



GENERAL NOTES
This drawing is the copyright of Scott Architecture Ltd. All dimensions and levels are to be checked on site. Do not scale. All errors and omissions to be reported to the architectural designer prior to commencement. This drawing must be read in conjunction with the relevant specification clauses. This drawing must not be used on site unless issued for construction. This drawing must not be used for purposes other than that for which it is provided. It is supplied without liability for any errors or omissions. All drawings subject to statutory authority approval.

CDM REGULATIONS
The contractor is responsible for informing the client, and for carrying out all measures necessary to ensure compliance with any relevant health and safety legislation, in particular the construction design and management 'CDM' regulations. Any discrepancies in the drawings should be reported to the architectural designer for decision.

STRUCTURAL INFORMATION
For all structural information refer to structural engineers drawings and details. Drawings to be read in conjunction with all other specialist drawings of dimensions to be checked on site before works and fabrication of components commences. All discrepancies to be reported to the architectural designer at the first opportunity.

MATERIALS
All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant British standards and codes of practice. Any reference to an approved document in this specification relates to the relevant approved document of the building regulations. All work generally to be carried out in accordance with the building regulations and the satisfaction of the approved building control inspectorate.

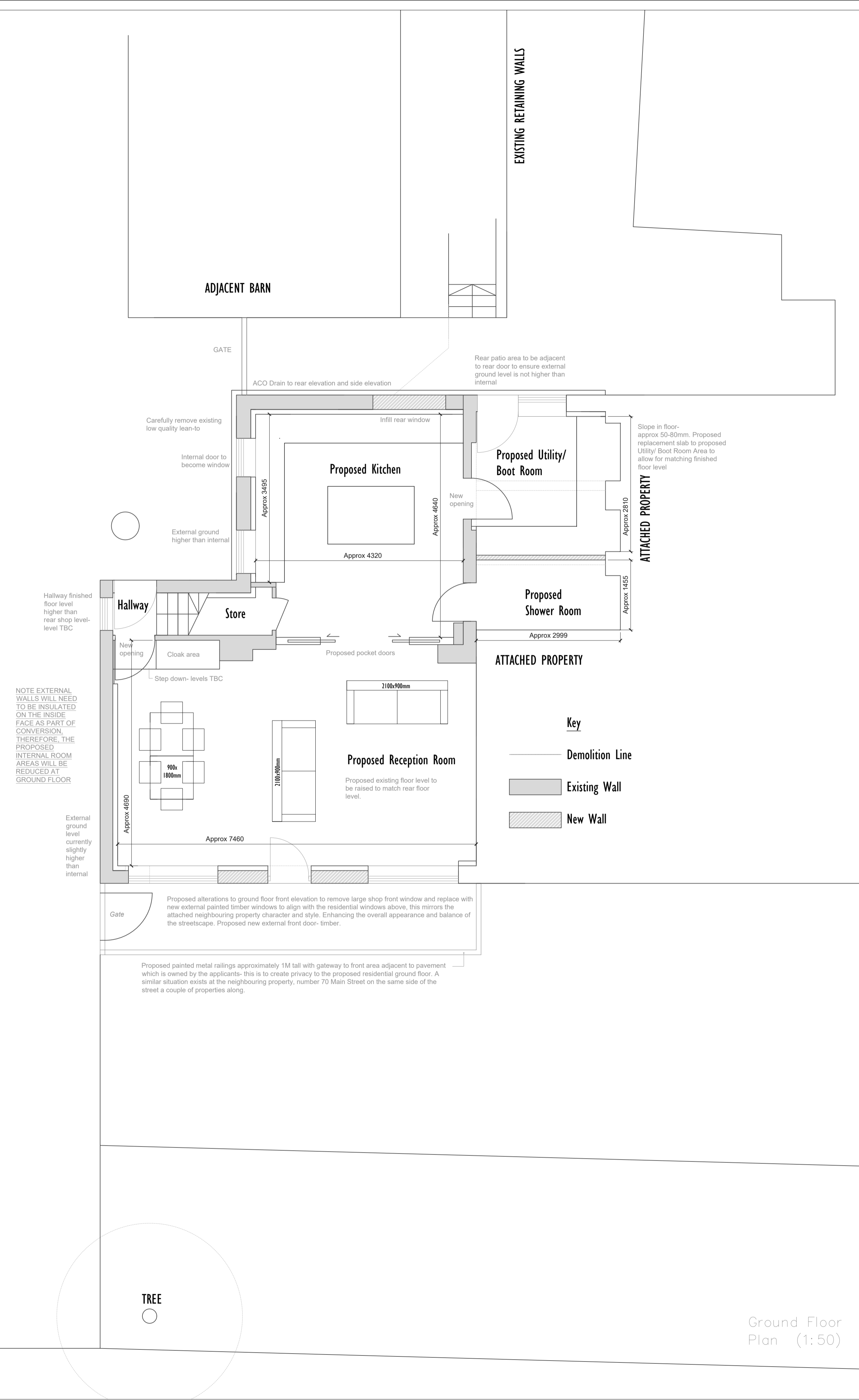
All Dimensions and Levels to be checked on site

Impact on neighbouring property Right of Light advised to be assessed before commencement of proposed work

Community Infrastructure Levy Forms to be completed and confirmation received from council prior to commencement that all required information has been received. If these forms are not completed prior to commencement then the Levy will become due and no relief will be possible.



Site Plan (1:200)



Ground Floor Plan (1:50)

NOTE EXTERNAL WALLS WILL NEED TO BE INSULATED ON THE INSIDE FACE AS PART OF CONVERSION, THEREFORE, THE PROPOSED INTERNAL ROOM AREAS WILL BE REDUCED AT GROUND FLOOR

Hallway finished floor level higher than rear shop level-level TBC

External ground level currently slightly higher than internal

Proposed alterations to ground floor front elevation to remove large shop front window and replace with new external painted timber windows to align with the residential windows above, this mirrors the attached neighbouring property character and style. Enhancing the overall appearance and balance of the streetscape. Proposed new external front door- timber.

Proposed painted metal railings approximately 1M tall with gateway to front area adjacent to pavement which is owned by the applicants- this is to create privacy to the proposed residential ground floor. A similar situation exists at the neighbouring property, number 70 Main Street on the same side of the street a couple of properties along.

- Key**
- Demolition Line
 - █ Existing Wall
 - █ New Wall

TREE