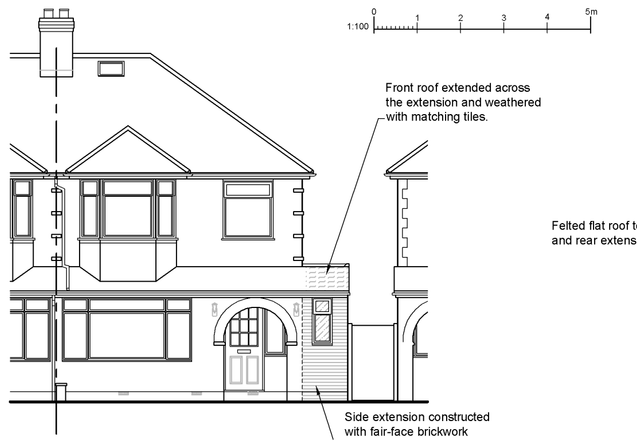
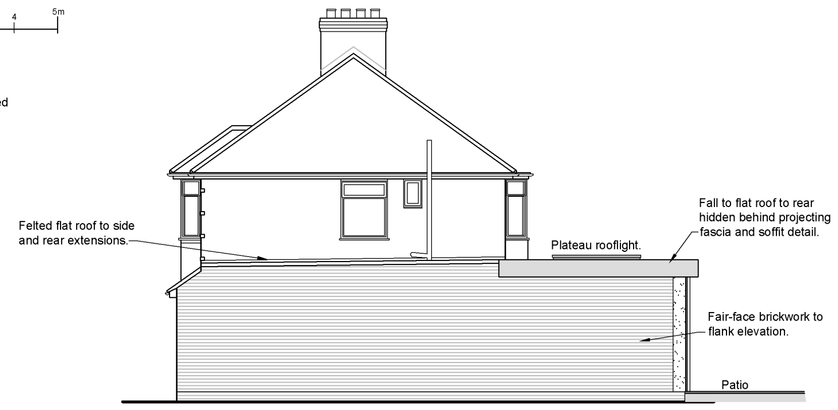


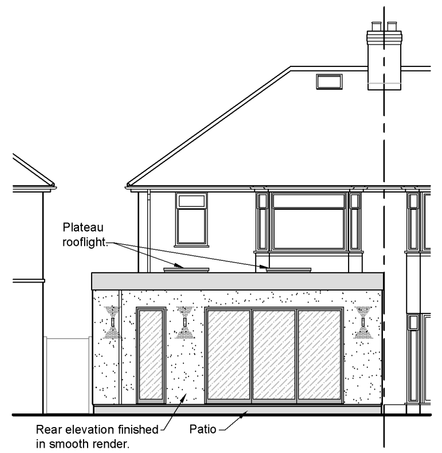
PROPOSED FRONT ELEVATION

Scale 1:100



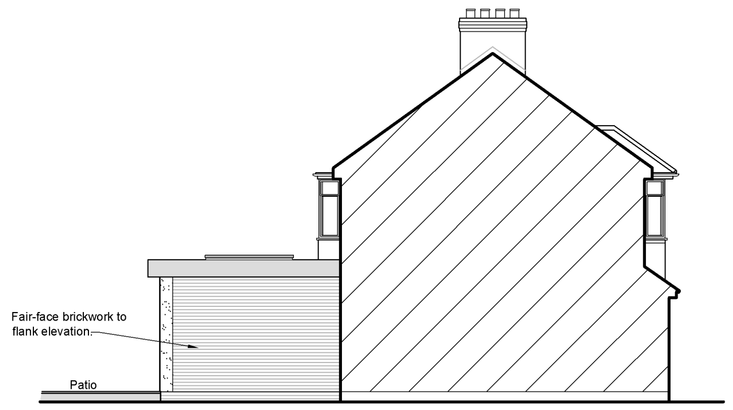
PROPOSED RIGHT SIDE ELEVATION

Scale 1:100



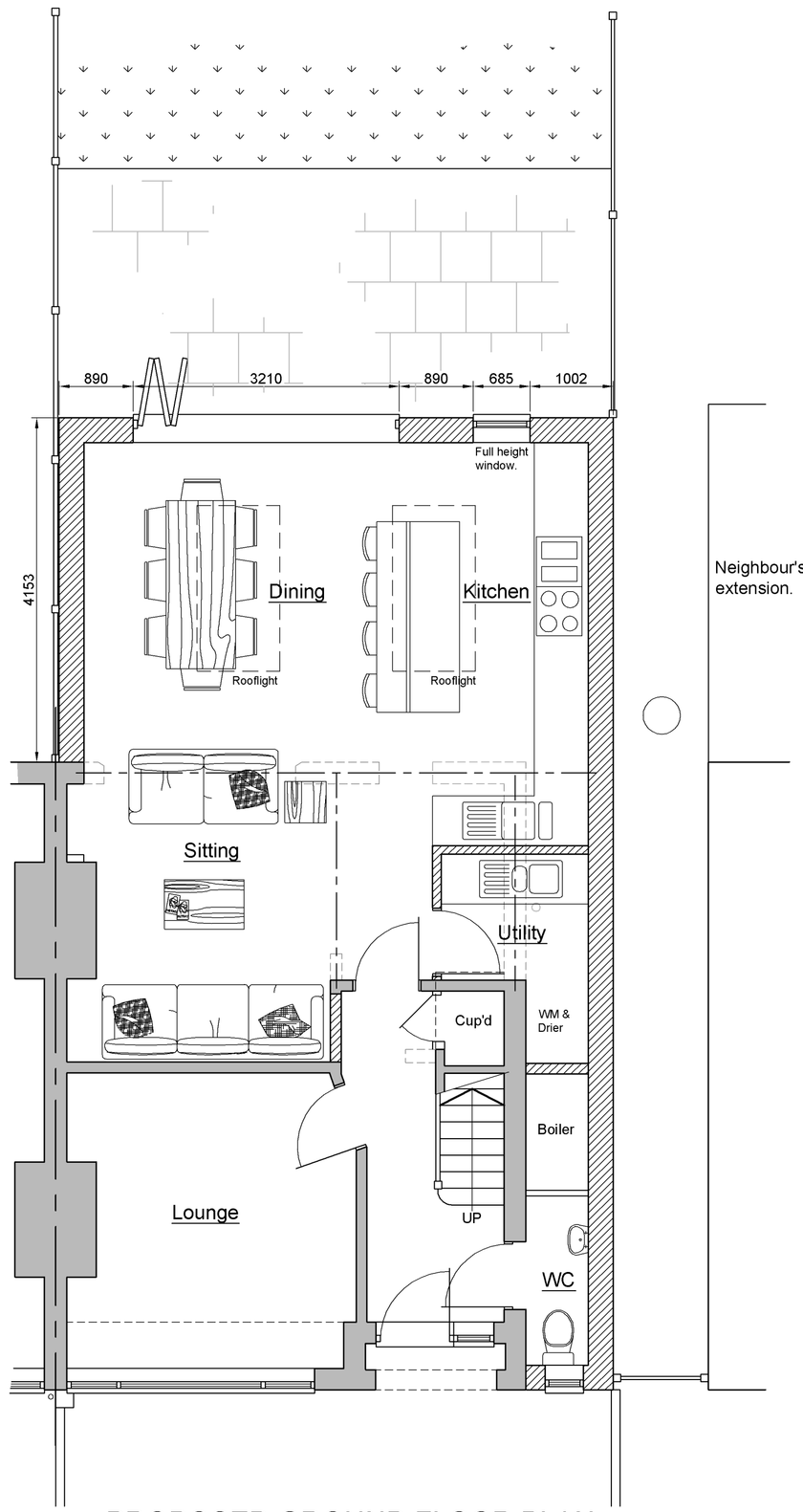
PROPOSED REAR ELEVATION

Scale 1:100



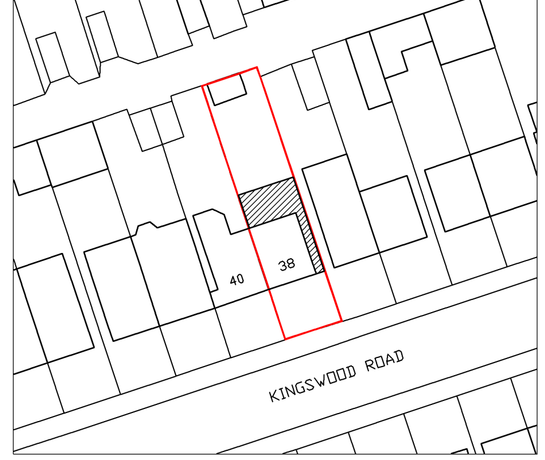
PROPOSED LEFT SIDE ELEVATION

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, Health & Safety legislation, BS Publications, trade manufacturer literature and any requirements of statute or the local authority.

All existing beams, lintels etc, where appropriate, to be opened up and inspected for adequacy to take additional loading and upgraded as necessary to the satisfaction of the building inspector.

Figured dimensions to be read in preference to scaled dimensions at all times.
Where dimensions specified (t.b.c), these are considered critical to setting out of structure and the contractor is to check conditions/levels etc before and as work proceeds.
All dimensions (unless otherwise stated) are structural, e.g. from blockwork to timber studwork, and allowance should be made where necessary for internal finishes.
All external materials to match existing unless specified otherwise with samples to be sourced and approved by client prior to commencement of works.
Planning Permission and Building Regulations approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies. The property owner is responsible for compliance with this act prior to commencement of any building/excavation works 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 Council Approvals for the works, i.e Planning Permission and Full Plans Building Regulations approval. We are therefore not to be considered the Principal Designer as defined under the Building Regulations 2010 (Amended), in Part 2A,11C(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.

The client is responsible for providing the LABC with the relevant name, contact address and contact number for these persons as soon as possible. If you do not notify LABC of these appointments, they will assume that you will be acting in both capacities and will be taking on these legal duties.

A1 Drawing

Project: Extension & Internal Alterations 38 Kingswood Road Watford WD25 0EF		
Title: Proposed Site Plan, Floor Plans, Elevations & Sections		
Scale: As shown	Date: April 2024	Drawn: MD
Job No: MD 1998		
Drawing No: 02 PL		Rev:

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