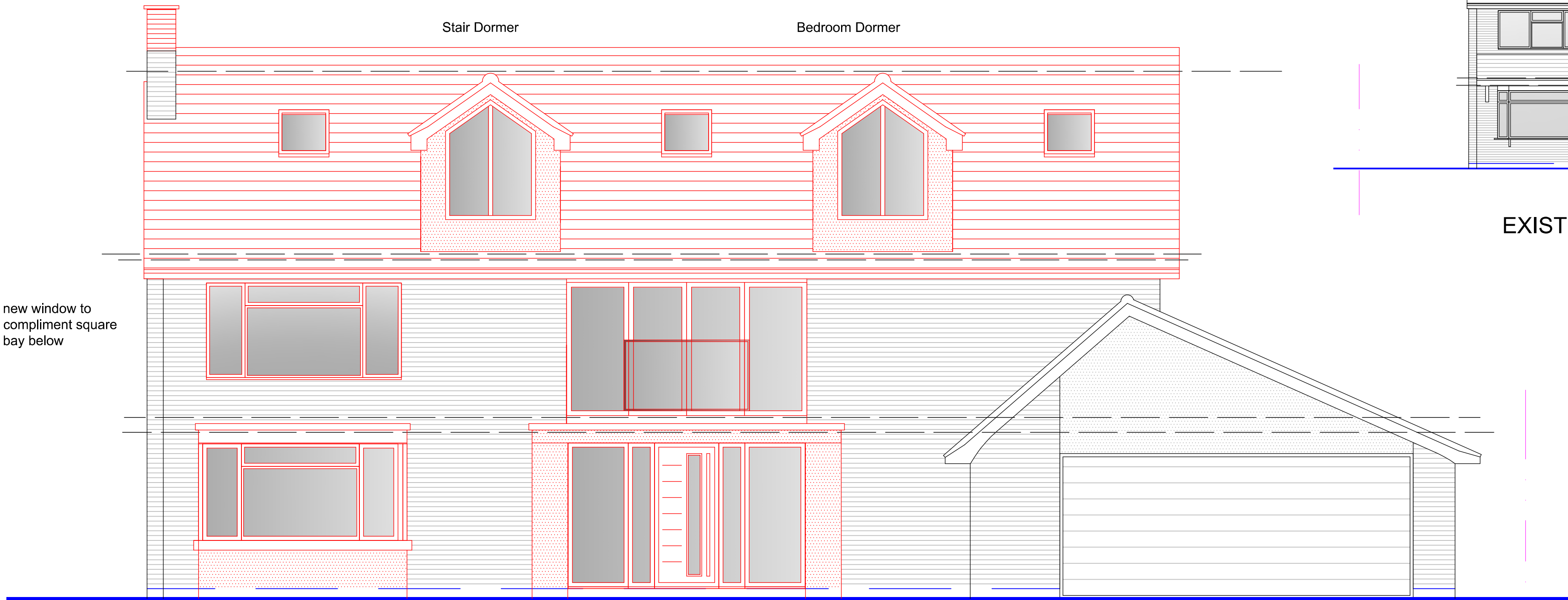


- denotes new brickwork
- denotes new rendering
- denotes tiles/tile hanging
- denotes existing brickwork
- denotes existing rendering
- denotes existing tiles/tile hanging

Do not carry out any building work without full building regulations approval, any works carried out prior to this will be at the risk of the builder and property owner.

Party wall act 1996 A notice of intention to work must be given to all affected neighbours if the work involves: Work on an existing wall shared with any property" Building on the boundary of another property" Excavating near a neighbouring building. Full details of the proposal are to be made available to the neighbours and a clear statement of notice under the party wall act (1996) be served 2 months before the planned date of work. Note: Boundary ownerships and their exact location are the responsibility of the client and are to be determined / agreed with the contractor / neighbour prior to the commencementv of any building works and are not the responsibility of the authors of this drawing. No dimensions are to be scaled from the drawings only exact dimensions are to be taken, any discrepancies are to be flagged up to the designer immediately.



FRONT ELEVATION



EXISTING FRONT ELEVATION - 1:100 @ A1

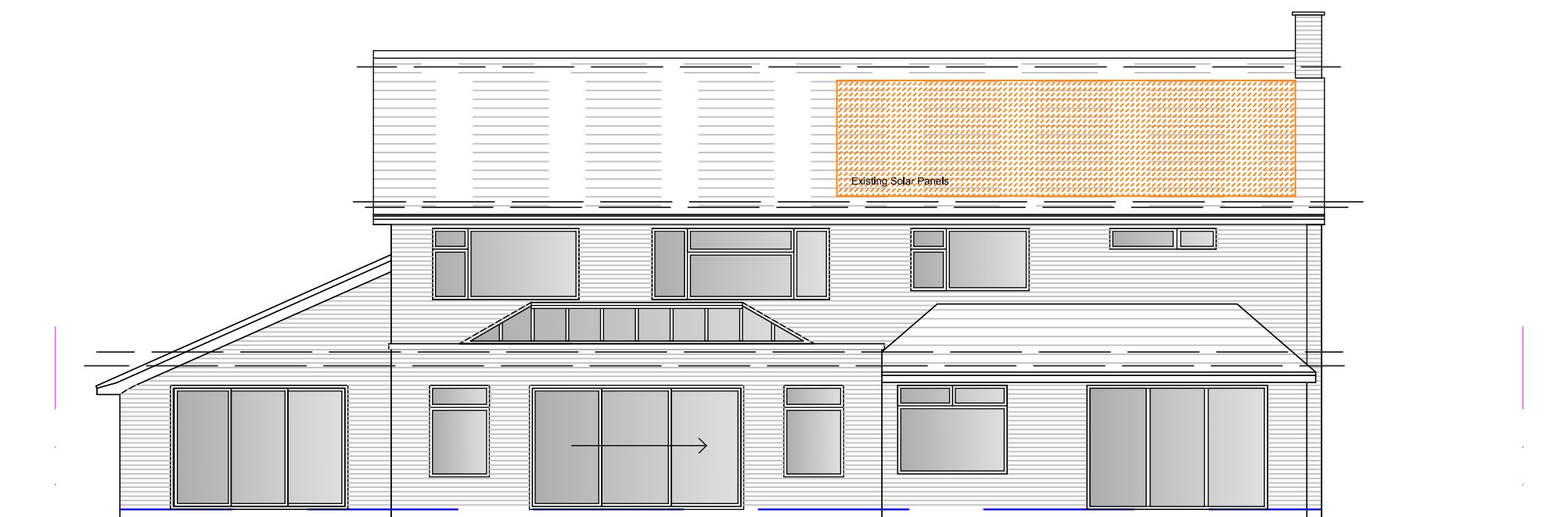
PLANNING NOTES.

All new exterior walls to be rendered to contrast with the existing dwelling and as shown on elevations.

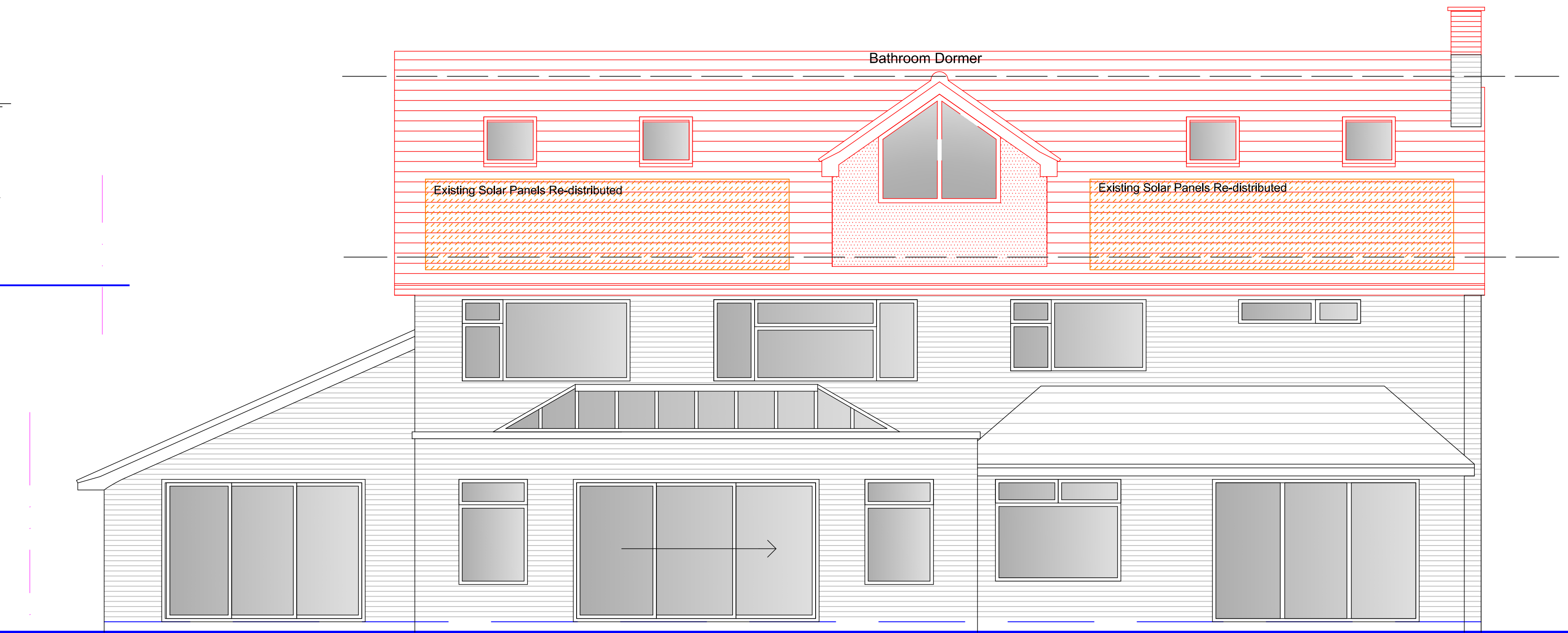
All new windows and doors to match the existing dwelling. Upvc or aluminium. Windows and doors styles as per drawing.

New roof covering to be a concrete profiled tile to match existing dwelling.

All new soffit, fascia, and rain water goods to match the existing house in terms of materials, style and colour.



EXISTING REAR ELEVATION - 1:100 @ A1



REAR ELEVATION

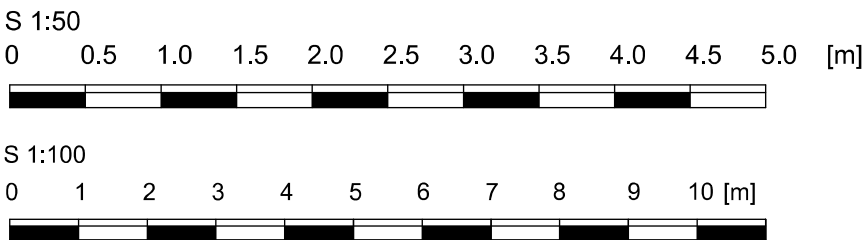
FOR PLANNING PURPOSES ONLY, NOT YET APPROVED BY PLANNING, STRUCTURAL ENGINEER Or BUILDING CONTROL.

ASBESTOS

ALL BUILDINGS PRE DATING THE YEAR 2000 SHOULD HAVE AN ASBESTOS SURVEY CONDUCTED BY A COMPETANT SURVEYOR PRIOR TO COMMENCEMENT OF WORKS.

PLANNING NOTE:

This scheme was previously approved under application reference: 19/00478/HOU Planning now expired hence resubmitted - all details are as per the previous application.



GENERAL NOTES.

- This drawing is to be read in conjunction with all relevant structural engineers and other specialist details and specifications. Do not scale from drawings except for planning application purposes.
- It is the responsibility of the contractor to check all setting out information (levels, dimensions, co-ordinates etc.) indicated on this drawing prior to commencement of this work. The Engineer shall be notified of any discrepancies and no works shall be commenced until further instructions are received in writing.
- For setting out of structural steelwork refer to the Structural Engineers drawings.
- The contractor is to comply in all respects with current building legislation, british standard specifications, building regulations, construction (design and management) regulations, party wall act etc whether or not specifically stated on this drawing.
- This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.
- Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design and planning/density negotiations. Sketch proposals may be used upon enlargement of os sheets and visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of cdm regulations.
- Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.
- This plan should only be used for its original purpose, KADS (Design) Ltd accepts no responsibility for this plan if supplied to any party other than the original client.
- Care is to be taken when scaling from hardcopies, KADS (Design) Ltd cannot verify the accuracy of hardcopies.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

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).

PARTY WALL ACT

The owner should they need to do so under the requirements of the Party Wall Act 1996 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
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings.

Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

ASBESTOS

All buildings pre dating the year 2000 should have an asbestos survey conducted by a competant surveyor prior to commencement of works.

Project

Raising of roof, x3 dormers and single storey extensions to front.

Client Details

Mr & Mrs P. Jones
4 Grosvenor Crescent, Burbage,
Hinckley, Leicestershire, LE10 2BQ

Drawing status

Design Proposal ☐
Planning Permission ☒
Building Regulations ☐

Drawing Number

KADS 4GC HP002 - B
Sheet 1 of 4

Drawn By:

Drawn by: KDP Date: 12/04/2023
Checked by: Date:

Scale

ISO A1 1:50 Date April 2023

KADS (Design) Ltd
architectural design services
100 Nuneaton Road | CV12 9QN
T: 02476 743 313 M: 07795 006 338
E: info@kadsdesignltd.co.uk

The copyright of this drawing and design is vested in KADS (Design) Ltd and must not be copied or reproduced without written consent. All dimensions given are to be verified on site by the responsible contractor.