

PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

IMPORTANT NOTE FOR APPLICANTS

- IN REGARDS TO THE PARTY WALL ACT OF 1996 AND SPECIFICALLY IN RELATION TO EXCAVATION WORK, THE PROVISIONS OF THE ACT WILL AFFECT THE PROPERTY OWNER AND OWNERS OF ADJACENT PROPERTIES. ANY QUESTIONS IN CONNECTION WITH THE PARTY WALL ACT SHOULD BE RESOLVED BY OWNER AND/OR APPLICANT. THE SPECIFICATIONS AND DETAILS ON THESE PLANS DO NOT TAKE ACCOUNT OF MATTERS IN REGARDS TO THE PARTY WALL ACT.
- THE PRIMARY RESPONSIBILITY FOR ACHIEVING COMPLIANCE WITH THE BUILDING REGULATIONS RESTS WITH THE PERSON CARRYING OUT THE WORK. THIS IS EITHER THE BUILDER OR THE OWNER/APPLICANT. A FULL PLAN BUILDING REGULATION APPLICATION MUST BE MADE WELL IN ADVANCE OF WHEN THE WORK IS TO START. THE LOCAL AUTHORITY WILL CHECK THE PLANS, CONSULT WITH ANY OTHER AUTHORITIES (EG. PUBLIC SEWERS). TIME SCALES IS 5 TO 8 WEEKS FOR FULL APPROVAL. ONCE APPROVED WORK CAN THEN PROCEED. AS PART OF THE CHECKING AND CONSULTATION STAGE THE PLANS MAY BE ALTERED TO SHOW COMPLIANCE. IT IS IMPORTANT THAT THE BUILDER/APPLICANT OR OWNER CHECKS THAT THEY ARE WORKING TO THE CORRECT ISSUE PLAN. THE LOCAL AUTHORITY WILL CARRY OUT INSPECTIONS AT VARIOUS STAGES AND ISSUE A 'COMPLETION CERTIFICATE' UPON SATISFACTORY COMPLETION AND COMPLIANCE WITH THE BUILDING REGULATIONS.
- IF A BUILDING PROJECT HAS BOTH PLANNING & BUILDING REGULATION APPROVAL, THEN YOU MUST NOT BUILD ANYTHING OTHER THAN WHAT HAS BEEN APPROVED. IT IS IMPORTANT THAT THE BUILDER & OWNER/APPLICANT READS ALL NOTES ON THE LATEST ISSUE AND/OR APPROVED PLANS TO ENSURE THEY UNDERSTAND THE VARIOUS DETAILS CONTAINED THEREIN. THIS INCLUDES ALL LETTERS, NOTIFICATIONS AND CALCULATIONS ETC.
- IT IS PERMITTED TO USE AN APPROVED DRAWING AND SPECIFICATIONS IN ANY CONTRACT ARRANGEMENTS, HOWEVER, ITS USE IS LIMITED ONLY TO THE MATTERS DESCRIBED ON THE APPROVED PLAN AND NOT TO ANY DEPARTURES FROM THE APPROVED PLAN. WHERE BUILDERS HAVE SEPARATE RESPONSIBILITIES OR ARRANGEMENTS WITH INSTITUTIONS SUCH AS GUILD OF MASTER CRAFTSMEN OR FEDERATION OF MASTER BUILDERS ETC, THEN THEY SHALL REMAIN UNDER THE OBLIGATIONS OF SUCH INSTITUTIONS.

WASTE MANAGEMENT STATEMENT

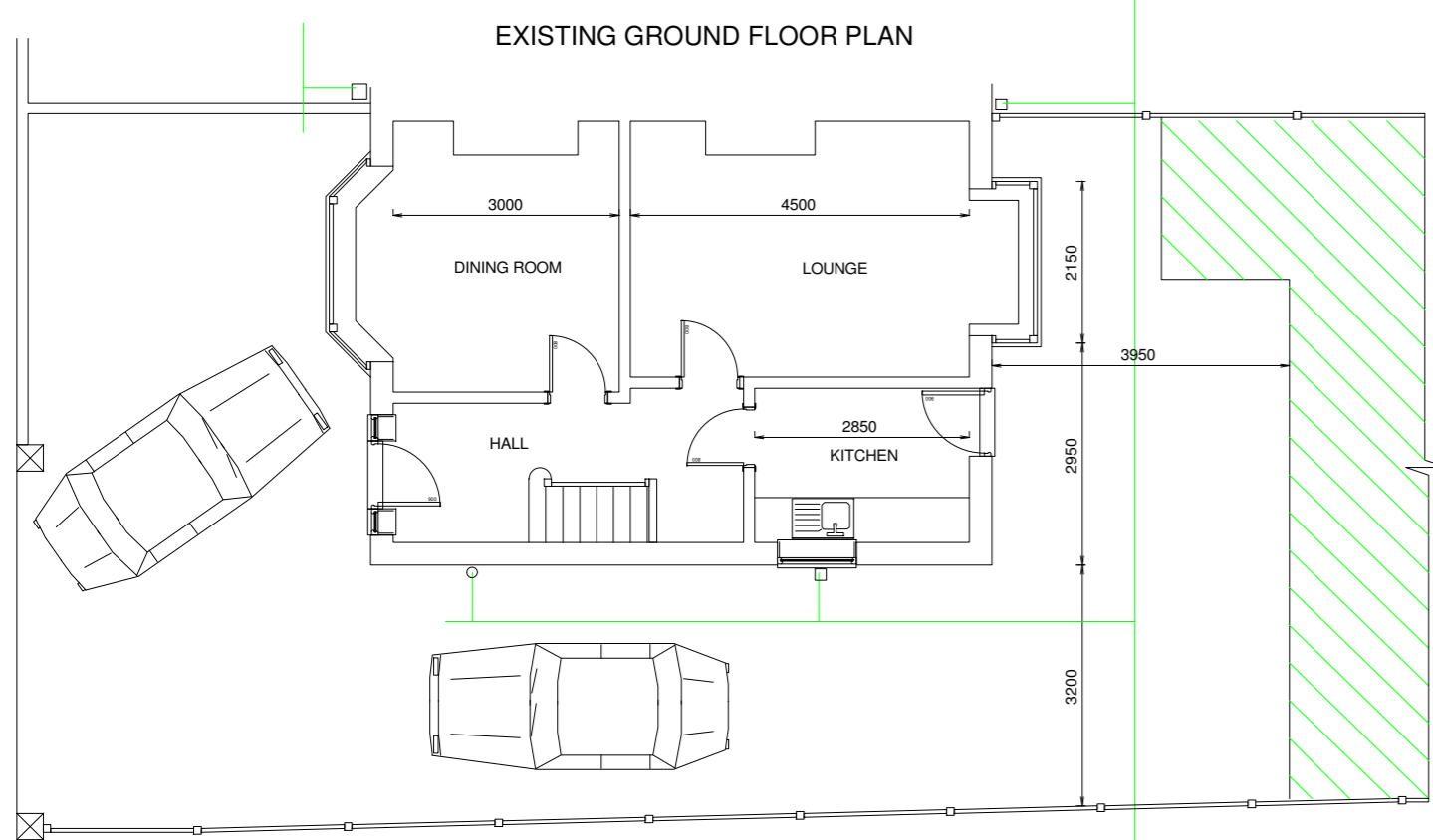
- ENVIRONMENTAL PROTECTION ACT 1990 (PART II) s.33 IT IS ILLEGAL FOR ANY PERSON TO DEPOSIT CONTROLLED WASTE, KNOWINGLY CAUSE OR KNOWINGLY ALLOW CONTROLLED WASTE TO BE DEPOSITED IN OR ON ANY LAND UNLESS A WASTE MANAGEMENT LICENCE IS IN FORCE AND THE DEPOSIT IS IN ACCORDANCE WITH THE LICENCE.
- ENVIRONMENTAL PROTECTION ACT 1990 (PART II) s.34 BUSINESSES HAVE CERTAIN RESPONSIBILITIES TO ENSURE THAT WASTE MATERIALS FROM BUILDING ACTIVITIES ARE DISPOSED OF WITH DUE REGARD TO THE LAW. A WASTE HOLDER HAS A DUTY OF CARE WITH REGARD TO WASTE AND IT IS AN OFFENCE IF THEY FAIL TO TAKE ALL REASONABLE MEASURES TO TRANSFER WASTE TO A PERSON AUTHORISED TO TRANSPORT WASTE WITH A WRITTEN DESCRIPTION OF THE WASTE.
- THIS ESSENTIALLY MEANS THAT THE BUILDER SHALL DEPOSIT WASTE CREATED AT THE SITE INTO A SKIP AND HAVE THAT SKIP TAKEN TO A LICENSED WASTE RECEIVING SITE FOR SALVAGE, RECYCLING OR DISPOSAL. THE BUILDER HAS A DUTY OF CARE IN RESPECT TO ENSURING ALL WASTE IS REMOVED/TRANSPORTED AWAY FROM THE SITE BY LICENSED CARRIERS. THE BULK OF THE WASTE WILL BE INERT, BUT THERE MAY BE SOME MATERIAL THAT COULD BE HAZARDOUS AND AS SUCH WILL BE SUBJECT TO SEPARATE STORAGE AND ULTIMATE DISPOSAL. ANY SUSPECT MATERIAL SHOULD BE IDENTIFIED AND LABELLED AND NOTIFIED TO THE WASTE DISPOSAL SITE DESTINATION.

ELECTRICAL SAFETY IN DWELLINGS

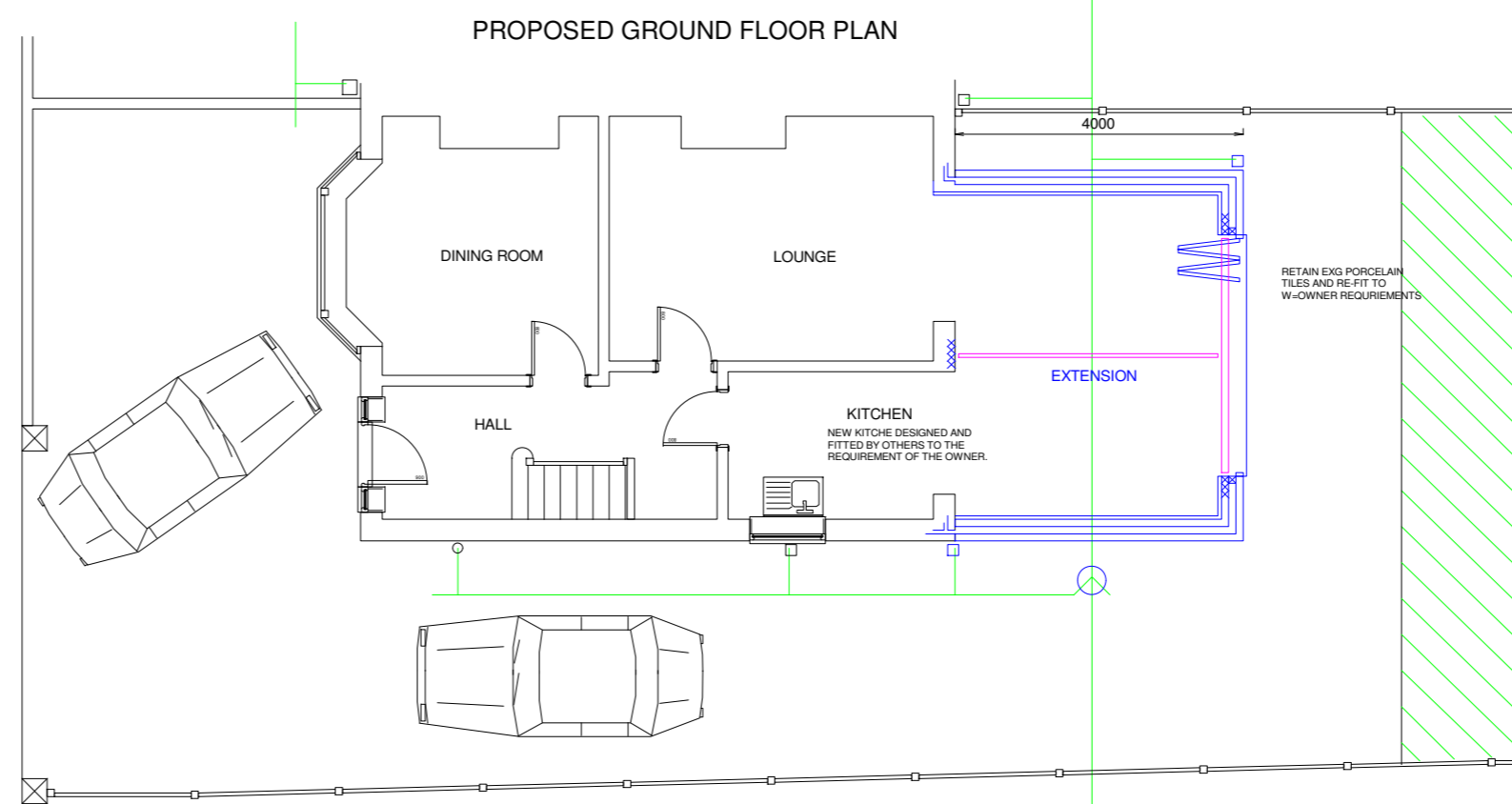
ALL WIRING AND ELECTRICAL WORK MUST BE DESIGNED, INSTALLED AND TESTED WITH THE REQUIREMENTS OF BS7671, THE IEE 18TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS ELECTRICAL INSTALLATION / TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY. PRIOR TO COVERING ALL WIRING/CABLES THE APPLICANT AND/OR INSTALLER IS TO ENSURE THAT THE INSTALLATION IS INSPECTED BY A COMPETANT PERSON AND ON COMPLETION OF THE WORK, IN ADDITION TO THE INSTALLATION CERTIFICATE, AN ADDITIONAL COMPETANT PERSONS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY.

THESE PLANS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL & APPLICATIONS FOR TOWN AND COUNTRY PLANNING AND/OR BUILDING REGULATION WILL BE MADE. WORK MUST NOT BEGIN UNTIL APPROPRIATE LOCAL AUTHORITY APPROVALS HAVE BEEN GAINED

DRAWING ORIGINAL PAPER SIZE A2
USE THIS SCALE BAR FOR DIMENSION REFERENCING.

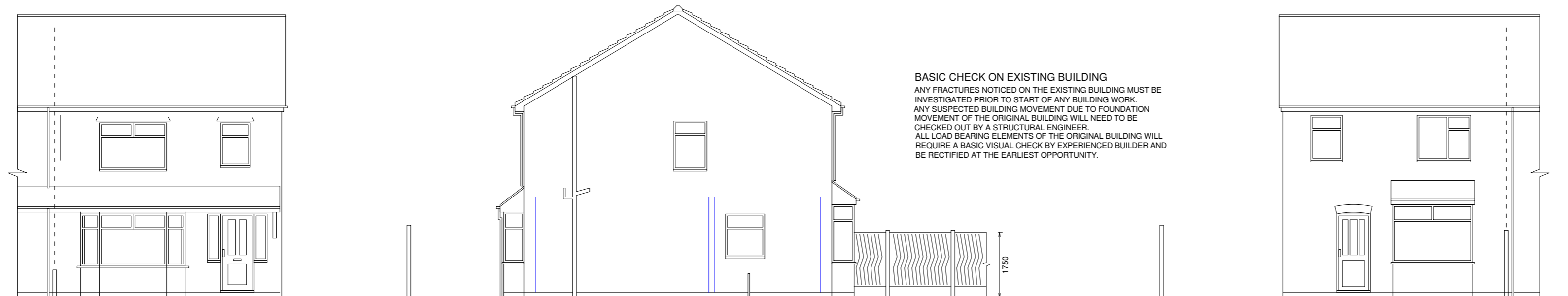


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

BASIC CHECK ON EXISTING BUILDING
ANY FRACTURES NOTICED ON THE EXISTING BUILDING MUST BE INVESTIGATED PRIOR TO START OF ANY BUILDING WORK. ANY SUSPECTED BUILDING MOVEMENT DUE TO FOUNDATION MOVEMENT OF THE ORIGINAL BUILDING WILL NEED TO BE CHECKED OUT BY A STRUCTURAL ENGINEER. ALL LOAD BEARING ELEMENTS OF THE ORIGINAL BUILDING WILL REQUIRE A BASIC VISUAL CHECK BY EXPERIENCED BUILDER AND BE RECTIFIED AT THE EARLIEST OPPORTUNITY.



EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

NOTE THAT WHEN CONVERTING DRAWINGS TO DIFFERENT FORMATS SUCH AS DXF, PDF, DWG AND OTHERS THE TRANSPORTED FILES MAY BE RE-SIZED AND DIMENSIONS APPEAR DIFFERENT TO THE DESIGN. THE PURPOSE OF THE SCALE BAR IS TO HELP OBSERVERS CHECK ALL DIMENSIONS AND IN CASES OF DOUBT THEN THEY SHOULD CONTACT THE DESIGNER.

KEITH SWAIN DESIGN
KEITH SWAIN 01744 885131 07980 555415
swain.keith@sky.com

DRAWING NUMBER P13716

PROPOSED DEVELOPMENT
EXISTING ELEVATIONS AND FLOOR PLANS
PROPOSED ELEVATIONS AND FLOOR PLANS
FOR
GROUND FLOOR REAR LOUNGE EXTENSION
AT
59 FRECKLETON ROAD
ST HELENS, WA10 3AR

SCALES 1 : 100

sht 1