

FRONT ELEVATION

CONCEPT DESIGN HEALTH AND SAFETY OBSERVATIONS

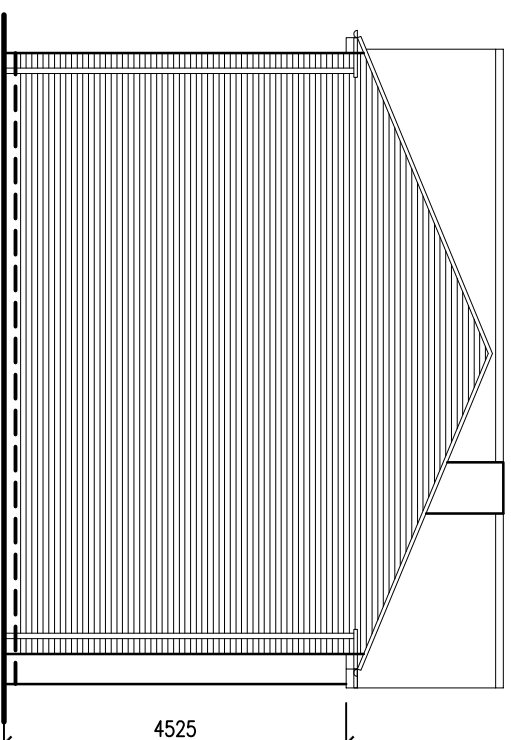
(SEE ALSO DESIGNERS RISK ASSESSMENT TO BE PRODUCED AT DETAILED DESIGN STAGE)

- EXISTING RISKS**
1. BURIED AND OVER-HEAD LIVE SERVICES
 2. EXISTING COVERED AND POSS HAZARDOUS ELEMENTS REQUIRE DEMOLITION
 3. CURRENT BELOW GROUND CONDITIONS UNKNOWN
 4. EXISTING LOAD-BEARING ELEMENTS ARE ASSUMED
 6. NO EXISTING DRAWING OR REPORTS AVAILABLE
 7. EXISTING FIRE-SAFETY PROTOCOLS MAY NOT COMPLY WITH CURRENT SAFETY STANDARDS

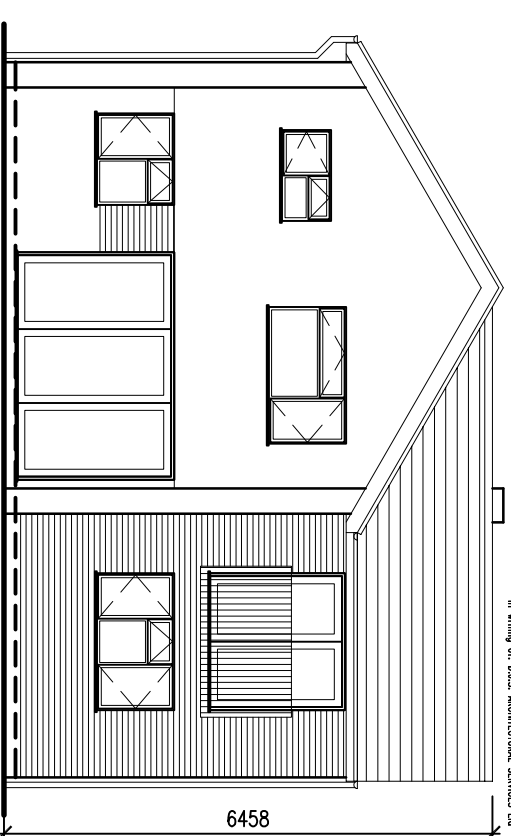
- DESIGN RISKS**
1. DESIGN TO INCORPORATE FLOOD RESILIENCE IF WITHIN A FLOOD ZONE
 2. BASIC RADON PROTECTION TO BE INCORPORATED IF IN A RADON AREA
 3. HEAVY MATERIALS TO BE MINIMISED DURING DETAILED DESIGN
 4. UPGRADE OF EXISTING FIRE-SAFETY MEASURES TO BE CONSIDERED
 5. DRY FIX ROOF ELEMENTS TO BE CONSIDERED

- CONSTRUCTION RISKS**
1. SAFE ACCESS TO BE MAINTAINED FOR ALL, AVOIDING STEPS OR OBSTRUCTIONS
 2. CONSIDER CRANE FOR HEAVY MATERIALS. LARGE BEAMS COULD BE SPLICED
 3. AVOID OR LIMIT WORKING IN CONFINED SPACES INCL EXCAVATIONS
 4. ASSESS AND ALL LOAD-BEARING ELEMENTS PRIOR TO APPLYING NEW LOADS. PROP PRIOR TO REMOVAL OF LB WALLS
 5. LIMIT WORKING FROM HEIGHT AND PROVIDE SAFE ACCESS.
 6. LIMIT CUTTING ON SITE, AVOID CUTTING INDOORS AND MANAGE DUST-CONTROL

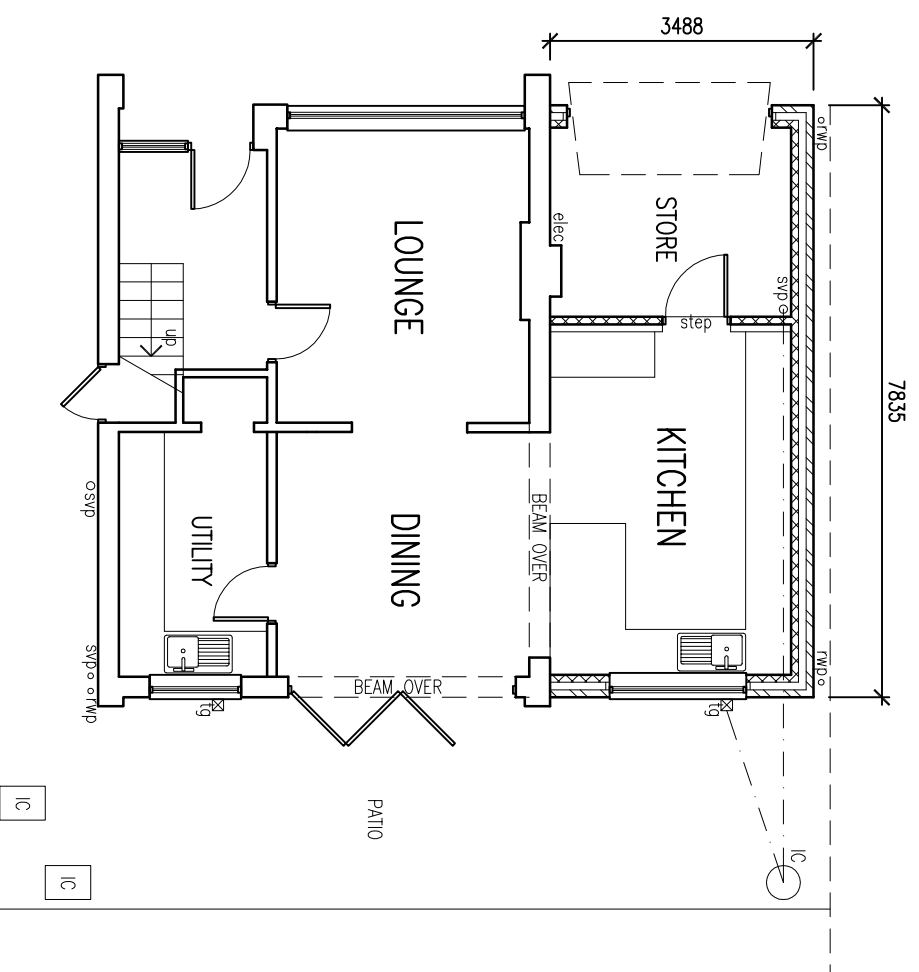
- POST-CONSTRUCTION RISKS**
1. LADDERS OR ZIP-UP TOWERS MAY BE RECD FOR FACADE INSPECTIONS / REPAIR
 2. ROOFS MAY REQUIRE ACCESS BY SPECIALISTS
 3. FIRE-SAFETY MEASURES SHOULD BE MAINTAINED AT ALL TIMES
 4. PROVIDE CLIENT WITH DRAWN RECORDS OF THE WORKS INCL ALL CONCEALED LOAD-BEARING ELEMENTS



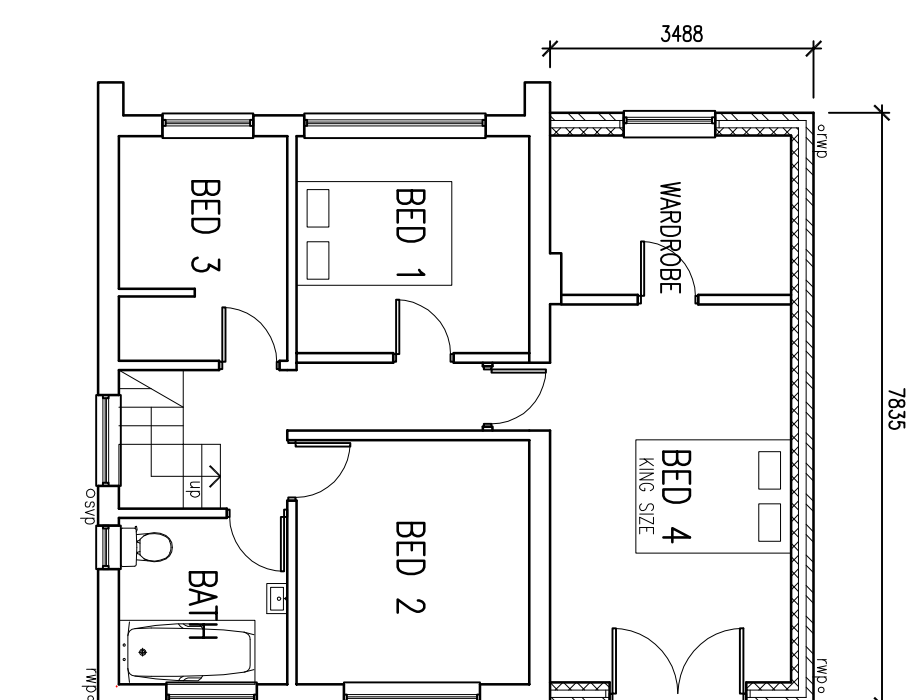
SIDE ELEVATION



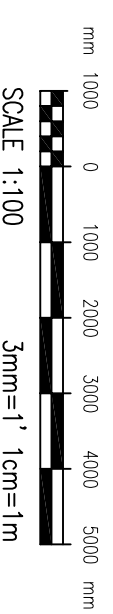
REAR ELEVATION



GROUND FLOOR PLAN (GIA 63.5m²)



FIRST FLOOR PLAN (GIA 64m²)



Dimensions to be verified on site.
Figured dimensions to take preference to these scaled.
No responsibility is taken for their accuracy.
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Project	PROPOSED EXTENSION	
Drawing Title	PROPOSED PLAN AND ELEVATIONS	
Drawing No.	003 JB	
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