

PROPOSED FRONT ELEVATION

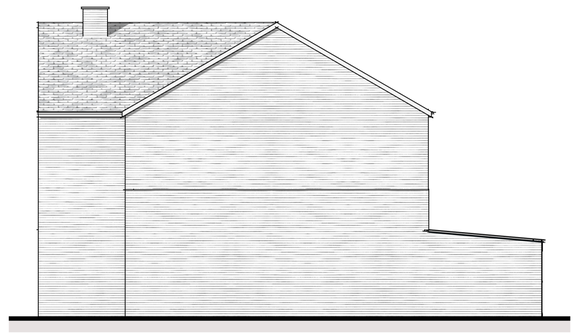
SCALE 1:100

PROPRIETARY SHEET METAL ROOF FIXED TO STEEL FRAME STRUCTURE



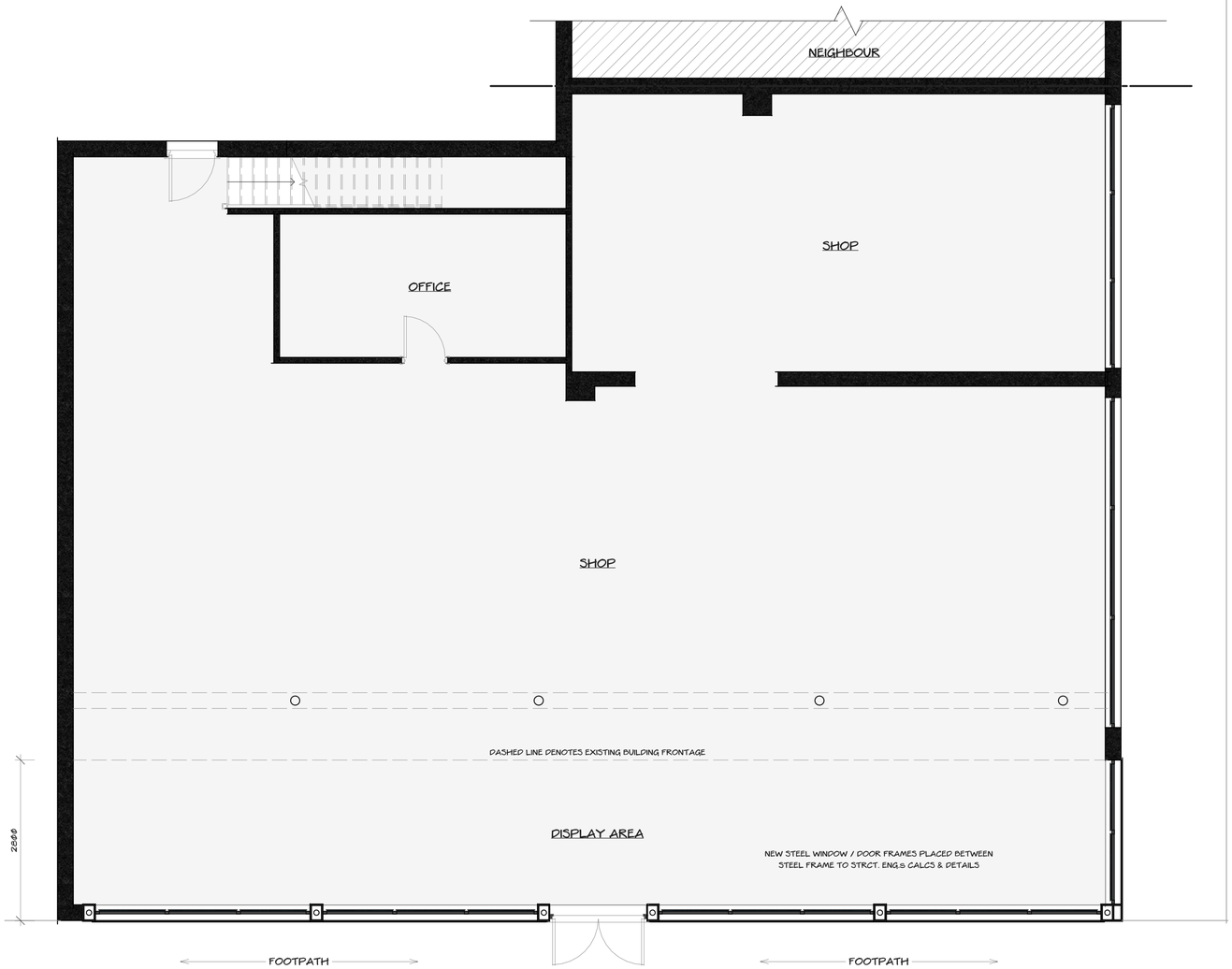
PROPOSED SIDE ELEVATION

SCALE 1:100



PROPOSED SIDE ELEVATION

SCALE 1:100



PROPOSED GROUND FLOOR PLAN

SCALE 1:50

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

15/05/2026 07:46:53

GENERAL:

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THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS AND DRAWINGS INCLUDING ANY STRUCTURAL OR OTHER SPECIALIST DRAWINGS AND DETAILS.

PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND THE CURRENT BRITISH STANDARDS & CODE OF PRACTICE.

ANY DISCREPENCIES ARE TO BE REPORTED TO IPb ARCHITECTURE IMMEDIATELY.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015:

THE CDM 2015 PLACES LEGAL DUTIES ON VIRTUALLY EVERYONE INVOLVED IN CONSTRUCTION WORK. THOSE WITH LEGAL DUTIES ARE COMMONLY KNOWN AS 'DUTY HOLDERS'. DUTY HOLDERS UNDER THE CDM 2015 ARE: CLIENTS, PRINCIPAL DESIGNERS, DESIGNERS, PRINCIPAL CONTRACTORS, CONTRACTORS AND WORKERS. THE CONTRACTOR AND CLIENT ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. THE CDM 2015 REQUIRES MOST CONSTRUCTION WORK TO BE NOTIFIED TO HSE. A PROJECT BECOMES NOTIFIABLE WHERE IT LASTS LONGER THAN 30 DAYS AND HAS MORE THAN 20 WORKERS, WORKING SIMULTANEOUSLY AT ANY ONE POINT OR EXCEEDS 500 PERSON DAYS. THE CONTRACTOR AND/OR CLIENT IS TO CONFIRM WITH THE HEALTH & SAFETY EXECUTIVE (HSE) WHETHER THE PROJECT IS DEEMED AS 'NOTIFIABLE'. THE CONTRACTOR IS TO COMPLY FULLY WITH THE CDM REGULATIONS AND THE WORKPLACE (HEALTH & SAFETY) REGULATIONS AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.

COMMERCIAL CLIENTS:

THE COMMERCIAL CLIENT IS RESPONSIBLE FOR MAKING THE ARRANGEMENTS BY WHICH THE PROJECT WILL BE MANAGED AND ENSURING THAT THOSE ARRANGEMENTS ARE MAINTAINED AND REVIEWED THROUGHOUT THE LIFE OF THE PROJECT. WHERE THERE IS OR IS LIKELY TO BE MORE THAN ONE CONTRACTOR WORKING ON A PROJECT, THE CLIENT MUST APPOINT BOTH A PRINCIPAL DESIGNER (PD) AND A PRINCIPAL CONTRACTOR (PC) AT THE EARLIEST OPPORTUNITY AND BEFORE CONSTRUCTION STARTS. THE CLIENT IS ALSO RESPONSIBLE FOR TAKING REASONABLE STEPS TO ENSURE BOTH THE PD AND PC COMPLY WITH THEIR DUTIES, FOR PROVIDING PRE CONSTRUCTION INFORMATION (PCI), ENSURING THE CONSTRUCTION PHASE PLAN AND HEALTH AND SAFETY FILE ARE PRODUCED AND FOR ENSURING THE HEALTH AND SAFETY FILE IS HANDED OVER TO ANY NEW OWNER OF THE STRUCTURE.

DOMESTIC CLIENTS:

THE DOMESTIC CLIENT S RESPONSIBILITY IS TO APPOINT THE PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR WHERE THERE IS MORE THAN ONE CONTRACTOR. IF THIS DOES NOT HAPPEN, THE REGULATIONS AUTOMATICALLY TRANSFER THE CLIENT S DUTIES TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR OF THE PROJECT.

MAIN CONTRACTORS DUTIES:

THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. IT IS TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS. IT IS TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. THE SITE IS TO BE KEPT TIDY AT ALL TIMES, NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS.

ALL WORK SHALL CONFORM TO THE STANDARDS FOR 'MATERIALS AND WORKMANSHIP' IDENTIFIED IN REGULATION 7, I.E. USING PROPER MATERIALS APPROPRIATE FOR THE CIRCUMSTANCES IN WHICH THEY ARE USED; THE CONTRACTORS OPERATIONS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER; PROPER MATERIALS INCLUDE MATERIALS WHICH BEAR AN E.C. MARK, CONFORM TO A HARMONISED STANDARD OR EUROPEAN TECHNICAL APPROVAL AND CONFORM TO A D.S. OR D.D.A. CERTIFICATE(S).

PARTY WALLS:

THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1997 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:

- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISE WALL OR CUT OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS. THE OWNER SHOULD ENSURE THAT A PARTY WALL AGREEMENT HAS BEEN MADE PRIOR TO COMMENCEMENT OF THE WORKS ON SITE SHOULD ANY OF THE ABOVE APPLY TO THE PROPOSED WORKS.

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CIAT CHARTERED PRACTICE

PROJECT:

EXTENSION

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PREPARED FOR:

MR F. KHAN

PROJECT No: IPB1459

REV.	DESCRIPTION	DATE	BY

DRAWN BY: IPb REVIEWED BY: IPb

ISSUE DATE: 10/05/26 SCALE: As Indicated

SHEET TITLE:

PROPOSED PLANS

SHEET NUMBER: A1-02 REVISION: