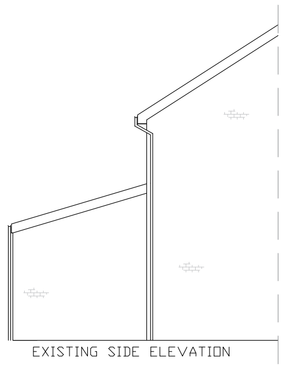
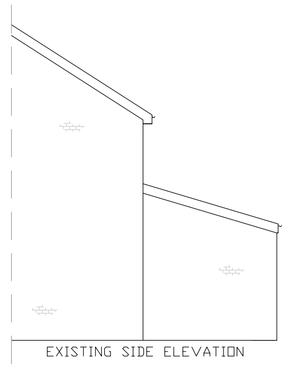


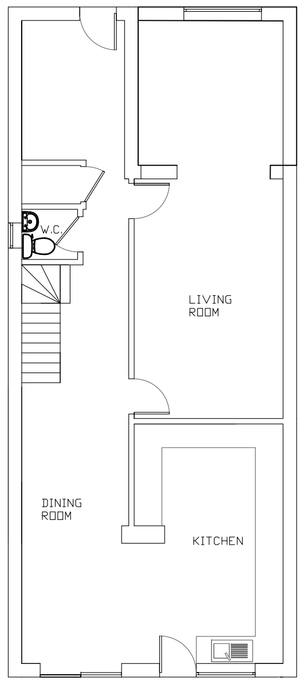
EXISTING REAR ELEVATION



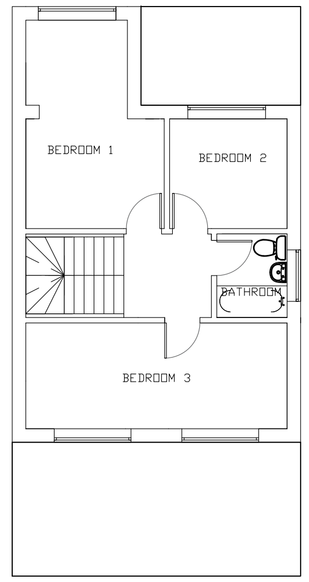
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



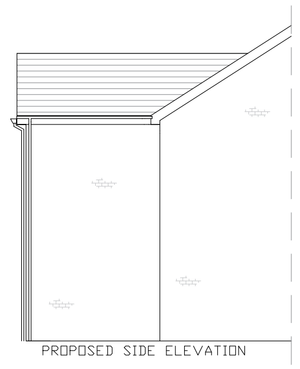
EXISTING GROUND FLOOR



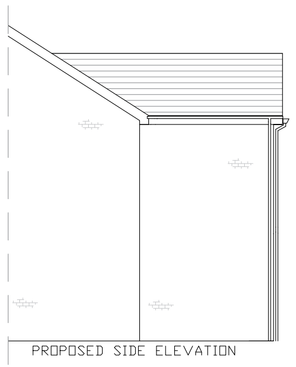
EXISTING FIRST FLOOR



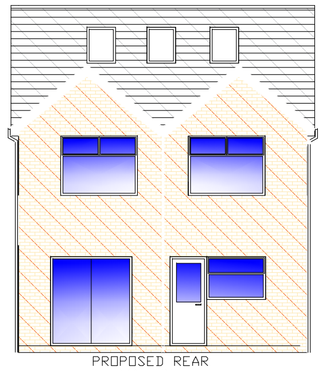
PROPOSED REAR ELEVATION



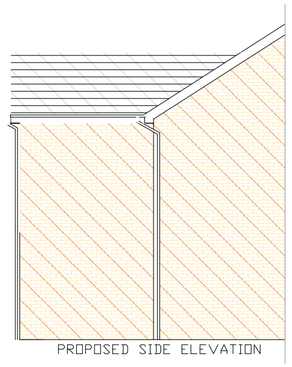
PROPOSED SIDE ELEVATION



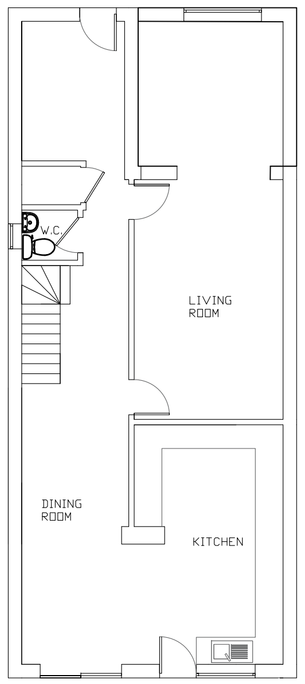
PROPOSED SIDE ELEVATION



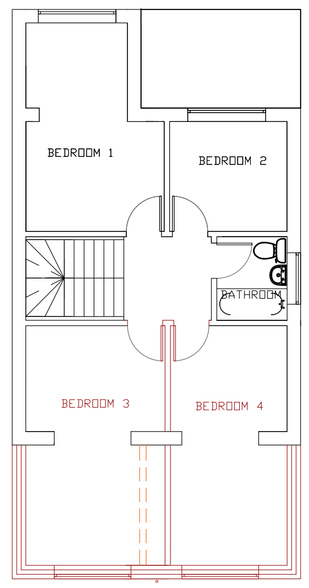
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

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.

READ IN CONJUNCTION WITH STRUCTURAL ENGINEER DESIGN

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.

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Rev	Description	Date

A.F.Architectural Designs
e-mail:info@afad.co.uk
Tel: 07980799827
web : www.afad.co.uk

PROJECT

159 Kings Book Rd
M16 8NR

TITLE

floor plans & elevations

CLIENT

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DRAWN BY		DATE
A.F.J		01/09/22
DRAWING NUMBER		REV