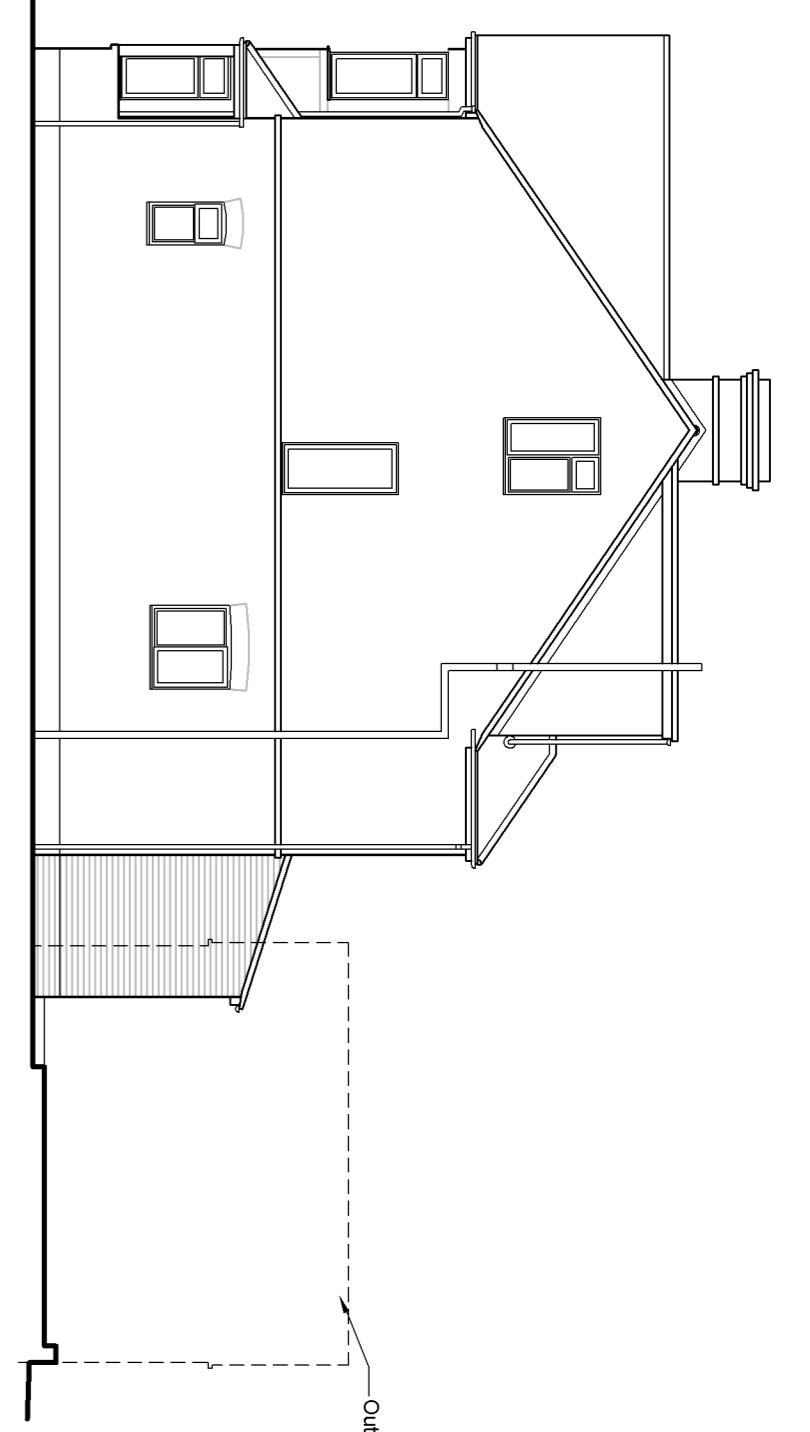
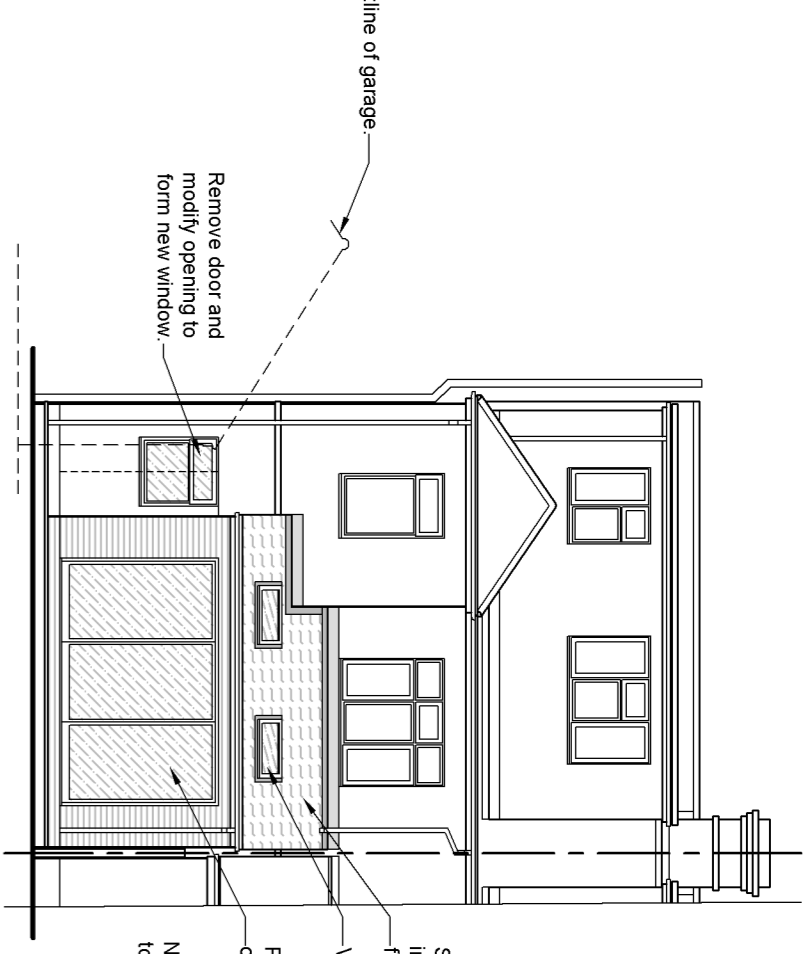


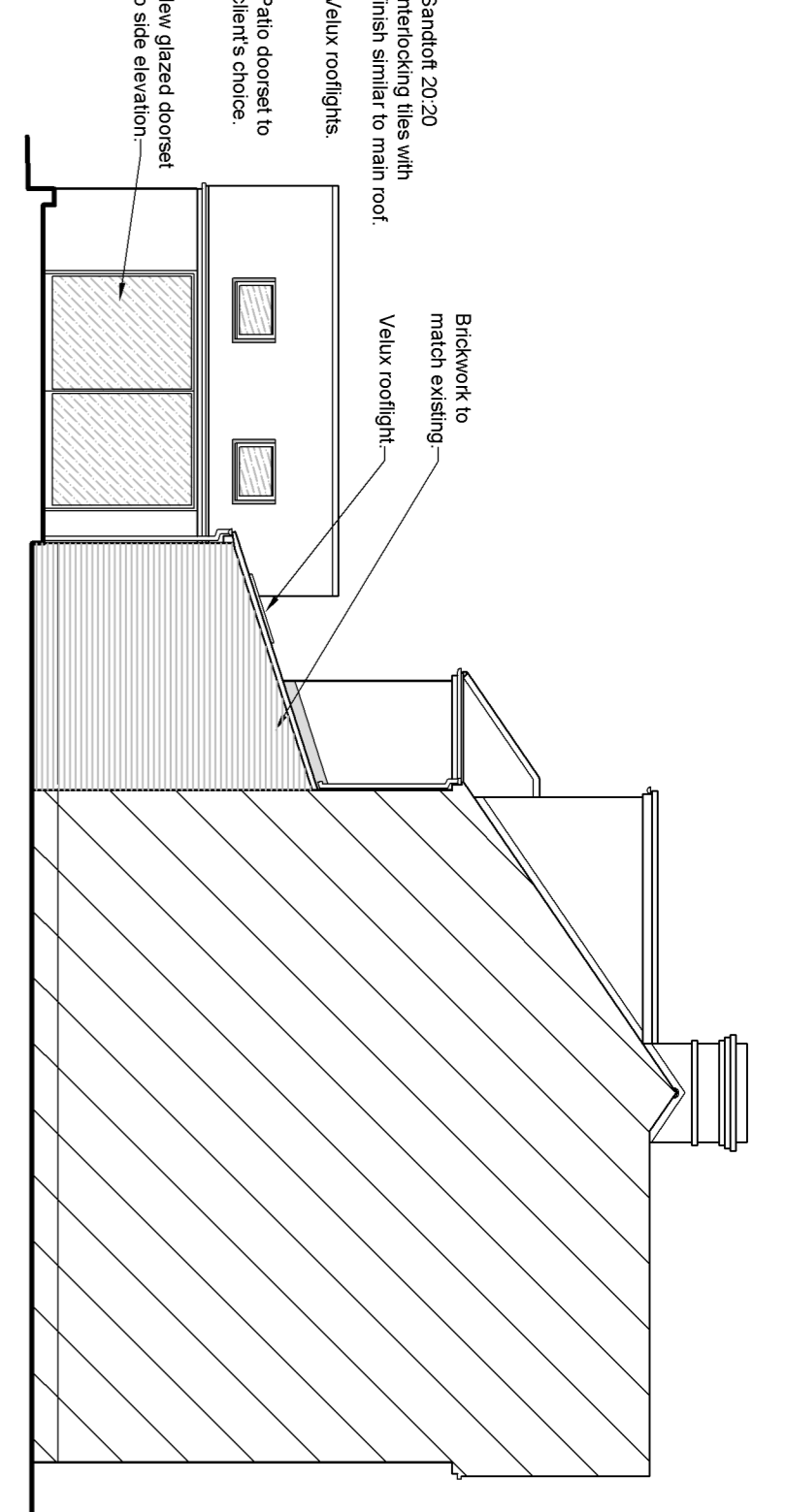
PROPOSED FRONT ELEVATION
Scale 1:100 (No Change)



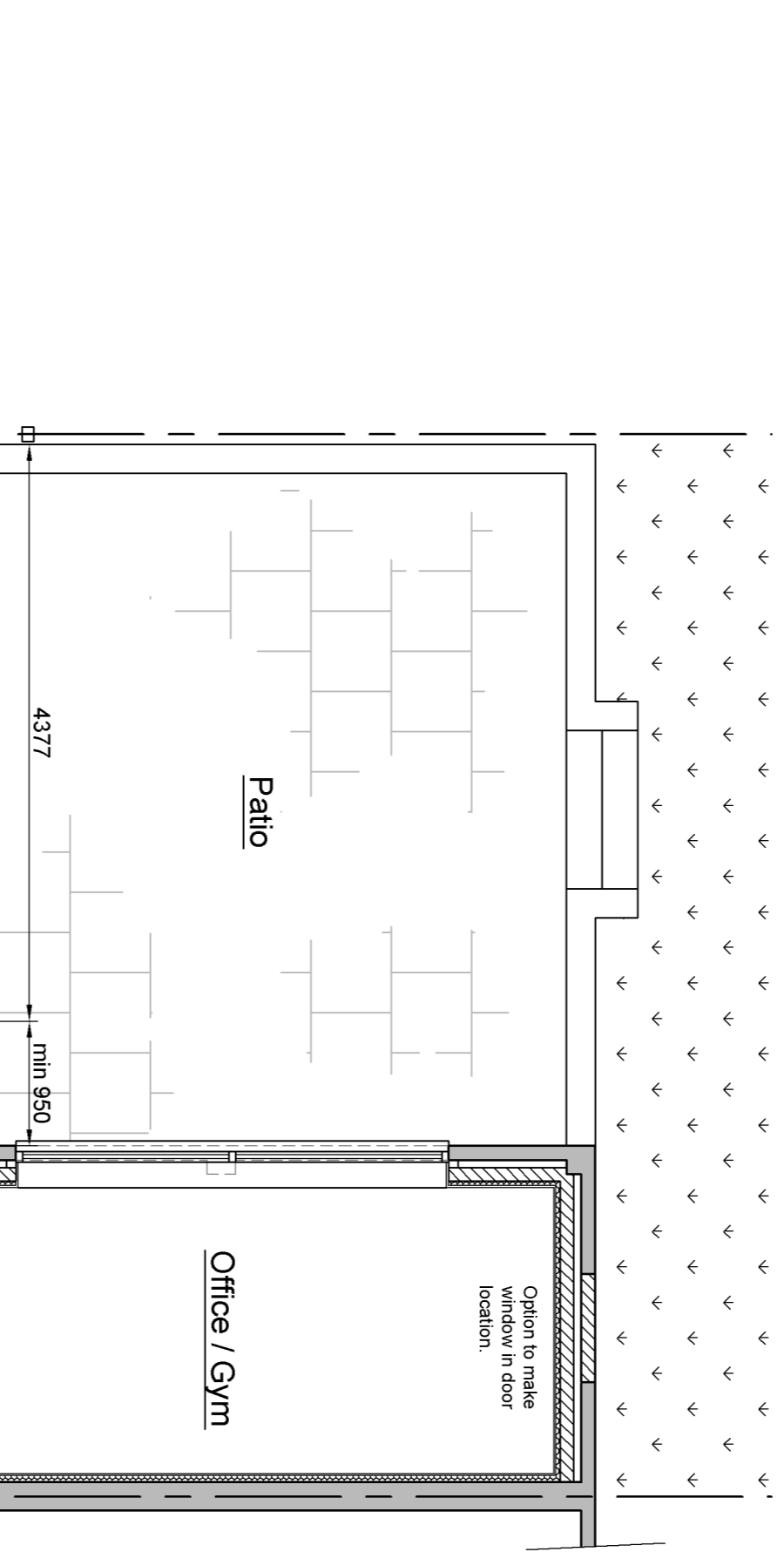
PROPOSED RIGHT SIDE ELEVATION
Scale 1:100



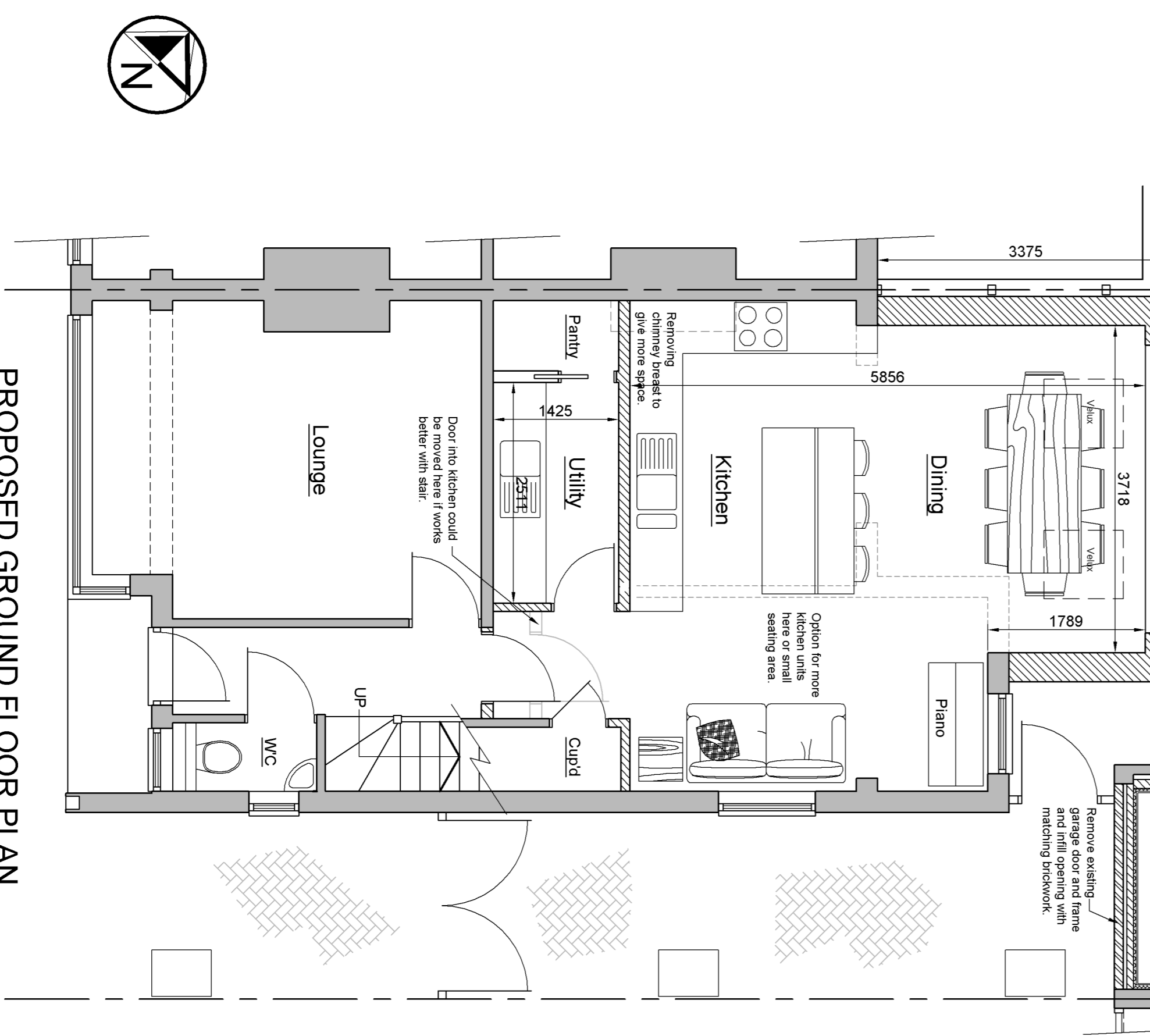
PROPOSED REAR ELEVATION
Scale 1:100



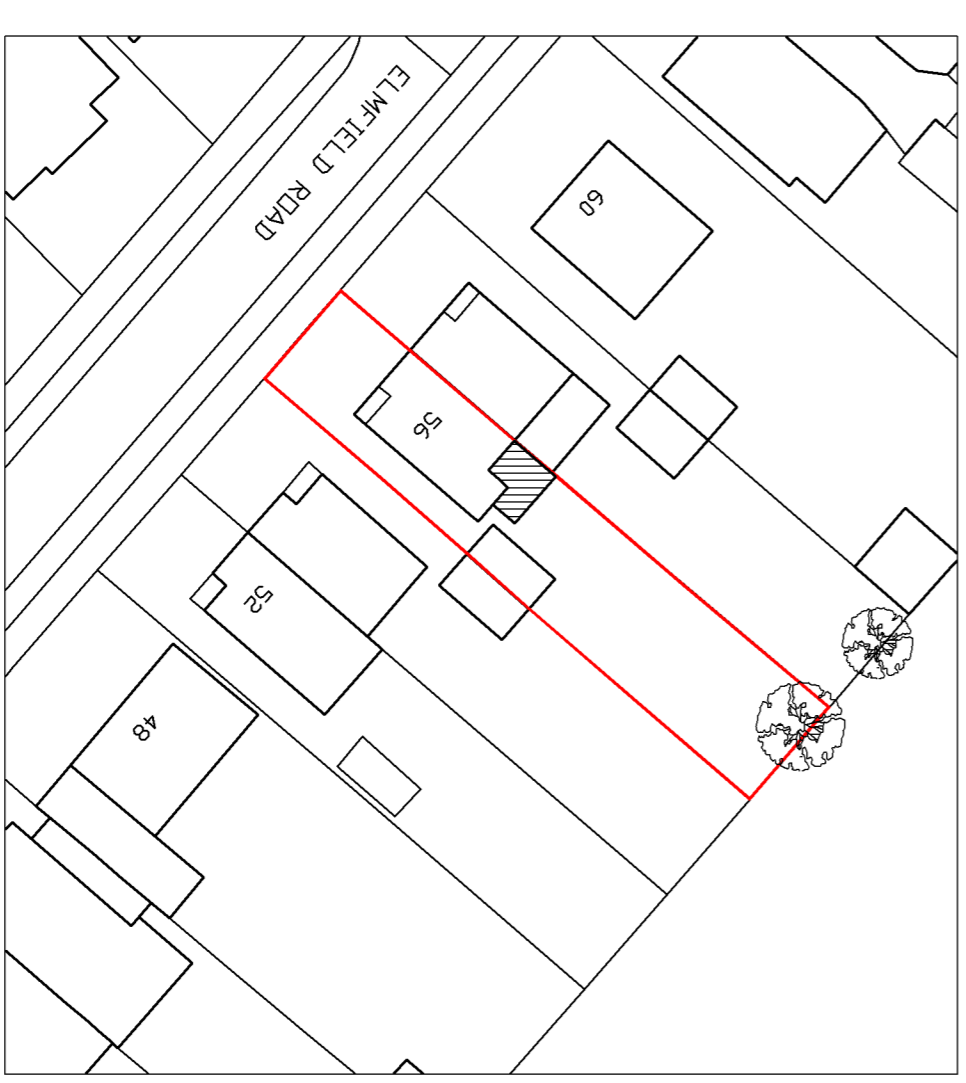
PROPOSED LEFT SIDE ELEVATION
Scale 1:100



PROPOSED GARAGE ELEVATIONS
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED SITE PLAN
Scale 1:500

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.
All existing beams, lintels etc, where appropriate, to be opened up and inspected and any necessary repairs or upgrades as 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. Lintels are structural & g from blockwork to timber stowork, and allowance should be made where necessary for internal finishes.
All external materials to match existing unless specified otherwise with works 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 1999 applies. The contractor is to ensure that all necessary permissions are in place and 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 proposals for the works, a Planning Permission and Full Plans Building Regulations approval. We are not responsible for the design of the works in Part 2A-1(C)(1) where the client is required to appoint a suitably competent Principal Designer and Principal Contractor to undertake the works which can be the client's responsibility.
This client is responsible for providing the LABC with the relevant name, address and contact details of the Principal Designer and Full Plans Building Regulations approval. The contractor is to ensure that all necessary permissions are in place and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.
The client is responsible for providing the LABC with the relevant name, address and contact details of the Principal Designer and Full Plans Building Regulations approval. The contractor is to ensure that all necessary permissions are in place and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.
The client is responsible for providing the LABC with the relevant name, address and contact details of the Principal Designer and Full Plans Building Regulations approval. The contractor is to ensure that all necessary permissions are in place and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.

A1 Drawing			
Project: Single storey rear extension & garage conversion 56 Elmfield Road Potters Bar EN6 2JJ			
Title: Proposed Site Plan, Floor Plan & Elevations			
Scale: 1:50, 1:100, 1:500, 1:1250	Date: Mar 2024	Drawn: MD	
Job No: MD 1988			
Drawing No: 02 PL		Rev:	
Mirammar Design Ltd			
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