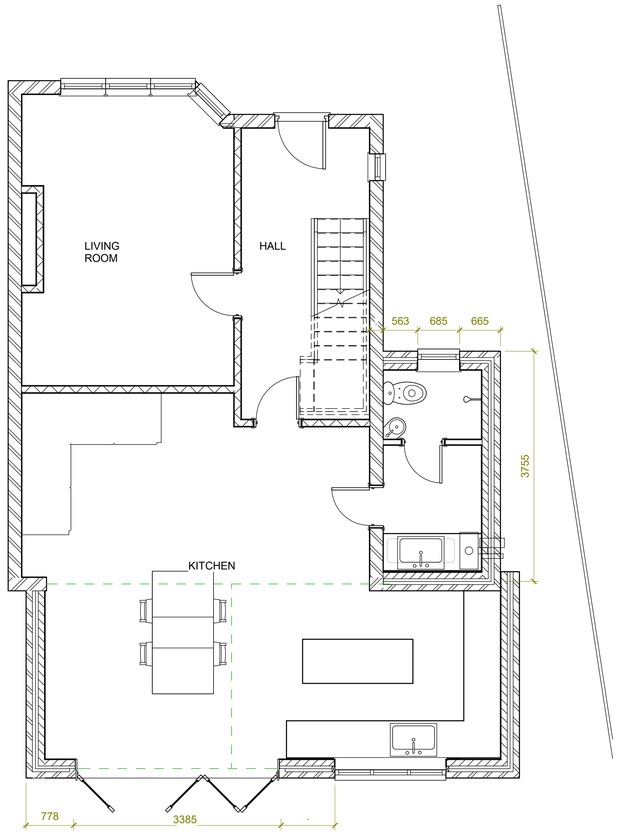
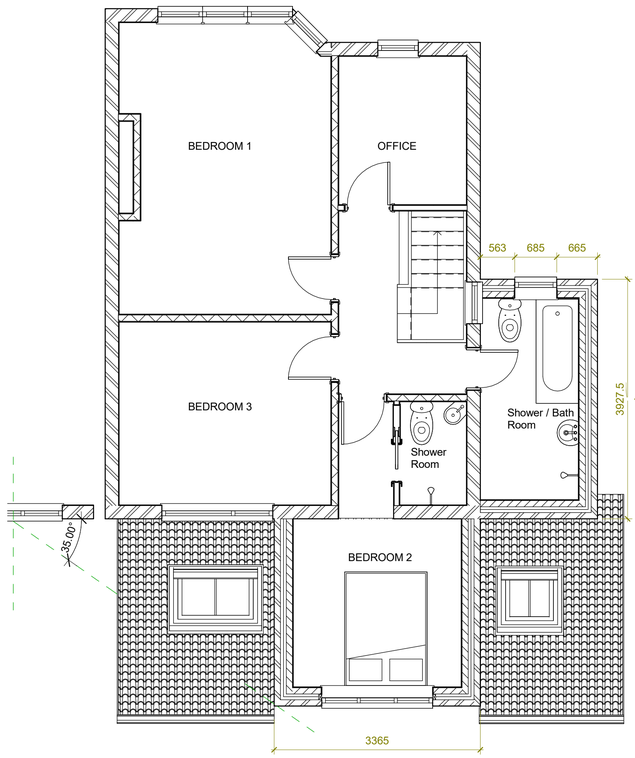


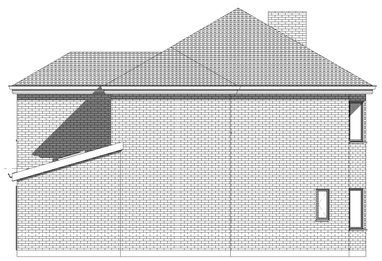
1 GROUND FLOOR
1 : 50



2 FIRST FLOOR
1 : 50



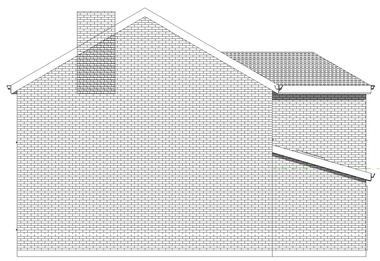
3 REAR ELEVATION
1 : 100



4 SIDE ELEVATION
1 : 100



5 FRONT ELEVATION
1 : 100



6 SIDE ELEVATION.
1 : 100

NOTE : Measurements/scale is for guidance only. Contractor should take own measurements on site
The use of this drawing as a basis for programming or ordering of material shall be at the contractor's own risk
The Contractor is to inform of any discrepancies between any information on any drawings and with those found on site

NOTE: DRAWINGS ARE SUBJECT TO BUILDING CONTROL APPROVAL / PROCEEDING WITH WORKS PRIOR TO APPROVAL IS AT OWNERS/CONTRACTORS OWN RISK.

This drawing has been prepared for the sole purpose of obtaining Building Regulations/ Planning and does not constitute a full detailed design. It can not solely be relied upon for obtaining full quotations for the works shown.
The drawings do not show structural design; all structural requirements should be carried out in accordance with a structural engineer instructions.
Unforseen works and items requiring further design by the contractor is the responsibiliyy of the home owner to use a contractor fully experienced in this type of work in accordance with Building Regulations (including advising the client of additional elements that are required).
Contractor to obtain completion certificate at completion of work.

All works and materials shall comply with the latest British Standards and Codes of Practise, Building Regulations and Party Wall act 1996. The Contractor shall comply with manufacturer's instructions, recommendations and requirements.
The Contractor is responsible for carrying out a Health and Safety Risk Assessment to cover all operations involved under the works specified and prior to the works commencing on site. The Contractor may be required to produce this should the need arise

Electrical work to be installed, tested and commissioned by competent person who is registered to a scheme under Part P of the curment Building Regulations and BS7671.
Energy efficient lighting to be installed within proposed work

Gas work to be installed, tested and commissioned by 'Gas Safe' registered competent person.

Existing structure insulation(cavity walls and loft) to be improved in accordance with Part L of the current Building Regulations

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management
Regulations 2015. The client must appoint a contractor, if more than
one contractor is to be involved, the client will need to appoint(in writing)
a principal designer (to plan, manage and coordinate the planning and
design work) and a principal contractor (to plan, manage and coordinate
the construction and ensure there are arrangements in place for
managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal
contractor when there is more than one contractor, if not your duties will
automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

Rev	Description	Date
	rear bedroom revised	21.5.19

A.F.Architectural Designs
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PROJECT
36 Broughvile Drive,
Manchester. M20 5WH

TITLE
PROPOSED

CLIENT
Mr Holt

DRAWN BY		DATE
A.F.J		21/05/19

SCALE (@ A1)
As indicated

DRAWING NUMBER | REV

21/05/2019 09:52:12