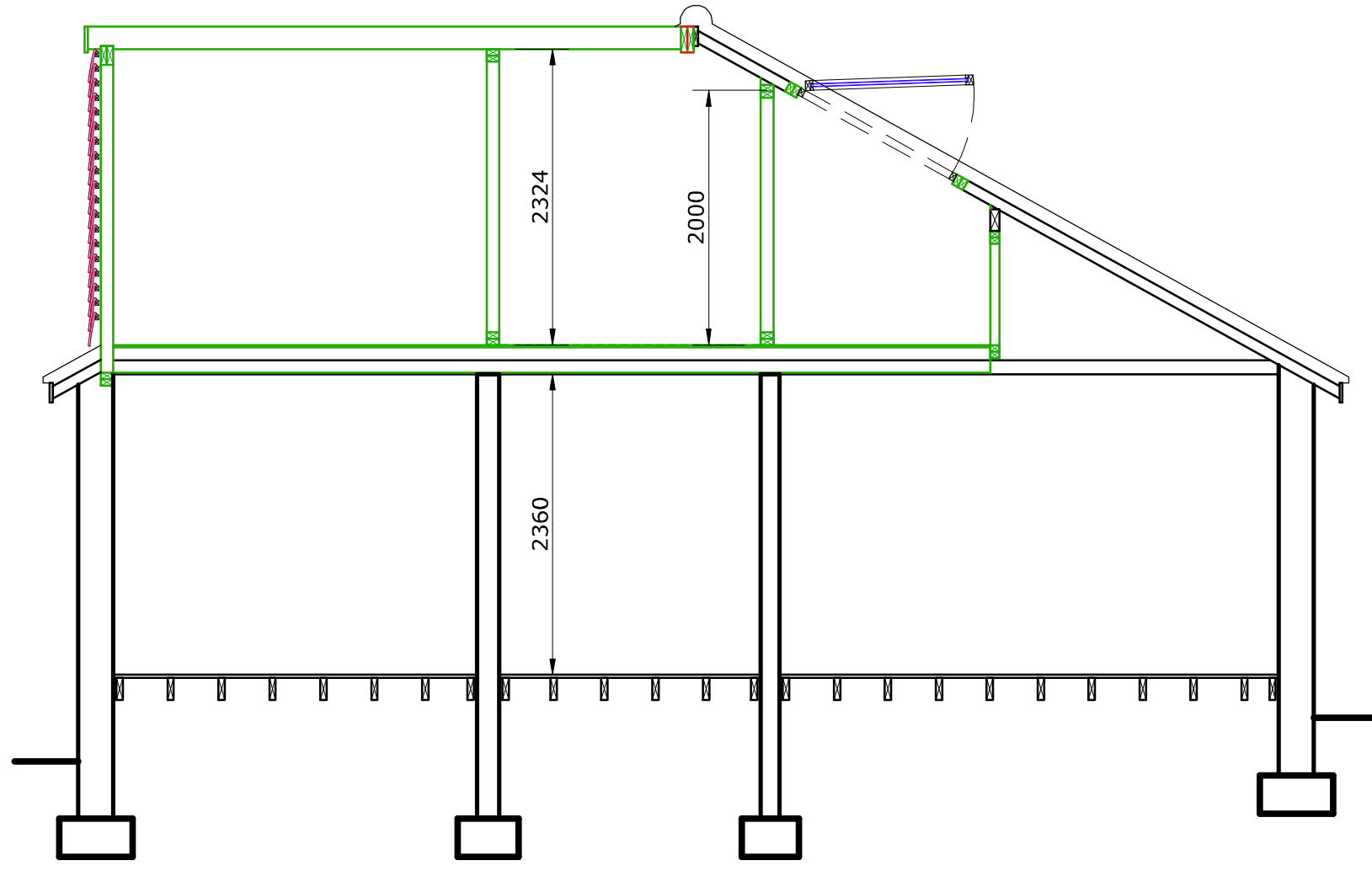
Proposed Side Elevation



Proposed Side Elevation



Proposed Front Elevation



Flat roof covered in elastomeric felt and finished with aluminium trims to roof edges

Dormer walls & cheeks to be of small plain tiles to match the colour of the main roof as closely as possible

Fascias, barge boards, guttering & down pipes to be uPVC - as existing profile & colour

Windows / doors of uPVC - same style & colour as the existing windows / doors of the dwelling.

## 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 ANOMOLIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

## FOR PLANNING PURPOSES 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.

	Load bearing walls		Non Load bearing walls / partitions
	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 UBeam or similar
	New Brickwork		Roof Tiles
	Underground drainage [FW]		Underground drainage [SW]
	Existing roof / geometry		Proposed roof / geometry
	Land boundary		Masonry wall above / below
	600x600 floor unit		600x600 wall unit
	600x600 floor unit		600x600 wall unit
	600x600 floor unit		600x600 wall unit
	600x600 floor unit		600x600 wall unit

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

DATE: 04th of May 2021  
PROJECT: Loft Conversion  
FOR: Mr. Jones  
AT: 6 Dorset Drive, Pensby, Wirral. CH61 8SX  
DRAWING: 002-Proposed Details  
PROJECT No: Jones73  
SCALE: 1:50 @ paper size - A1 [other scales as noted]  
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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