

Do not scale from this drawing. **tractus:dma** must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of **tractus:dma**.

NOTES

All efforts have been made in measuring existing site. However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

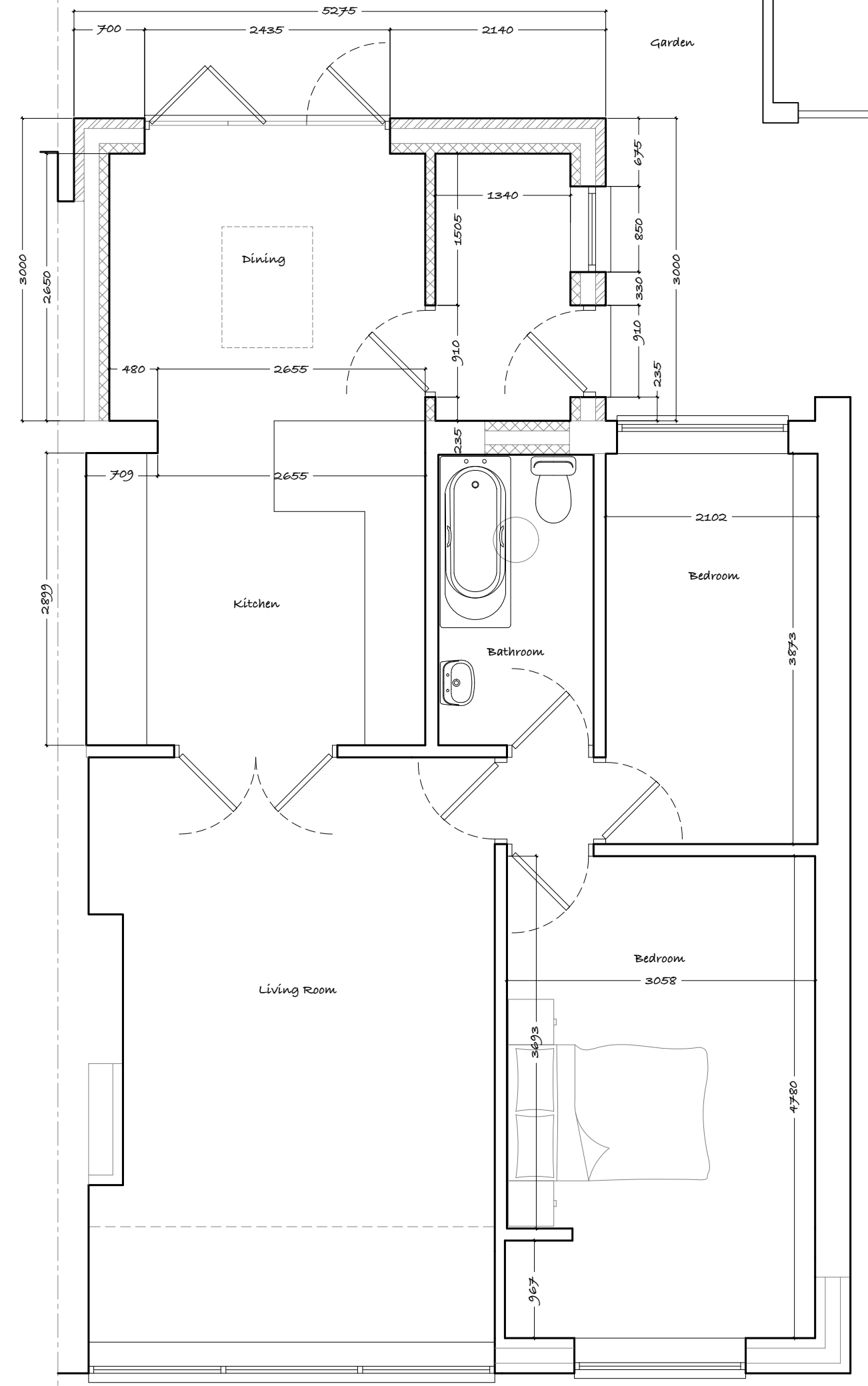
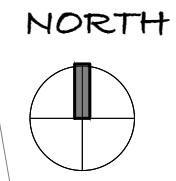
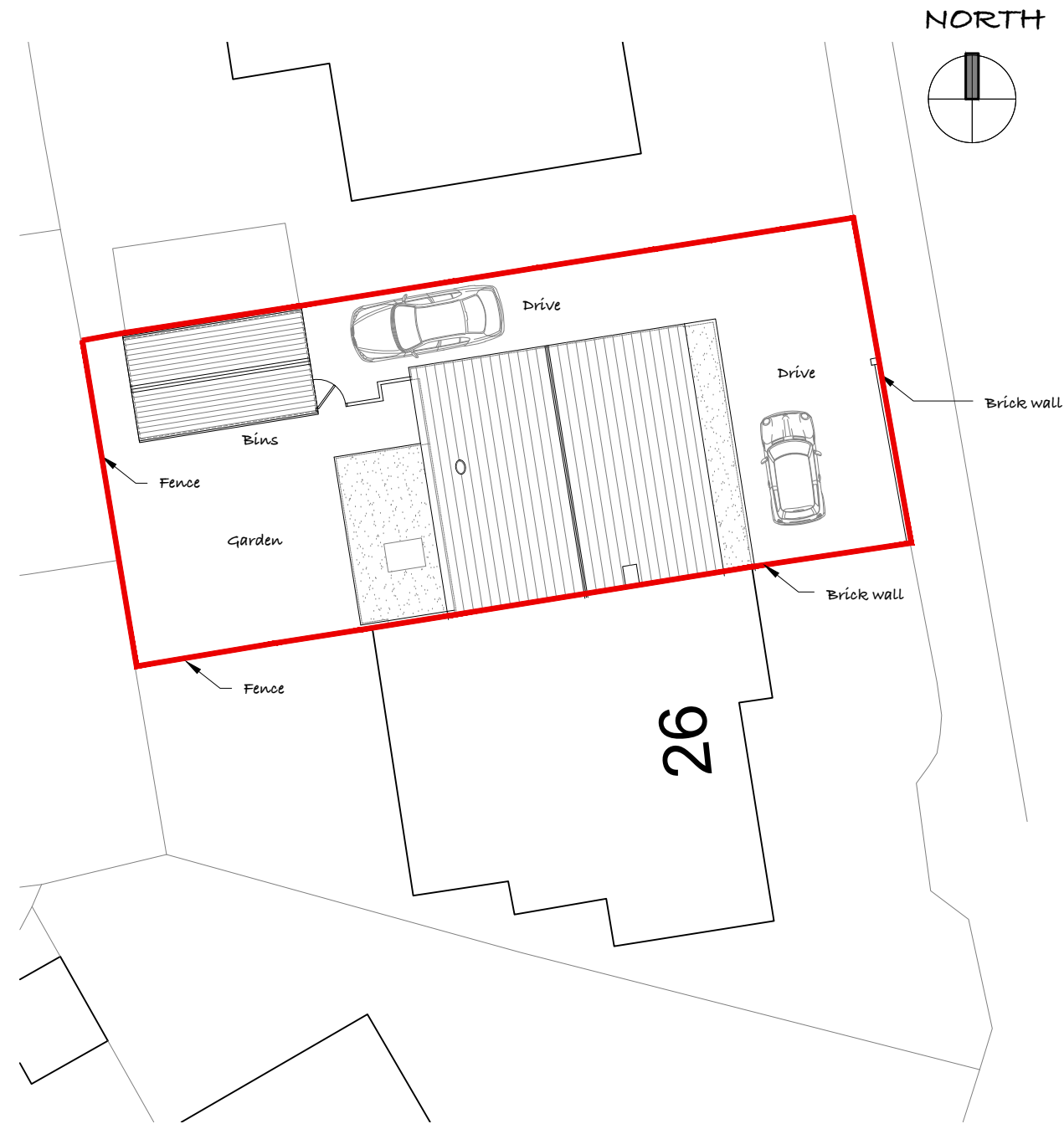
Extent of boundary ownership confirmed by applicant.

Proposal -

Householder Application for Planning Permission - Single storey front & rear extension with flat roof finish, demolition of existing concrete panel garage and re-build new garage all to create additional accommodation to meet the end user requirements and as shown on the application plans.

Current Use -

C3 - Dwellinghouse.



PROPOSED BLOCK / ROOF PLAN
SCALE - 1:200

- Materials As Proposed -
- Walls - Render finish to outerleaf.
 - Doors - Upvc framed glazed doorset(s).
 - Windows - White upvc framed double glazed units.
 - Roof - Plain concrete roofing tile finish.
 - Fascia/Guttering - White fascia board with guttering & downpipes to suit.

- 1) GENERAL BUILDING NOTES
- a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
 - b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
 - c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
 - d) All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
 - e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

- 2) APPROVED DOCUMENT A STRUCTURE
- a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

- CDM 2015 RISKS
1. RESTRICTED ACCESS TO SITE.
 2. SITE WELFARE REQUIREMENTS.
 3. SITE CLEARANCE.
 4. WORKING AT HEIGHT.
 5. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
 6. HANDLING LOADS.

PROPOSED GROUND FLOOR PLAN
SCALE - 1:50

PLANNING

Rev	Description	Date	By

tractus:dma
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Project
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Drawn by DMA	Date Sept 2023
Drawing no PL-01	Project no 23-904
Scale @ A3 A.S.	Rev -