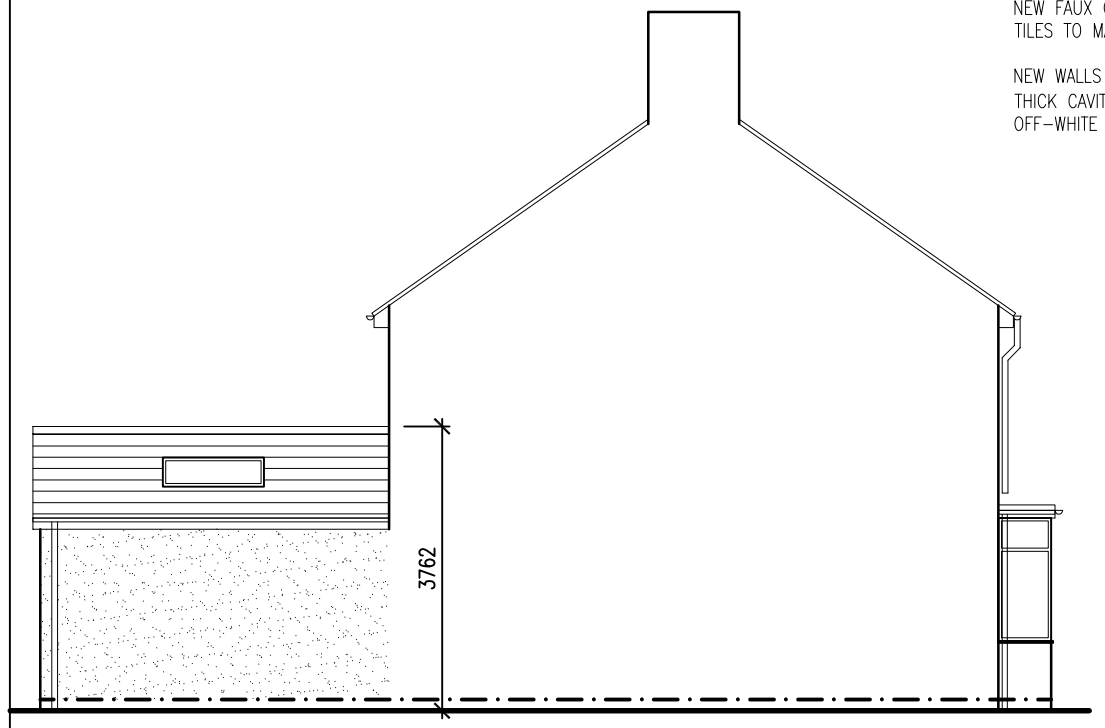
Dimensions to be verified on site.
Figured dimensions to take preference to those scaled.
Any areas indicated on this drawing are for guidance only.
No responsibility is taken for their accuracy.

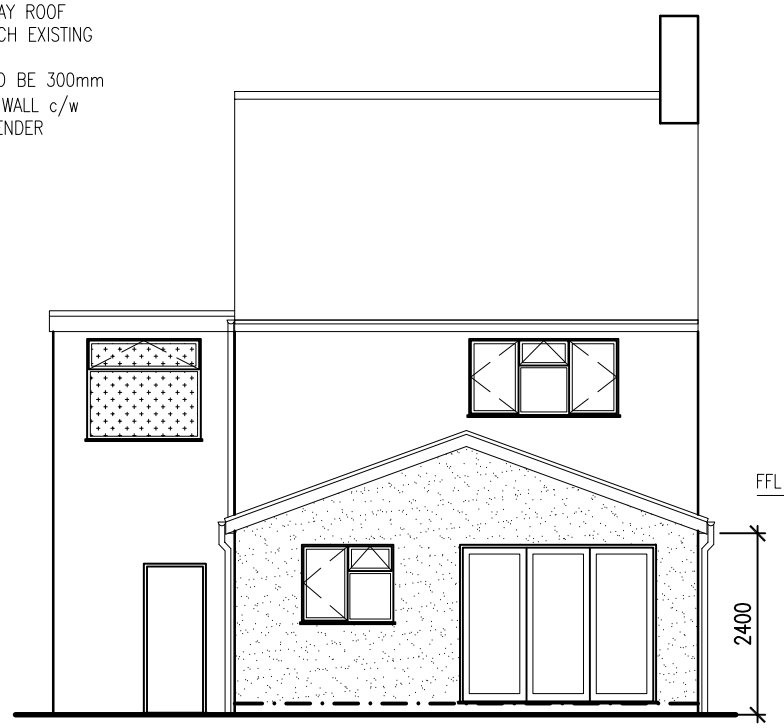
This drawing is the property of D.J.S. ARCHITECTURAL SERVICES Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of: D.J.S. ARCHITECTURAL SERVICES Ltd

NEW FAUX CLAY ROOF TILES TO MATCH EXISTING

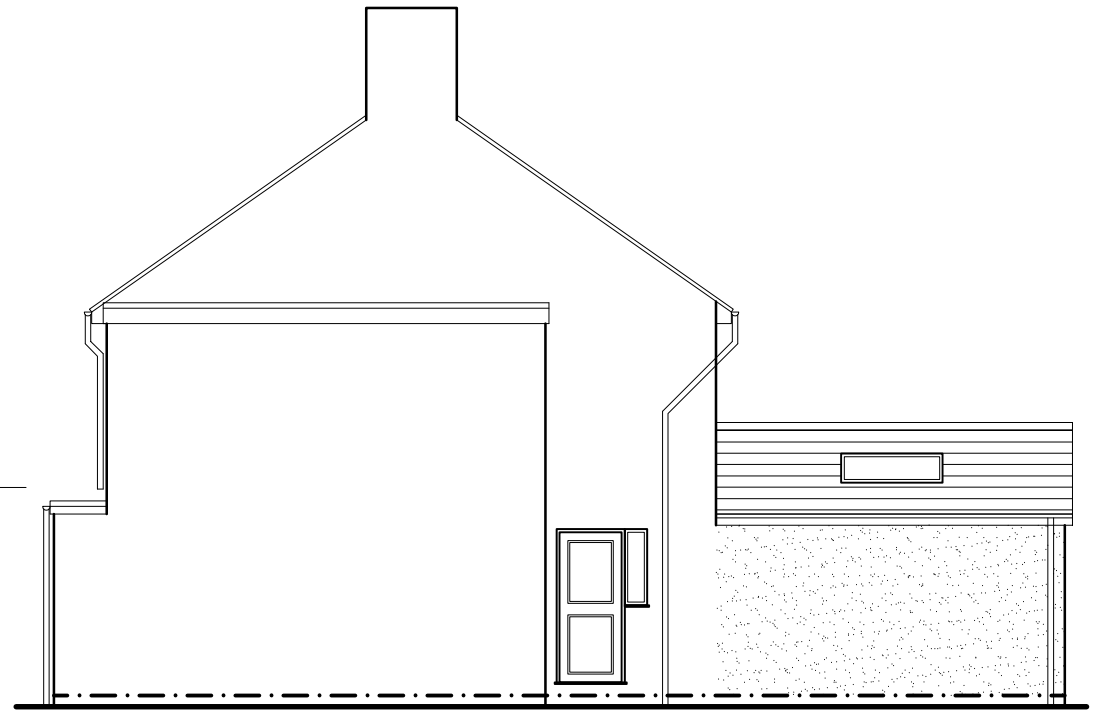
NEW WALLS TO BE 300mm THICK CAVITY WALL c/w OFF-WHITE RENDER



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

CONCEPT DESIGN HEALTH AND SAFETY OBSERVATIONS

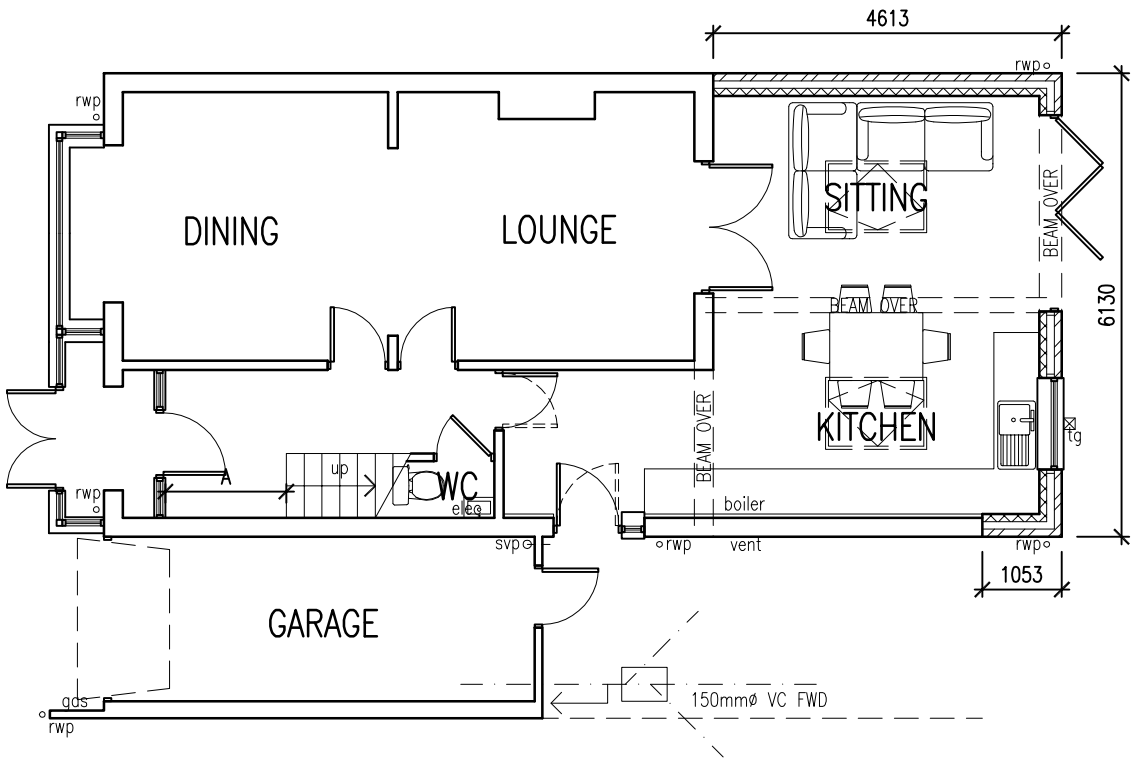
(SEE ALSO DESIGNERS RISK ASSESSMENT TO BE PRODUCED AT DETAILED DESIGN STAGE)

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 AVAIL
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 IMPLYING 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 REQD 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



GROUND FLOOR PLAN (GIA 85m²)

mm 1000 0 1000 2000 3000 4000 5000 mm

SCALE 1:100 3mm=1' 1cm=1m

Rev	Description	By	Date

DJS ARCHITECTURAL SERVICES LTD
www.djsarchitectural.co.uk
CIAT CHARTERED PRACTICE
T 01159 178528
M 07917 606814
E info@djsarchitectural.co.uk
A 2 Grange Drive, Long Eaton, Nottingham, NG10 2DQ

Project
PROPOSED GROUND FLOOR EXTENSION

Drawing Title
PROPOSED PLAN AND ELEVATIONS

Drawing No.	Revision
003 DG	
Scale 1:100	Date 27/11/23
Computer File No. 23-11 DG	Project No. 23-11 DG
Drawn By DJS	Checked By
Coordinated By DJS	Approved By

Address
250 Leicester Road
Markfield
Leics

A3