

EXISTING GROUND FLOOR PLAN
SCALE 1:50

PROPOSED GROUND FLOOR PLAN
SCALE 1:50



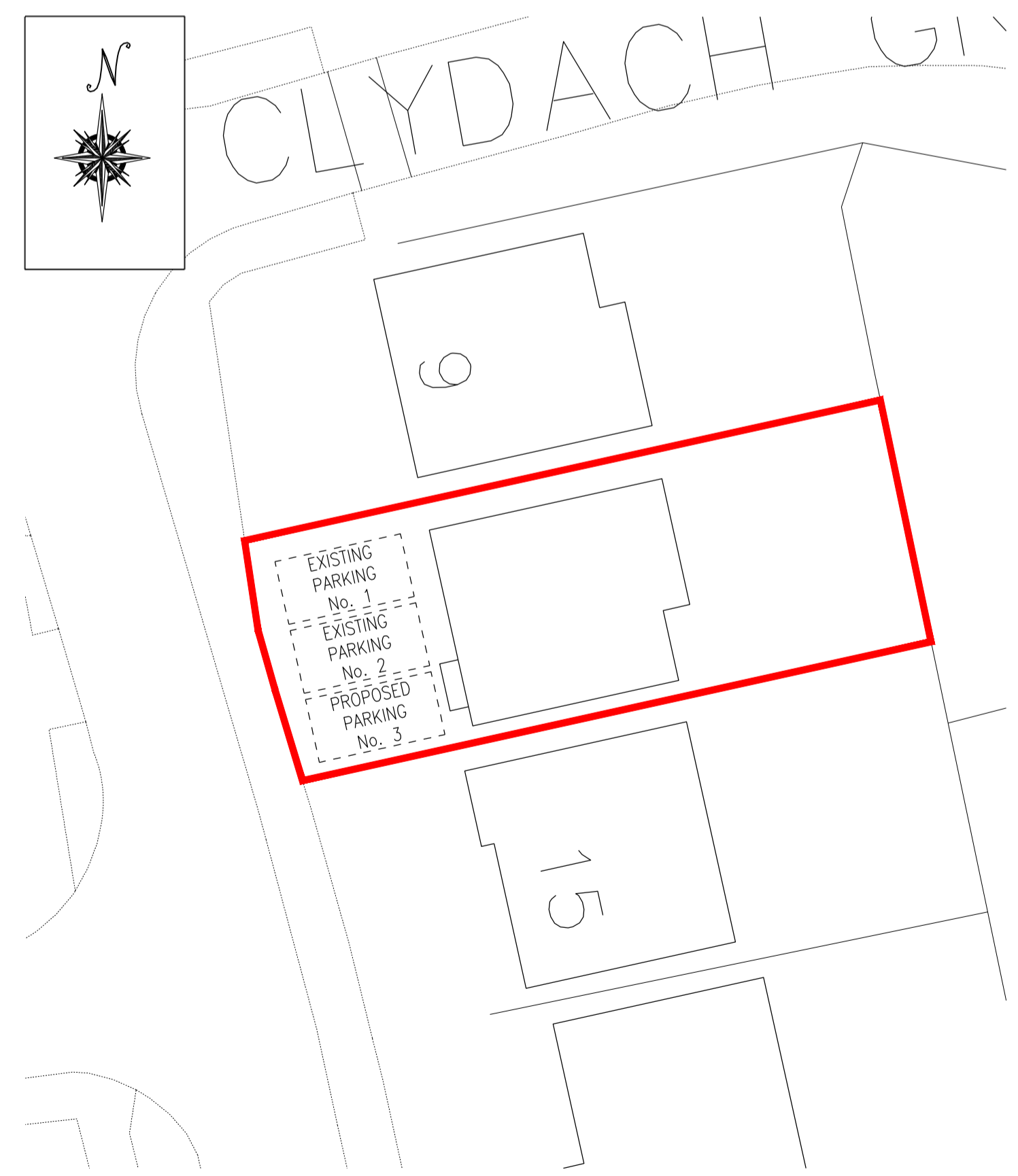
EXISTING FRONT ELEVATION
SCALE 1:50



PROPOSED FRONT ELEVATION
SCALE 1:50



EXISTING LOCATION PLAN
SCALE 1:1250



PROPOSED SITE PLAN
SCALE 1:200

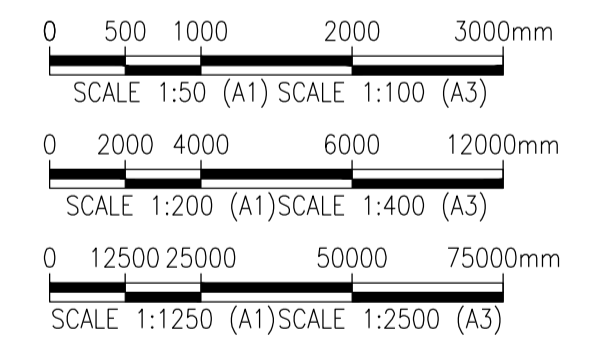
GENERAL NOTES / CONDITIONS

1. THE CLIENT IS TO ENSURE THAT THE DRAWING COMPLIES WITH HIS OWN REQUIREMENTS. PLEASE REQUEST THE DESIGNER TO MAKE ANY AMENDMENTS IF NECESSARY.
2. THE CLIENT IS TO MAKE THE DESIGNER AWARE OF ANY RESTRICTIVE LEGAL COVENANTS WHICH MAY AFFECT PROPOSALS FOR BUILDING ALTERATIONS.
3. THE BUILDER, IF USING THE PLANS FOR QUOTATION PURPOSES, SHOULD USE AN 'APPROVED' COPY, AND IS TO VISIT THE SITE TO ENSURE THAT HE HAS INCLUDED IN THE COSTS FOR ALL WORK TO COMPLETE THE CLIENT'S FULL REQUIREMENTS, WHICH MAY INCLUDE INTERNAL FITTINGS & SERVICES SUCH AS ELECTRICAL POINTS & RADIATORS NOT SHOWN ON THE DRAWING. NO ADDITIONAL OR UNFORESEEN WORKS ARE TO BE COMMENCED WITHOUT THE CLIENT'S AGREEMENT.
4. THE BUILDER IS TO CHECK THE PLANS FOR ACCURACY AT SETTING OUT STAGE, BEFORE COMMENCING WORK, AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER.
5. WHERE EXISTING UNDERGROUND SERVICE OR DRAIN ROUTES ARE NOT OBVIOUS, IT WOULD BE ADVISABLE TO EMPLOY THE BUILDER TO INITIALLY CARRY OUT A TRIAL DIG, OR EMPLOY A SPECIALIST CONTRACTOR TO CARRY OUT CCTV DRAINAGE / TRACING SURVEY.
6. ANY PROPOSED FOUNDATION DESIGN IS CARRIED OUT WITHOUT KNOWLEDGE OF THE LOCAL SUB-SOIL, UNLESS A SITE INVESTIGATION & REPORT IS PROVIDED BY THE CLIENT. (FIRM CLAY / SANDY CLAY HAVING A MIN. SAFE BEARING CAPACITY OF 100kN/m² WILL BE ASSUMED).
7. IF STRUCTURAL CALCULATIONS ARE REQUIRED AS PART OF THE BUILDING CONTROL PROCESS THESE MUST BE APPROVED PRIOR TO START OF THE WORKS.
8. OTHER MATERIALS AND SOLUTIONS TO THOSE SPECIFIED ARE AVAILABLE, SO THE BUILDER MAY SUGGEST CHANGES OR VARIATIONS TO ASSIST THE PRACTICAL EFFICIENCY OF THE WORK, PROVIDED THEY ARE AGREED WITH THE CLIENT, THE DESIGNER, AND THE LOCAL AUTHORITY, AND ARE IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS.
9. ALL MATERIALS USED THROUGHOUT, TOGETHER WITH STANDARDS OF WORKMANSHIP, SHALL CONFORM TO THE RELEVANT BRITISH STANDARDS.
10. THE CLIENT SHALL COMPLY WITH THE PARTY WALL ACT 1996, (WHERE THE ACT APPLIES TO THE WORK) BY SERVING THE REQUIRED NOTICES TO NEIGHBOURS, AND AWAITING WRITTEN AGREEMENT BEFORE COMMENCING WORK.

PB CONLIN DESIGN LTD AIMS TO OBTAIN LOCAL AUTHORITY APPROVALS, HOWEVER IT IS NOT OUR INTENTION TO PROVIDE A FULL ARCHITECTURAL SPECIFICATION.

C.D.M. REGULATIONS – DESIGNERS RISK ASSESSMENT

- BUILDING WORK FOR DOMESTIC CLIENT'S PREMISES ARE ASSUMED NOT NOTIFIABLE TO THE H.S.E. HOWEVER, THE BUILDER SHALL ALLOW FOR ASSESSING POTENTIAL HAZARDS AND RISKS DURING THE WORKS IN ORDER TO MAINTAIN THE REQUIRED LEVEL OF HEALTH AND SAFETY OF ALL SITE OPERATIVES, THE OCCUPANTS OF THE PREMISES, AND THE GENERAL PUBLIC. LISTED BELOW ARE SEVERAL LIKELY HAZARDS ON THIS PROJECT:-
- ASBESTOS CEMENT BUILDING MATERIALS.
 - BURIED ELECTRIC CABLES, GAS, AND / OR WATER PIPES.
 - WORKING AT HEIGHTS, RISK OF INJURY TO FALLING PERSONS, OR FROM FALLING TOOLS OR MATERIALS.
 - RISK OF INJURY WHILST WORKING WITH POWER TOOLS, USE PERSONAL PROTECTIVE GEAR.
 - WORKING WITH TOXIC SUBSTANCES CONTAINED IN BUILDING MATERIALS. USE PERSONAL PROTECTIVE GEAR.
 - MANUAL LIFTING OF HEAVY MATERIALS, RISK OF INJURY.
 - OPEN TRENCHES / EXCAVATIONS – TEMPORARY FENCE OR TAPE BARRIER PROTECTION REQUIRED.



ISSUED FOR CLIENT APPROVAL	11/23	1
Description:	Date:	Rev:

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Client: **MRS CUTHBERT SMITH**
11 PENDRYN CRESCENT
STOCKTON ON TEES
TS17 5DD

Project: **GARAGE CONVERSION INTO A HABITABLE ROOM**
EXISTING & PROPOSED PLANS & ELEVATIONS
FEASIBILITY DRAWING FOR PLANNING SUBMISSION
(NOT FOR CONSTRUCTION)

Org Size: A1	Scale: AS NOTED	Drawn: PC	Date: 11/2023
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Drawing No: 11 PENDRYN CRESCENT – 001	Revision: 1
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