

NOTES:

Builder to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

Please note these drawings are for Planning Purposes Only - If in doubt always ask first

Report any discrepancies and omissions to MLA Architecture Ltd. This Drawing is Copyright

Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Approval only.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.

It is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'The Party Wall Act 1996' Explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London SE9 6TT Tel 0181 691 9191.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

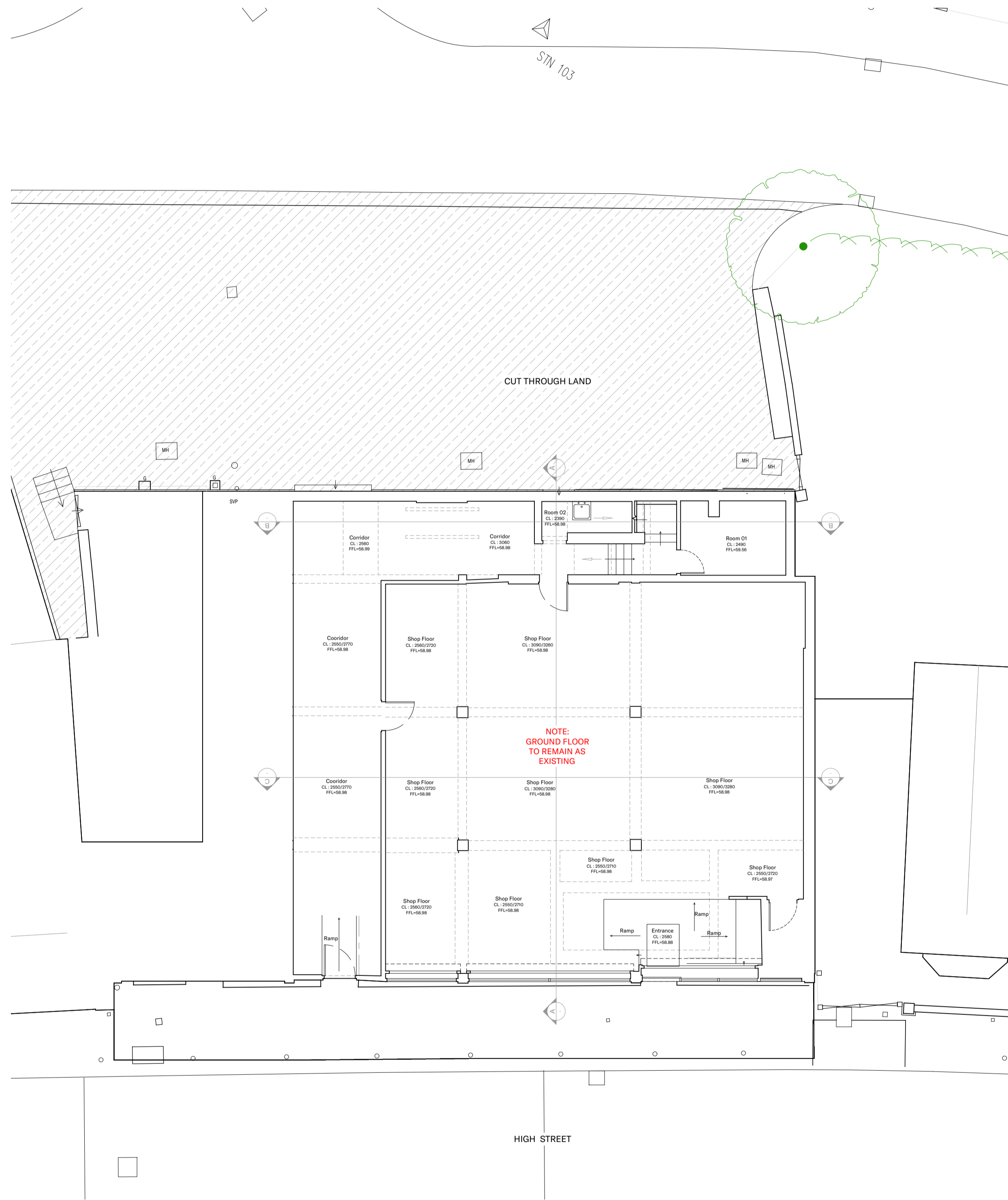
Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.

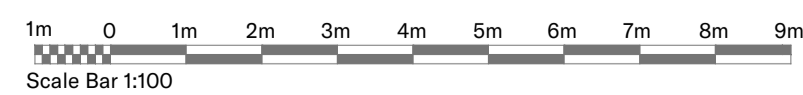
ACCOMMODATION SCHEDULE - FIRST FLOOR		
APARTMENT No.	BEDS / PEOPLE	AREA
1	1 bed / 2 people	50.3m ²
2	1 bed / 1 people	41.44m ²
3	2 bed / 3 people	64.7m ²
4	2 bed / 3 people	65.28m ²
TOTAL		221.72m²



PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A1

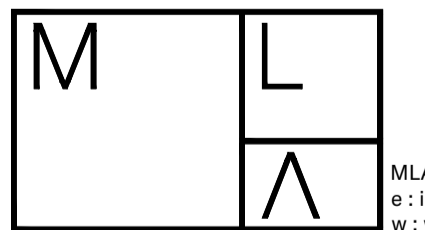


PROPOSED FIRST FLOOR / SITE LAYOUT PLAN
SCALE 1:100@A1



B	Notes Updated	ML	07.02.2024
A	REVISED PLANNING ISSUE	ML	30.11.2023
-	PLANNING ISSUE	ML	02.03.2023
REV:	DESCRIPTION:	BY:	DATE:

STATUS: **PLANNING**



MLA Architecture Ltd
e: info@mla-architecture.co.uk
w: www.mla-architecture.co.uk

CLIENT: **MR ION CHIFIAĆ**
36 HIGH STREET,
IRTHLINGBOROUGH,
NN9 7TN

PROJECT: **2ND FLOOR ROOF EXTENSION
TO FORM 3 APARTMENTS**

TITLE: **PROPOSED
GROUND / FIRST FLOOR PLAN**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	MAR 2023	AP	ML
PROJECT NO:	DRAWING NO:	REVISION:	
1850	P03	B	