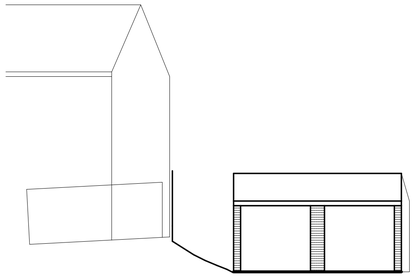
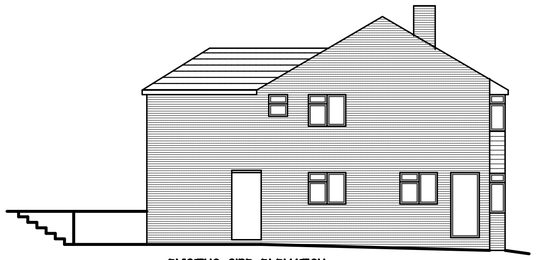


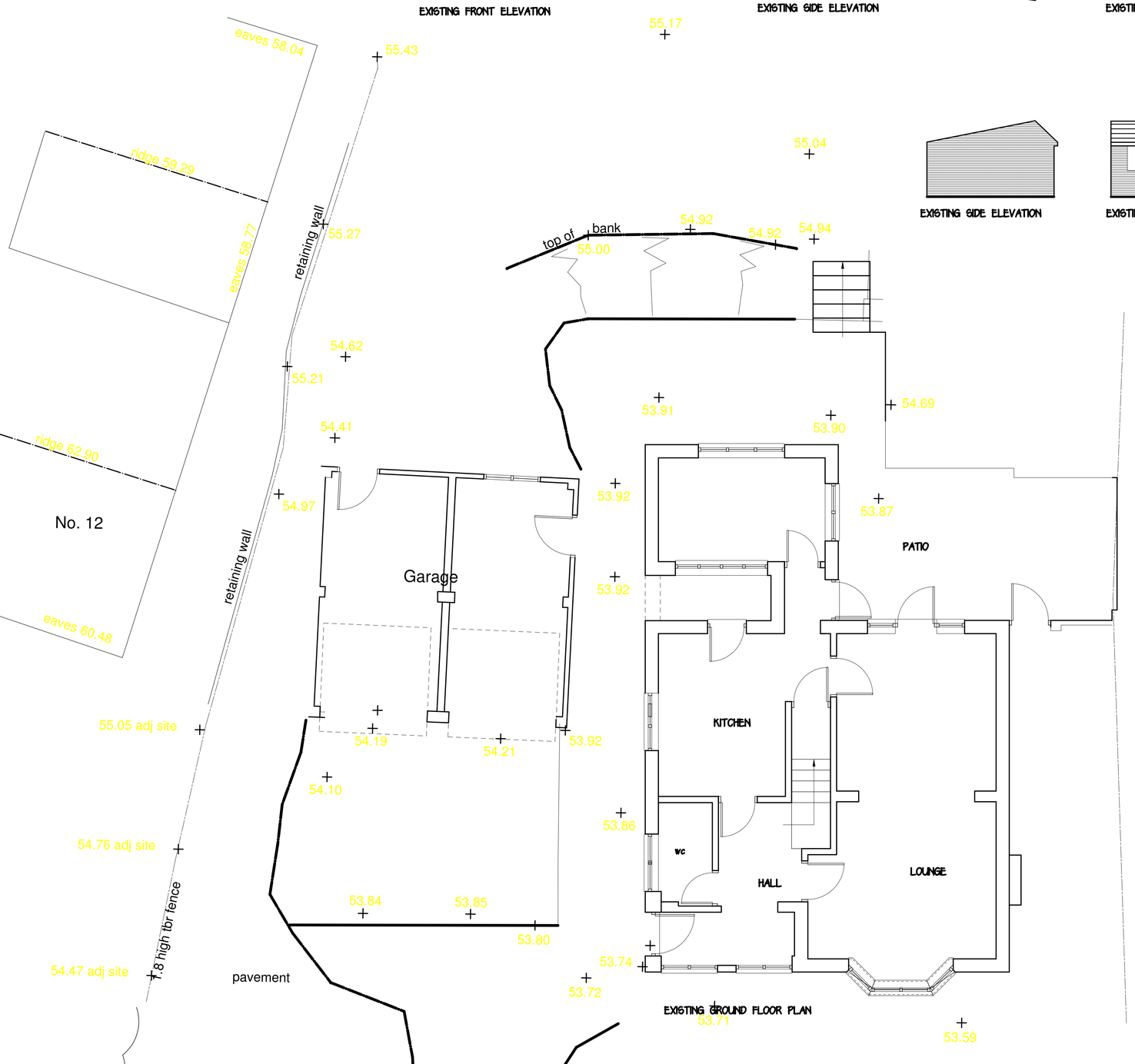
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

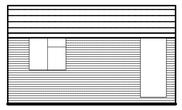
EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

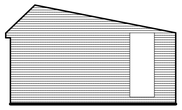


EXISTING GROUND FLOOR PLAN

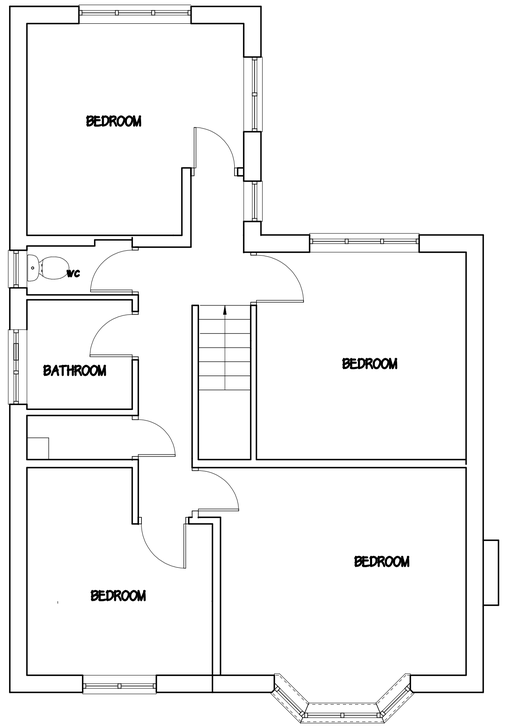
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FIRST FLOOR PLAN

GENERAL NOTES
It is contractors responsibility to check all dimensions and levels on site at all times prior to starting work. Any discrepancies to be notified in writing to the designer and corrected prior to starting works. No responsibility will be held by the designer on failure to notify.

CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015
The contractor will become the Principle Designer and Principle Contractor under the contract for CDM. The client should also note their responsibilities under the CDM regulations 2015.

BUILDING CONTROL AND INSPECTIONS
It is the responsibility of the customer to give notice to the building control inspecting body whether prior to starting the works whereupon a 2nd fee payable to the inspecting body for inspections will become due.
It is the contractors responsibility to request building inspections of the works and approval at certain stages in a timely manner and not cover in works that may subsequently require opening up and further inspection. The designer will not be liable for works that are covered in and not inspected.
Any works commenced before full building regulations approval is done so entirely at property owners risk.

CHANGES
Any changes made to the works should be notified to designer and approved.
The designer will not be responsible for changes made to the works that are not approved.

TEMPORARY WORKS AND SUPPORTS
The contractor is responsible for all temporary work that may be required for safety and stability of the structure at all stages. All structural elements installed or removed must be undertaken after appropriate assessments props and temporary supports are in place.

PARTY WALL ETC ACT 1996
It is the property owners legal obligation to appoint a competent agent and agree a Party Wall matters with effected neighbouring properties and allow two months for these matters to be dealt with.

ASBESTOS
A survey of the premises for materials that contain asbestos has NOT been undertaken and the contractor should be familiar with materials that it may contain.
An assessment of the locations and nesting of possible asbestos materials (that may well be hidden) should be undertaken and any asbestos containing materials removed by a licensed asbestos removal company.

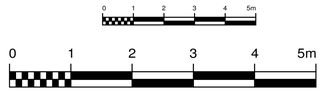
SHARED DRAINS
Buried drains without manholes may pass under or close to the works. If drains are encountered a Build Over agreement may be required with the local water company. Contact must be made to designer if shared and hidden drainage runs are encountered.

SCALE
DO NOT SCALE from this drawing except for planning purposes.
If in doubt ASK

MATERIALS AND WORKMANSHIP
It is the contractors responsibility to construct the works according to current accepted good building practice and Building Regulations and the designer will not be responsible for any deviation from this that reasonably could be construed even if not noted in the drawings or specification.

LEGAL RESTRICTIONS AND COVENANTS
It is the customers responsibility to check the title deeds and make other enquiries to see if any legal restrictions or covenants exist that restrict the development of the works prior to works commencing. The designer will not be held responsible for any restrictions that come to light.

BURIED SERVICES
The contractor will be responsible for tracing buried services and taking all steps to protect such services during the course of the works.
It is the homeowners responsability to liaise with service providers for the relocation of any meter boxes that may be in the way and affected by the building works



DO NOT SCALE FROM THESE DRAWINGS EXCEPT FOR PLANNING PURPOSES

Architectural Drawing Services
36 Charlesworth Close, Hemel Hempstead HP3 9EW
07910 340661 property-design@mail.com

Project	PROPOSED NEW DWELLING AND EXTENSIONS AND ALTERATIONS TO EXISTING
Address	10 KINDERSLEY WAY ABBOTS LANGLEY WD50DQ
Client	MR WYSMOLINSKI
Title	PLANS AND ELEVATIONS

Scale	Date	Drwg N°	Rev
1:50 1:100 @A1	NOV23	01	

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