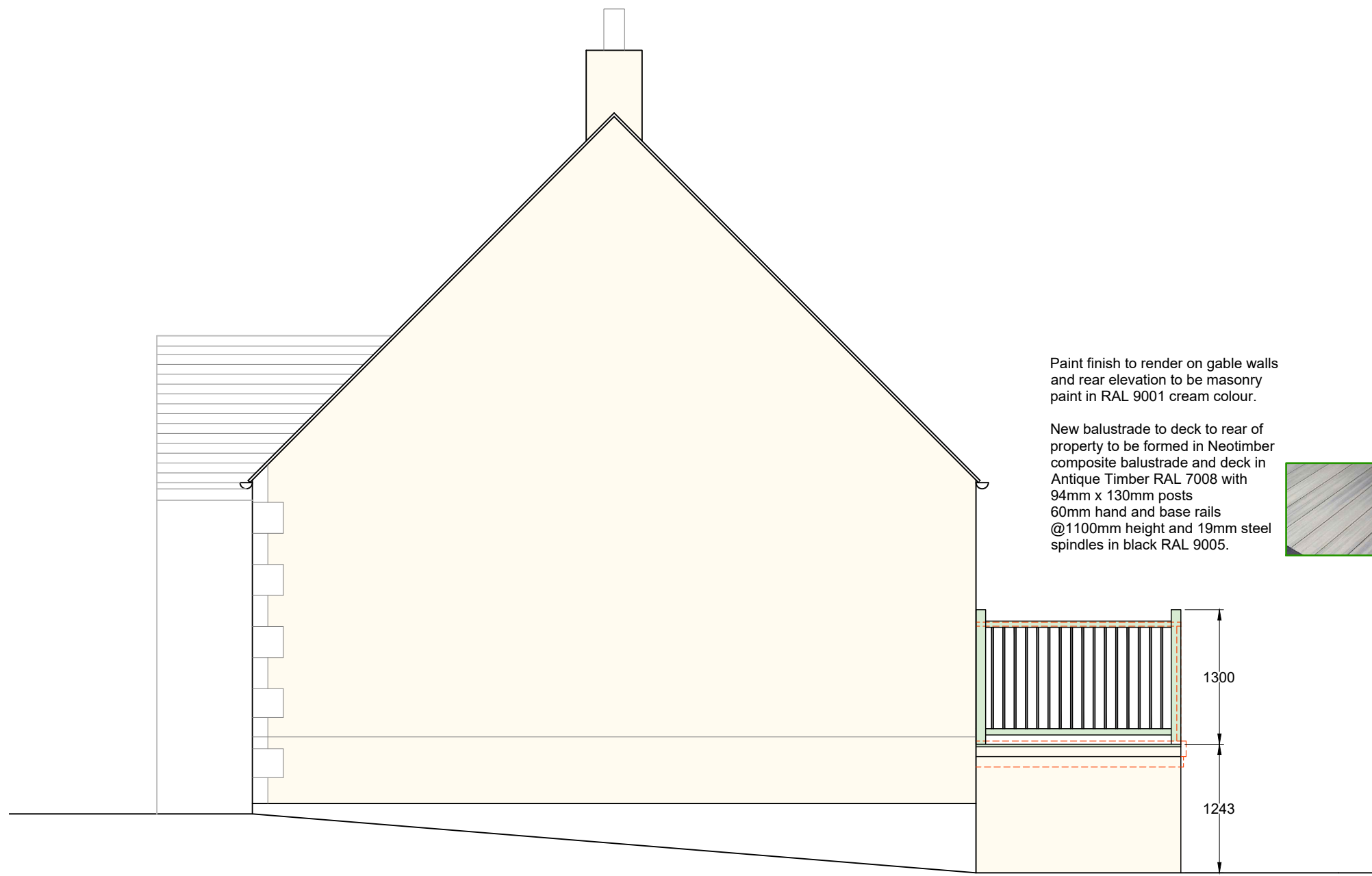


West elevation



South elevation



East elevation



North elevation

**Unforeseen works**  
 It is not always possible to identify all elements of construction of an existing building without carrying out extensive disruptive surveys at an early stage. The client should make allowance within their contingency for any costs associated with unforeseen works uncovered as the works progress.

**Design Scheme Costs**  
 Extension to dwelling based on £2000 to £2500 per m2  
 Area of extension XXm2  
 Construction cost band : EXX - EXX  
 All construction costs are subject to the addition of VAT  
 Note that these costs are broad brush indicative figures only based on generic square metre rates and do NOT take account of specific construction details. We STRONGLY recommend obtaining a detailed budget cost at an early design stage from a qualified quantity surveyor in order to achieve cost certainty at tender stages.

**CDM (Construction - Design and Management) 2015**  
 In order to avoid foreseeable risks The Principal Designer has eliminated hazards where reasonably practicable at the design phase. Where foreseeable hazards could not be designed out and in order to reduce the risk associated with those that remain, the following hazards have been identified :  
 1.  
 2.  
 .....

Rev	Description	Date	By	Chk'd
X	XXXXXXXXXXXXXXXXXX		XXXXXX	XX