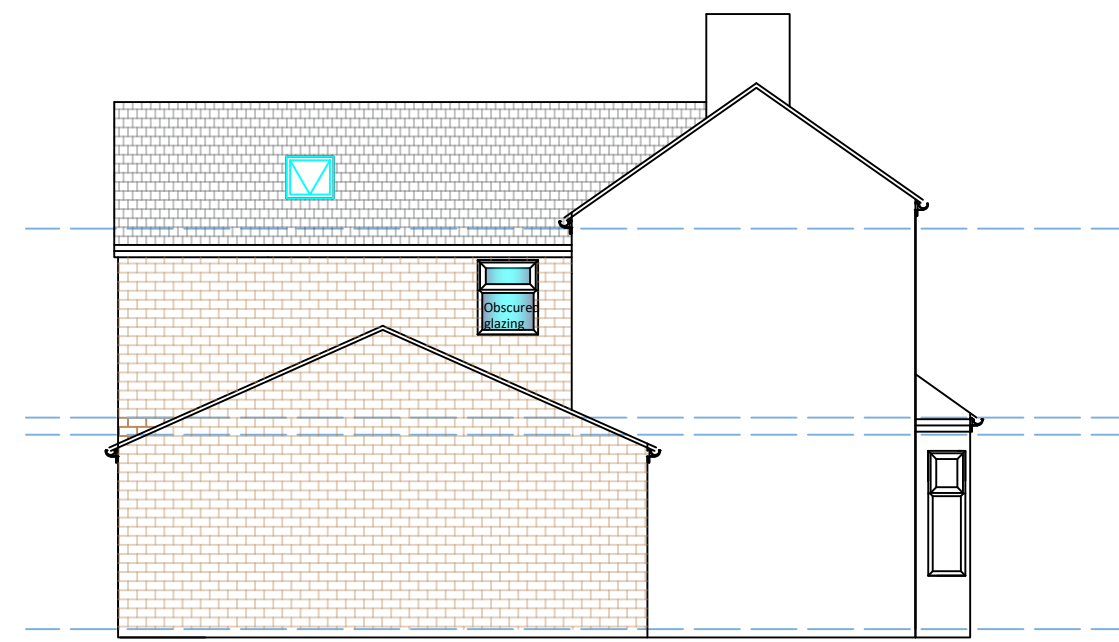




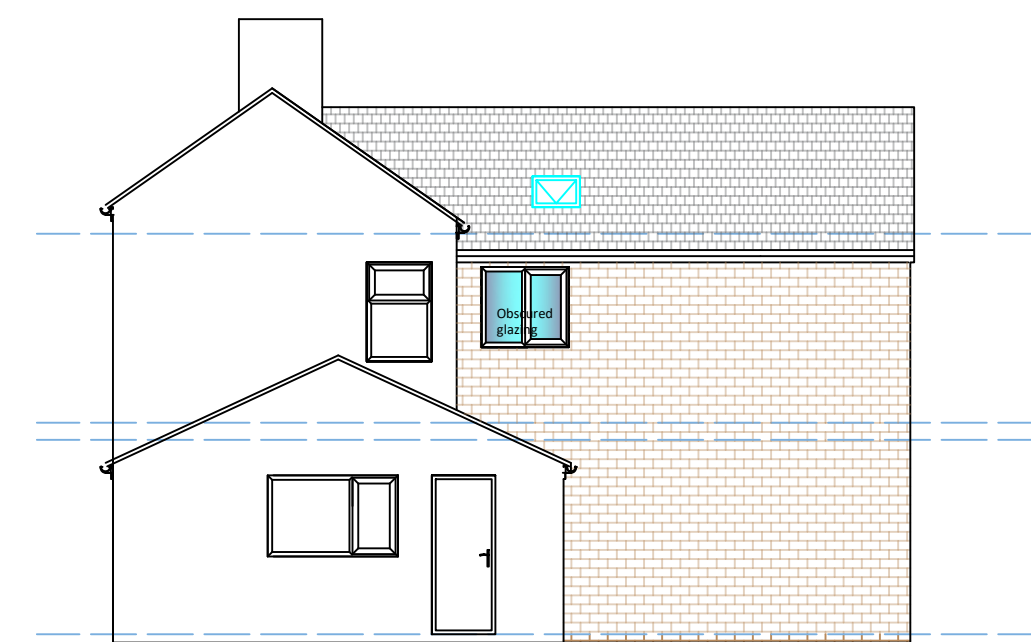
Proposed Front Elevation @ 1:100



Proposed Side Elevation @ 1:100

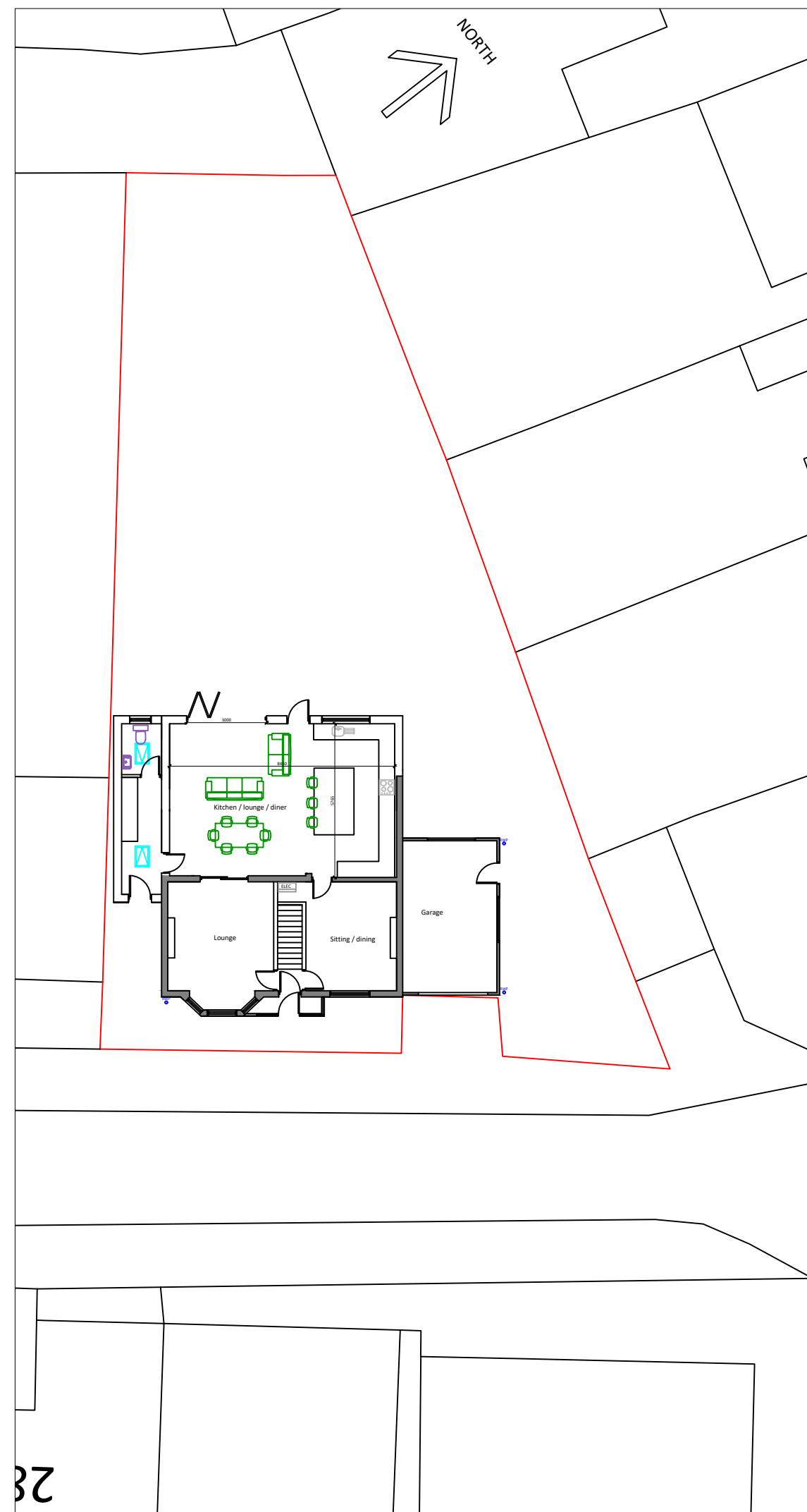
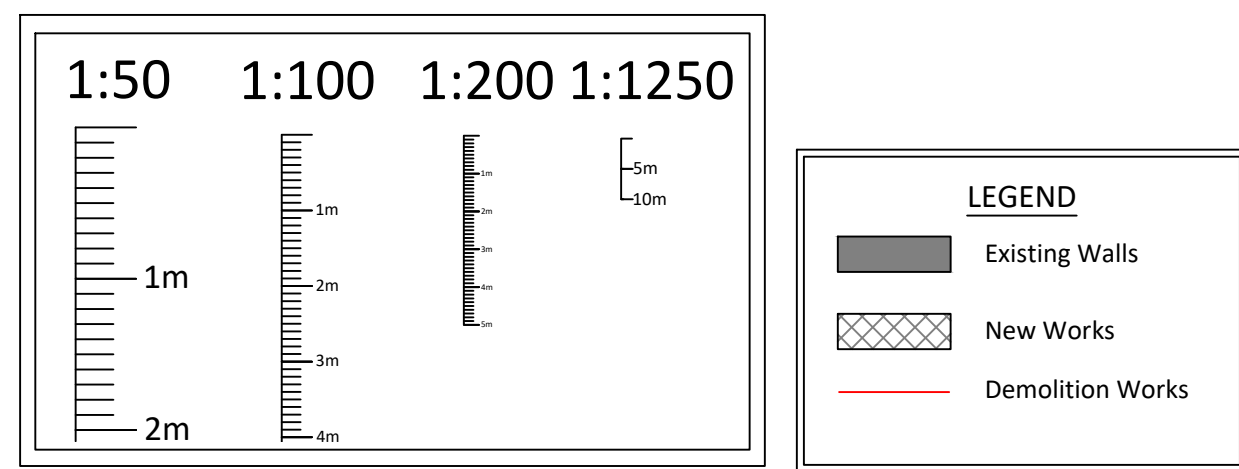


Proposed Rear Elevation @ 1:100

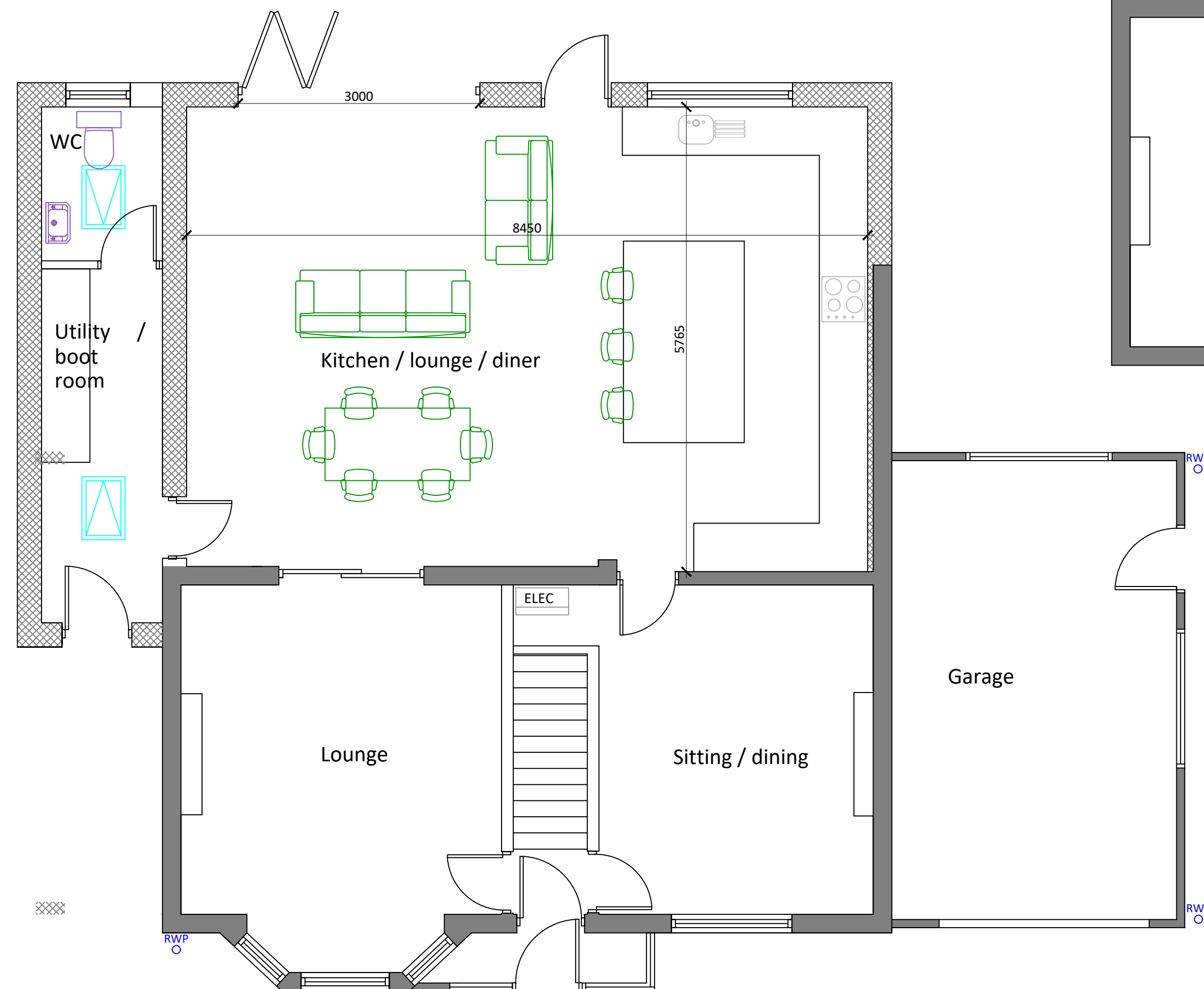


Proposed Side Elevation @ 1:100

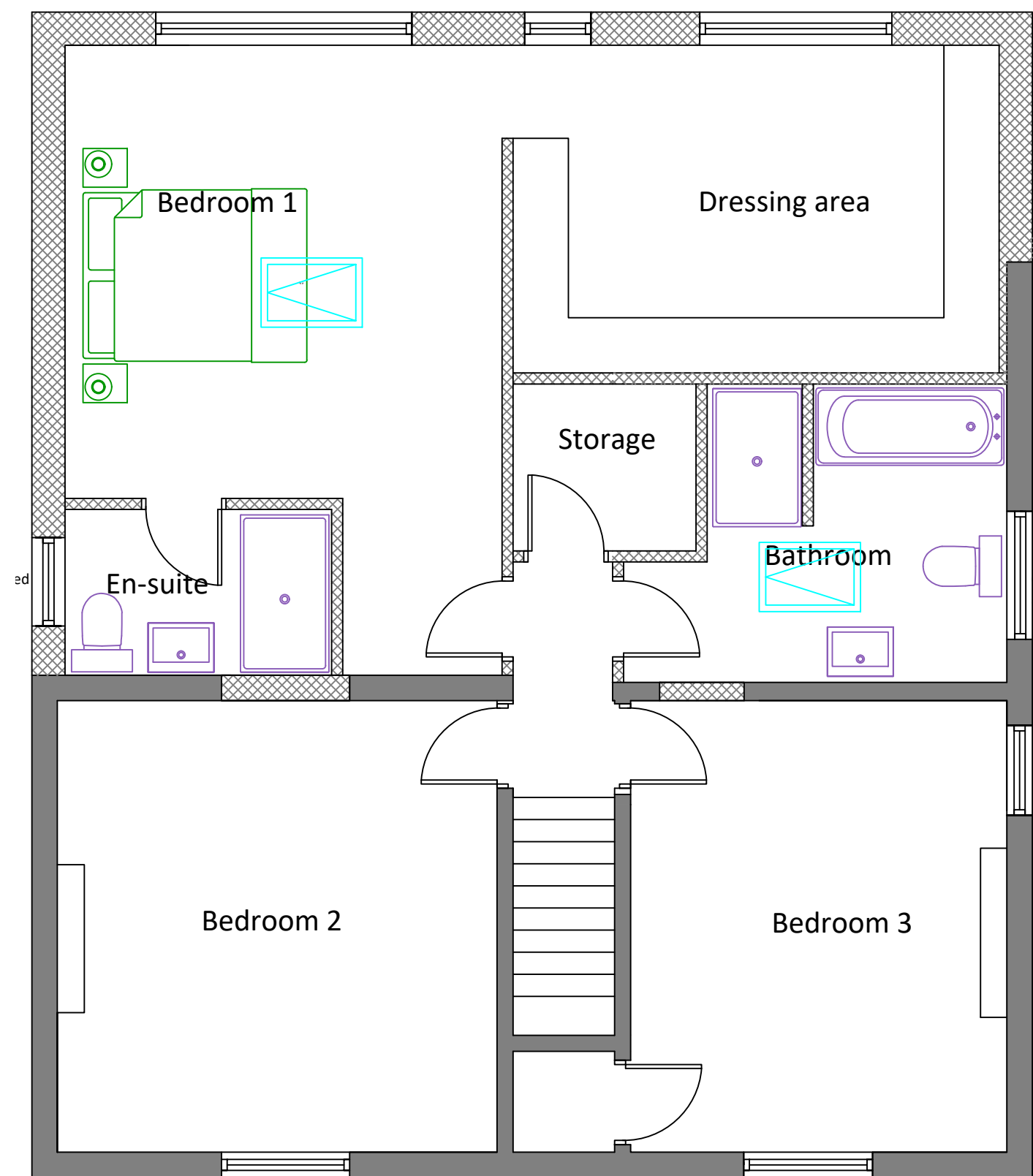
Scale Bar & Legend



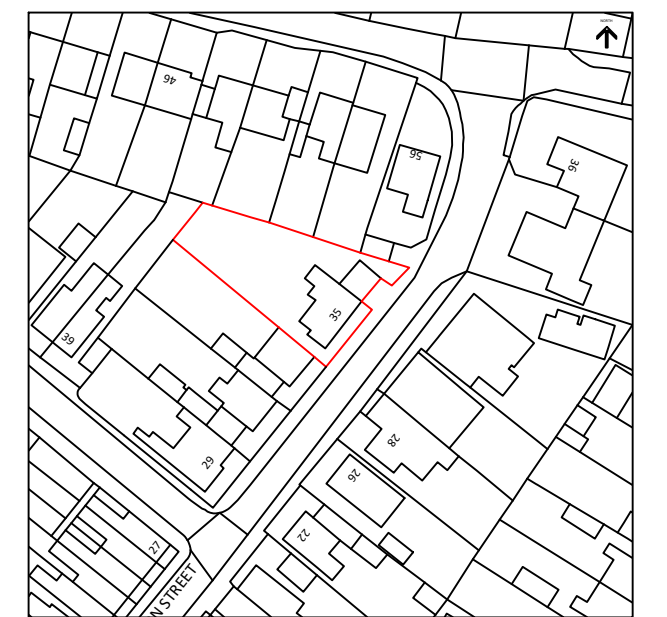
Proposed Site Plan @ 1:200



Proposed Ground Floor Plan @ 1:50



Proposed First Floor Plan @ 1:50



Site Location Plan @ 1:1250

- Drawing Notes:**
- DO NOT SCALE off drawing. All dimensions must be checked on site by the client and/or building contractor.
 - The client is responsible for all matters relating to the Party Wall etc Act 1996, including Rights to Light.
 - The client is responsible for all matters relating to drainage, including checking positions of all private and public drains and obtaining all necessary permissions with statutory bodies and utility providers. This includes all applications for building near / over existing drains and all drainage alterations. Client to arrange CCTV drainage survey to confirm locations.
 - Where existing drain runs are shown these are assumed only. The client and/or building contractor are to ascertain actual position and flow direction prior to commencement.
 - The client is responsible for consulting with local Gas, Water, BT, Electricity & drainage authorities as necessary. Including relocation of mains incoming services/meter positions.
 - The client is responsible for the appointment of a Qualified Structural Engineer to confirm all structural alterations are acceptable and obtaining all calculations / specifications as required.
 - The drawings are for planning purposes only. Separate Building Regulations approval and drawing package will be required prior to commencement of construction.
 - All existing boundary assumed and TBC by Client/Contractor on site. The client is responsible for checking that boundaries are correct and the proposals do not conflict with any restrictive covenants which may be in the title deeds.
 - The client is responsible for ensuring no part of the proposal should encroach beyond any boundary unless the prior written consent of the owner of the adjoining property has been obtained.
 - The drawings provide basic information relating to the general size, arrangement of the existing facility. The drawing of existing does not provide details of any existing services, equipment and or structure.
 - All works to be executed to the satisfaction of the Local Authority and to comply with all current Building Regulations, Planning Requirements, British Standards and Codes of Practice.
 - The client is responsible for all matters relating to Construction (Design and Management) Regulations 2015, including the appointment of a CDM 2015 Principal Designer.
 - The client is responsible for all matters relating to The Building Regulations etc. (Amendment) (England) Regulations 2023, including the appointment of a Building Regulations Principal Designer.

Relocate existing SVP and below ground drainage to allow for construction of extension, including providing new SVP and below ground drainage to new ground floor WC.

The client is responsible for all matters relating to drainage, including checking positions of all private and public drains and obtaining all necessary permissions with statutory bodies and utility providers. This includes all applications for relocation of manholes, building near / over existing drains and all drainage alterations. Client to arrange CCTV drainage survey to confirm drainage runs.

All structural alterations, steelwork, new structural works and roof design, bracing and piers in supported walls strictly TBC by Qualified Structural Engineer.

Client Name: Mrs. Claire Chapman	Site Address: 35 Byron Street, Earl Shilton
Drawing Title: Proposed Plans & Elevations	Scale: 1:50, 1:100, 1:200 & 1:1250 @ A1
Drawing No: 2023-21-PL-02	Issue: Planning - DRAFT
Date: 08-01-24	Revision: A