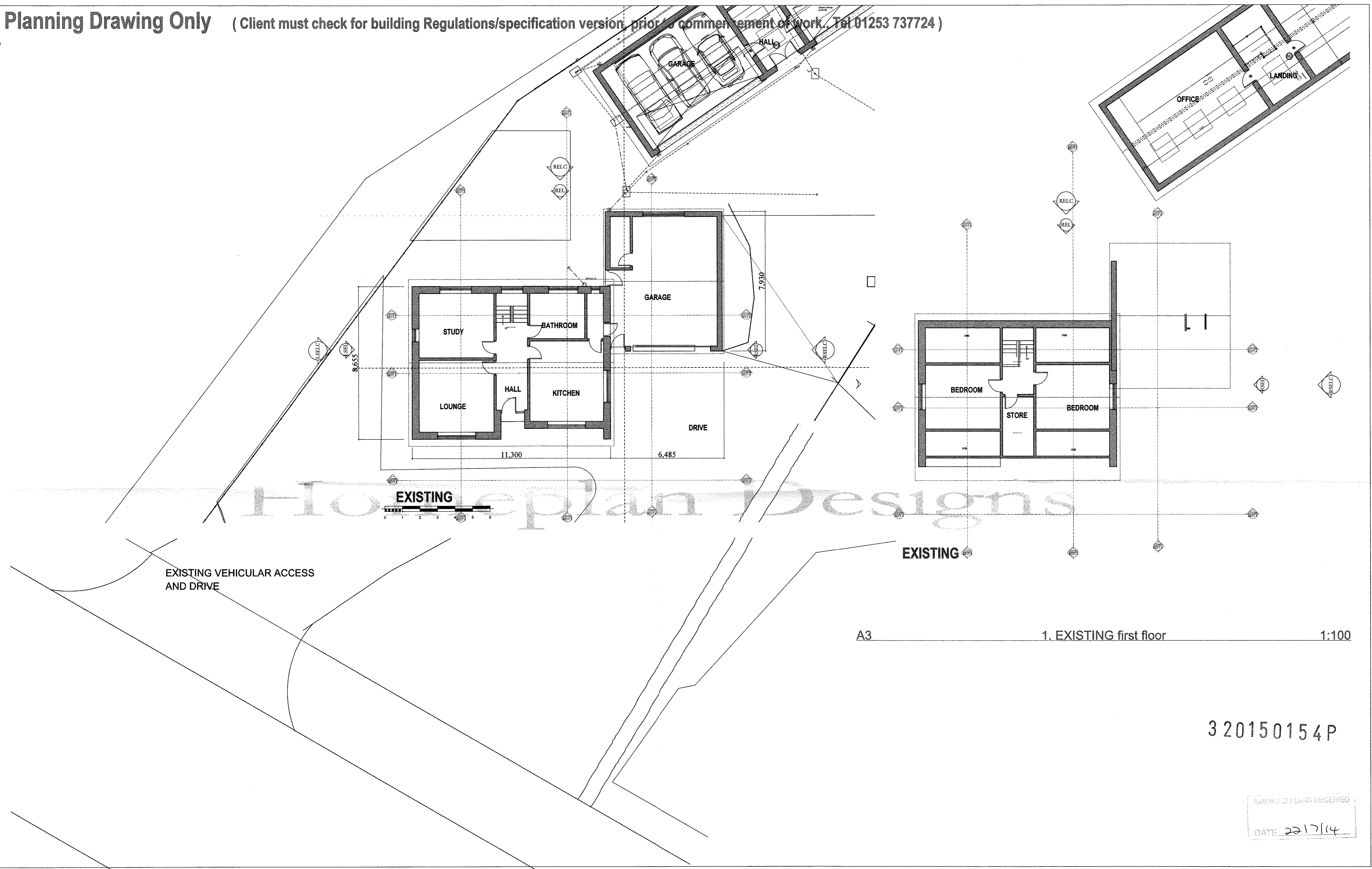




Planning Drawing Only (Client must check for building Regulations/specification version prior to commencement of work., Tel 01253 737724)

Chris Simkinson



EXISTING

EXISTING

EXISTING VEHICULAR ACCESS AND DRIVE

A3 1. EXISTING first floor 1:100

3 2015 015 4 P

APPROVED PLANS RECEIVED
DATE 22/7/14

Homeplan Designs
(Incorporating Express Plans)
49 Bank Beach, Lytham, Lancs FY8 5EY
Architectural, Planning, Interior Design, CAD Consultants

AL Layout sheet
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***** Flood Risk assessment**
The floor levels of the proposed extensions and building works will be no lower than the existing local drainage. Also note the flood proofing of the proposed development has been considered by the applicant and will be incorporated where appropriate

0. EXISTING ground floor

THIS IS A PRELIMINARY DRAWING
Note that this drawing is not approved. The builder must contact the Architectural offices (Tel No 01253 737724) to obtain a finalised/updated/approved copy of the plan prior to pricing/building this project

*** GENERAL NOTES:**
It is the responsibility of the Building Contractor to ensure that the work is carried out in a safe and satisfactory manner in accordance with the Health & Safety at Work Act 1974, COSHH Regulations 1988, & where applicable the requirements of the CDM Regulations 1994.
Drawings are to approximate scale only and are to be read with associated documents.
Contractors MUST check proposals and are to bring any doubts or errors to architectural consultant's attention before proceeding.
NOTE that windows for openings being prepared on site must NOT be ordered by builder/client before they are finished, as the physical finished opening sizes can vary due to brick coursing.
All builders work must comply with the current Building Regulations. Prior to start of work builder must be aware of any special planning conditions that may have been imposed by Council Planning Dept check APPROVAL DOCUMENTS.
All electrical work required to meet the requirements of part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so in accordance with BS 7671. A copy of the certificate should be forwarded to the council immediately following the completion of the electrical installation.
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REV Bb	CHANGED POSITION AND ALTERED VEHICULAR ACCESS TO SITE	JUNE 14
ID	Description	Date
JOB: REMODEL OF EXISTING HOUSE TO REPLACE EXISTING ATTIC BEDROOM LEVEL WITH NEW 1ST FLOOR PLUS REFURB OF GARAGE TO FORM GUEST BEDROOM (NOTE PREVIOUS APPROVAL FOR ATTIC BEDROOM DORMERS IS STILL CURRENT) CLIENT: Mr Robert Hedger DRAWING TITLE: PLANS - EXISTING SCALE: 1:100 DATE: JUNE 14 SITE: Lyndale, Loud Bridge Road, Chipping, Preston, PR3 2NX, DRAWING No: HP/2013Bb PL / 14 / 10.2 REV ID: A		