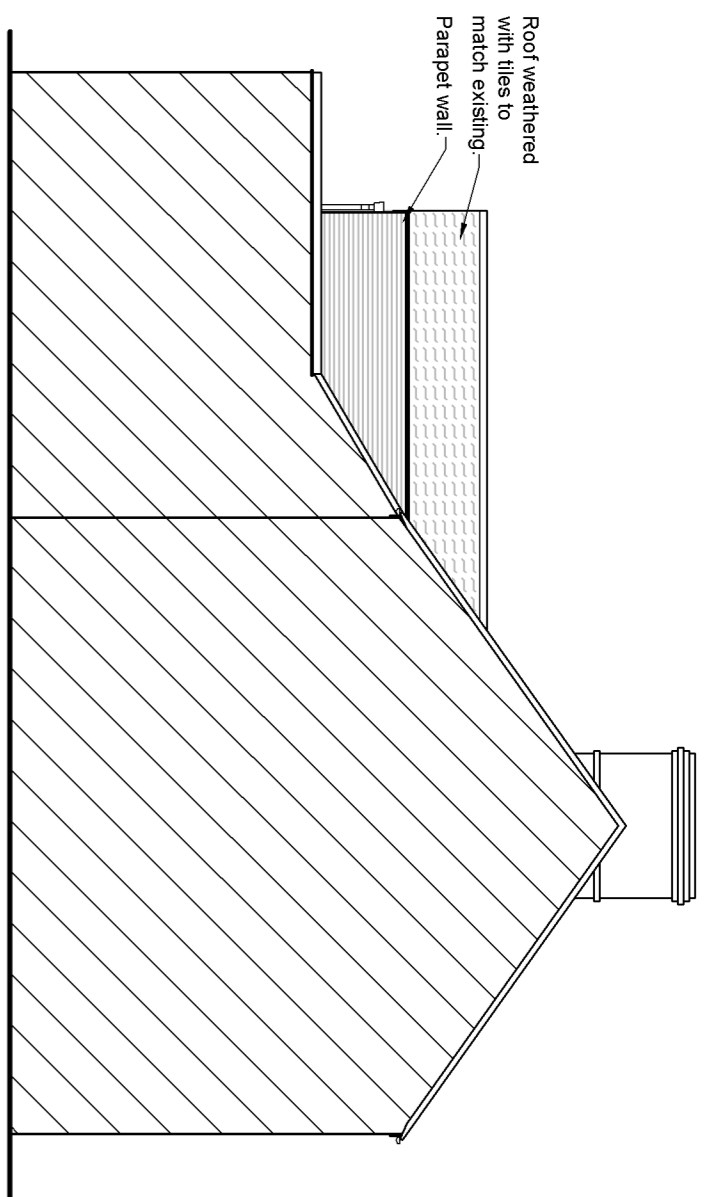
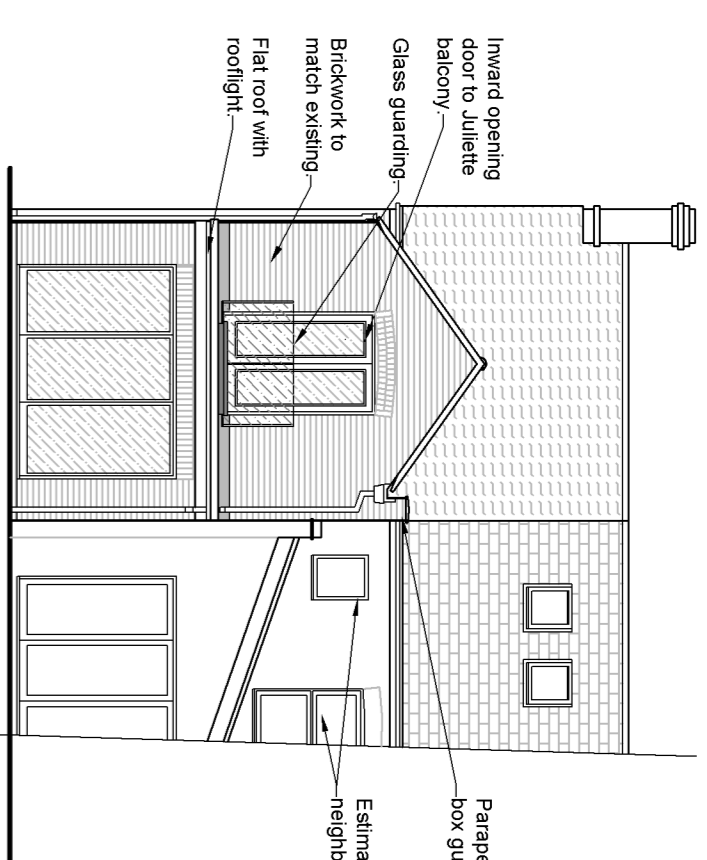


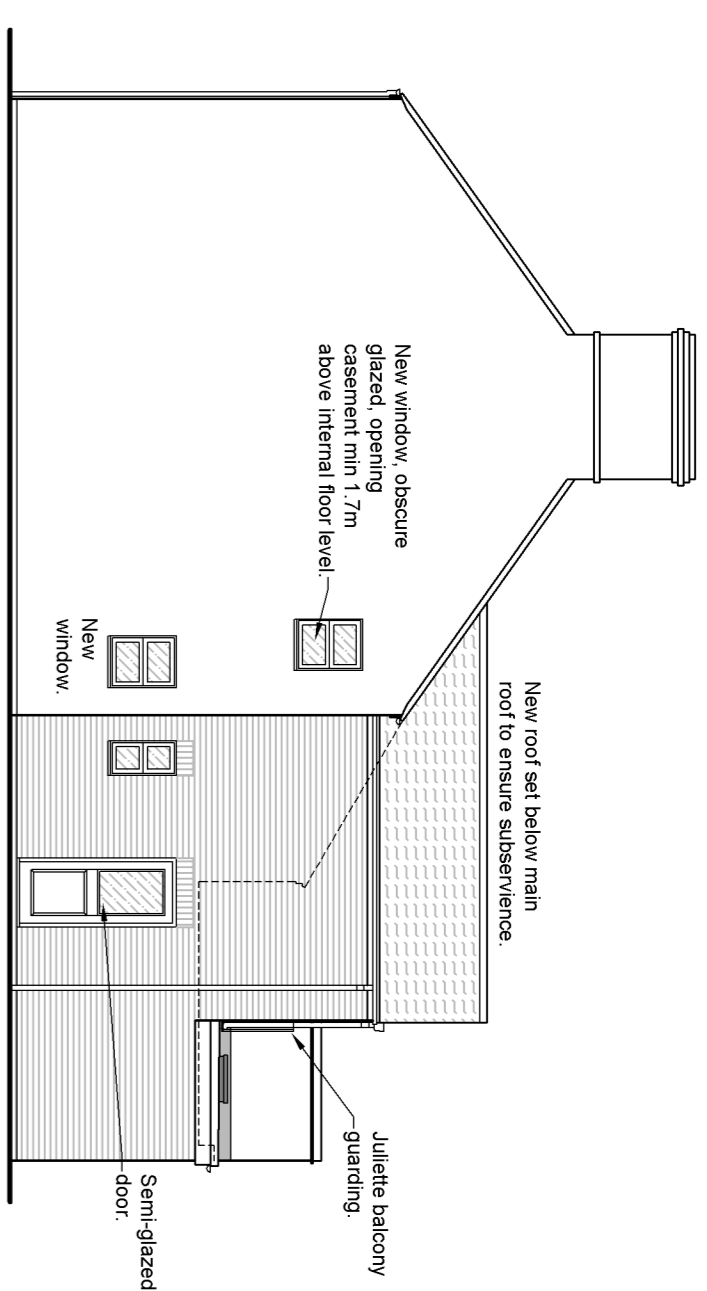
**PROPOSED FRONT ELEVATION**  
Scale 1:100 (No Change)



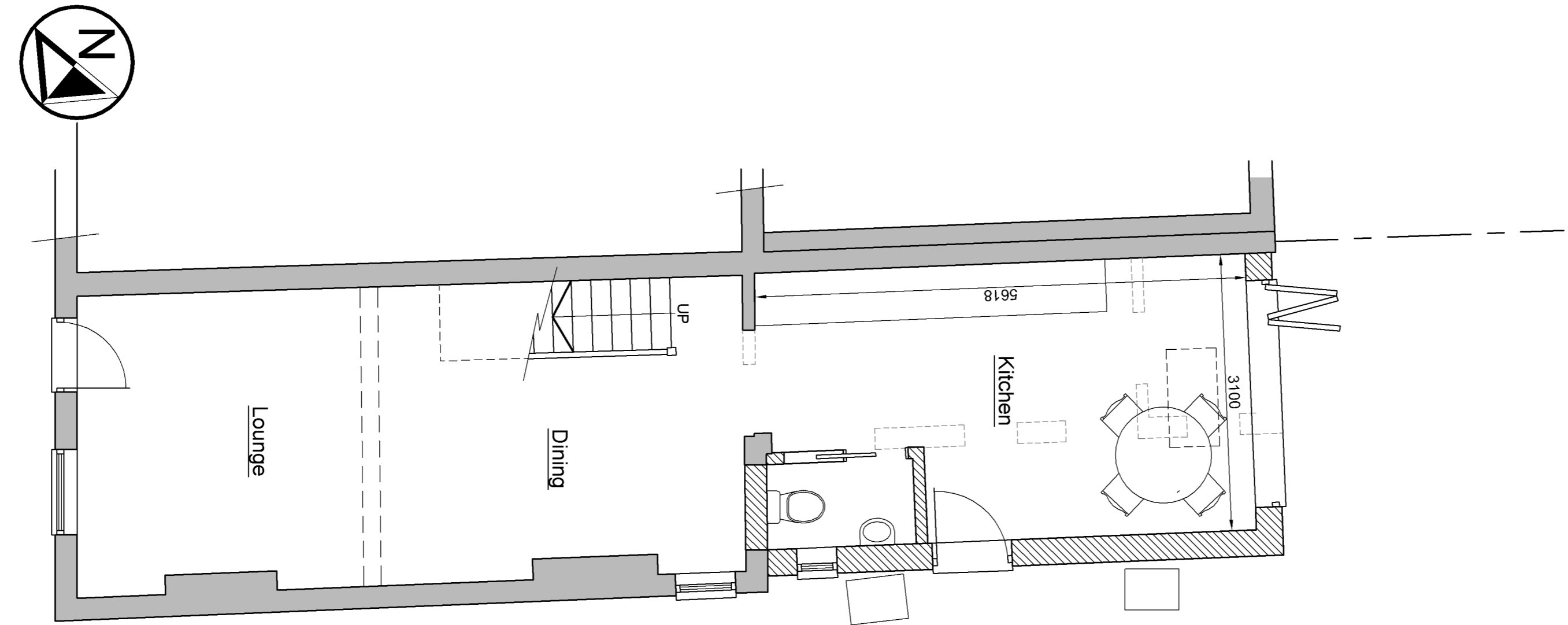
**PROPOSED LEFT SIDE ELEVATION**  
Scale 1:100



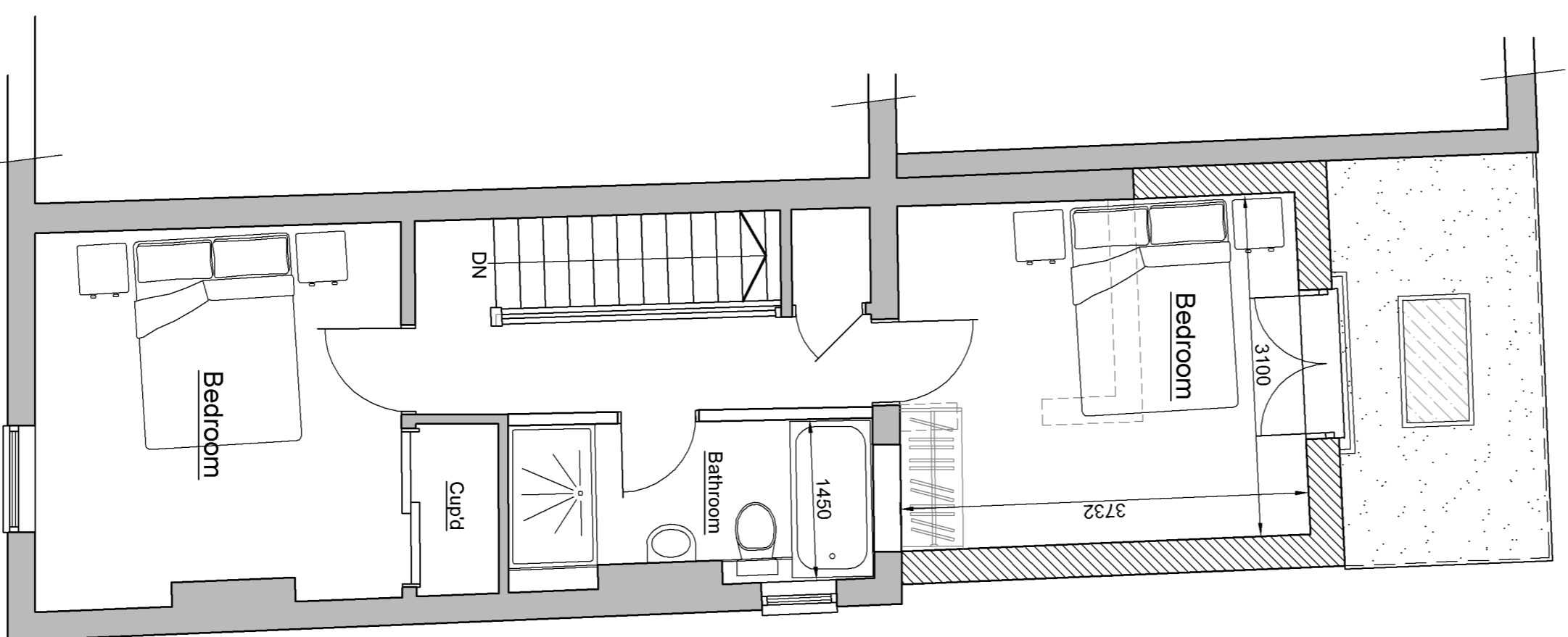
**PROPOSED REAR ELEVATION**  
Scale 1:100



**PROPOSED RIGHT SIDE ELEVATION**  
Scale 1:100



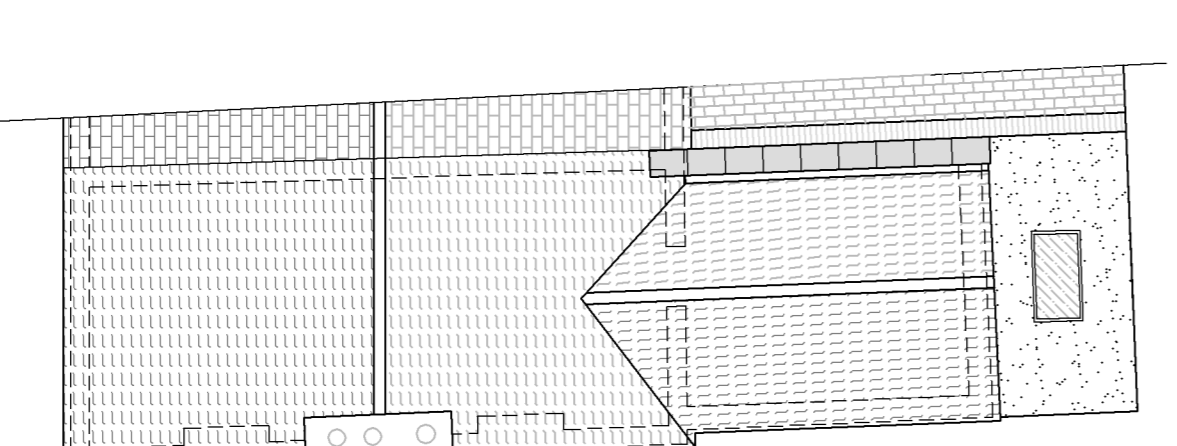
**PROPOSED GROUND FLOOR PLAN**  
Scale 1:50



**PROPOSED FIRST FLOOR PLAN**  
Scale 1:50



**PROPOSED SITE PLAN**  
Scale 1:500



**PROPOSED ROOF PLAN**  
Scale 1:100

**NOTES:**  
All work including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and strutting. All work by contractor to be undertaken in strict accordance with all relevant CDM Regulations and any requirements of statute of the local authority.  
Residuals and any requirements of statute of the local authority.  
All existing beams, inlets etc, where appropriate, to be opened up and necessary to the satisfaction of the building inspector.  
Figured dimensions to be read in preference to scaled dimensions at all points.  
Where dimensions specified (i.e. of), these are considered critical to setting out of structure and the contractor is to check conditions/levels etc before and as work proceeds.  
Materials are structural, e.g. from blockwork to timber finishes, and allowance should be made where necessary for internal finishes.  
All external materials to match existing unless specified otherwise with work to be sourced and approved by client prior to commencement of work.  
Planning Permission and Building Regulations approval does not constitute authority to proceed with building works where the Party Wall Act 1994 applies.  
No liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.  
Building Safety Act 2022 - Client Legal Duties  
The client is responsible for the appointment of a Principal Contractor/Principal Designer to undertake the works.

Our role as the Architectural Designer does not extend beyond the provision of design, preparation of drawings, and the submission of applications to the Local Authority for Planning Permission and Building Regulations approval. The Architectural Designer is not responsible for the construction of the works.  
Principal Designer as defined under the Building Regulations 2010 (Amended) in Part 2A-1(1) where the client is required to appoint a suitably competent Principal Designer and Principal Contractor to undertake the works which can be the same person/company.  
This client is responsible for providing the LABC with the relevant name, contact details and address for the Principal Designer and Principal Contractor. It is the client's responsibility to ensure that the Principal Designer and Principal Contractor are suitably qualified and will be acting in both capacities and will be taking on these legal duties.

A1 Drawing

**Project:**  
Two-storey and single storey rear extension  
23 George Street  
Wing  
LUT7 ONP

**Title:**  
Proposed Site Plan, Floor Plans, Roof Plan & Elevations

Scale:	Date:	Drawn:
1:50 1:100	Feb 2024	MD
1:500 1:1250		

Job No: MD 1985

Drawing No: 02 PL

Rev:

**Miramar Design Ltd**  
8 Short Hale  
Pitstone  
Bucks  
LU7 9FF  
office@miramardesignltd.co.uk  
01296 663888 / 07852 278756