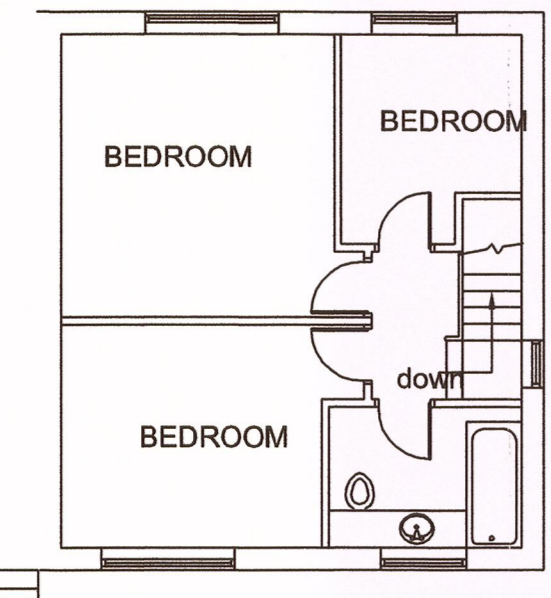


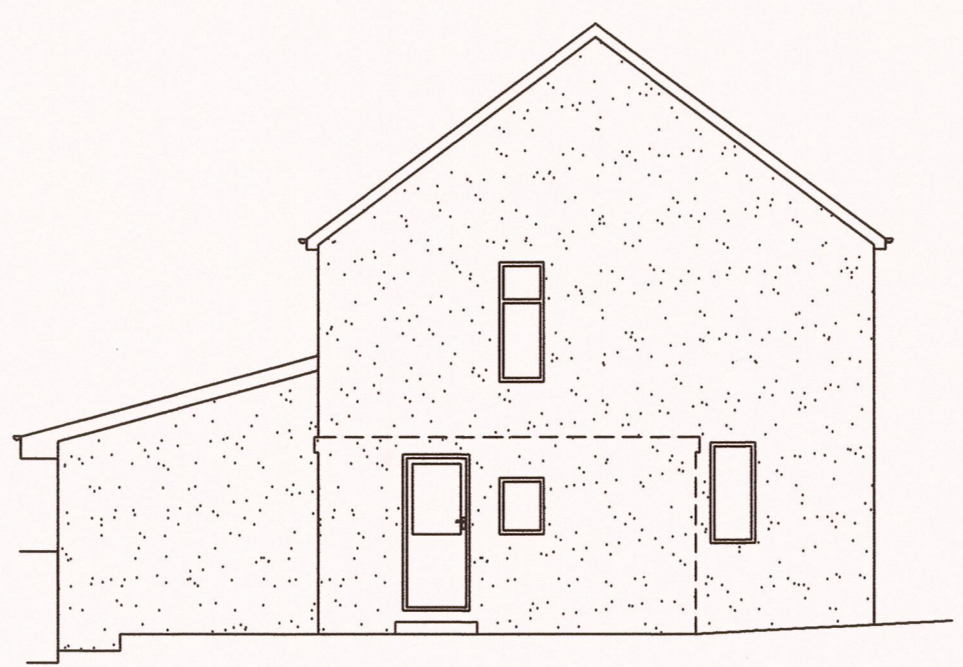
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



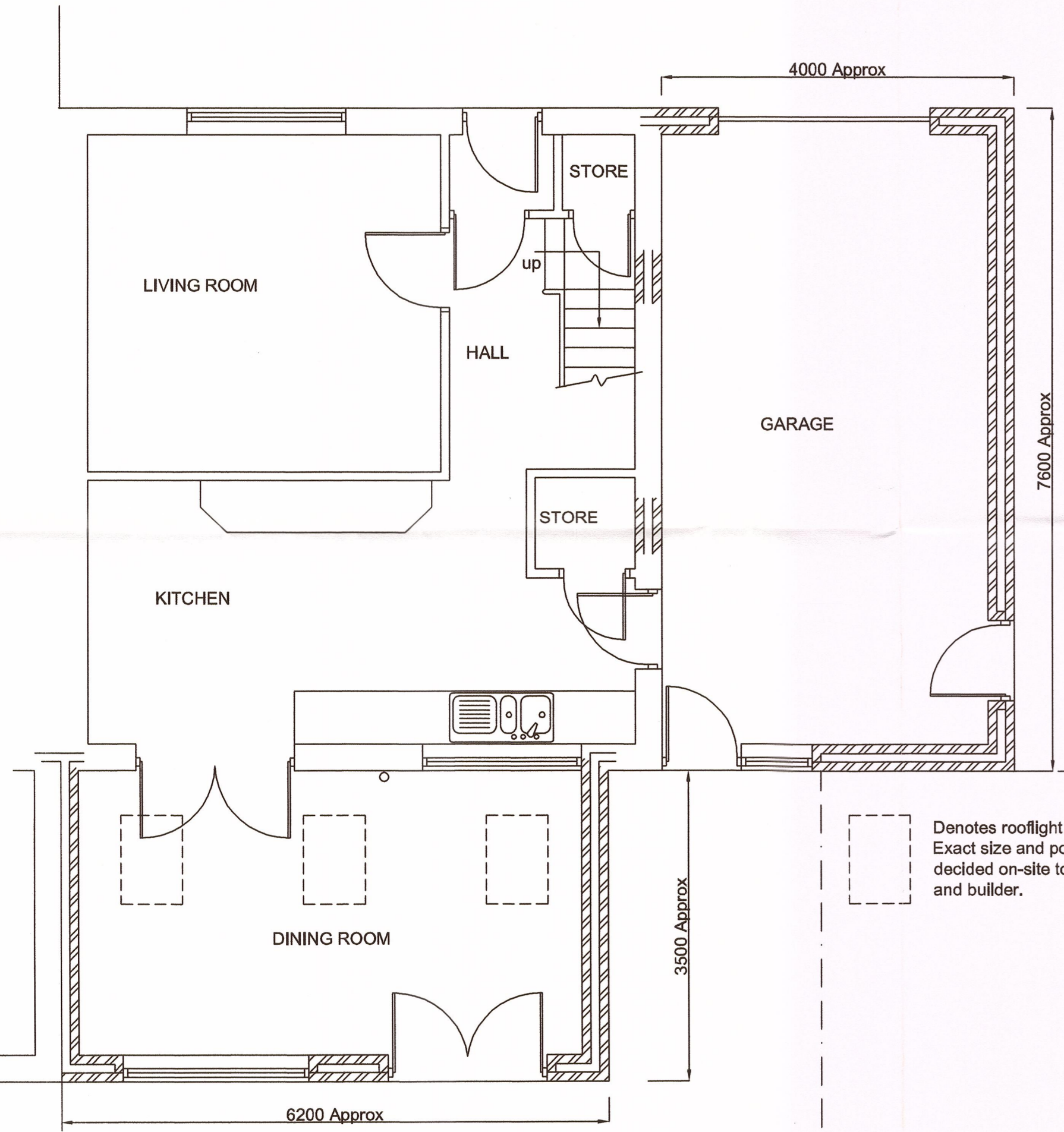
EXISTING REAR ELEVATION
SCALE 1:100



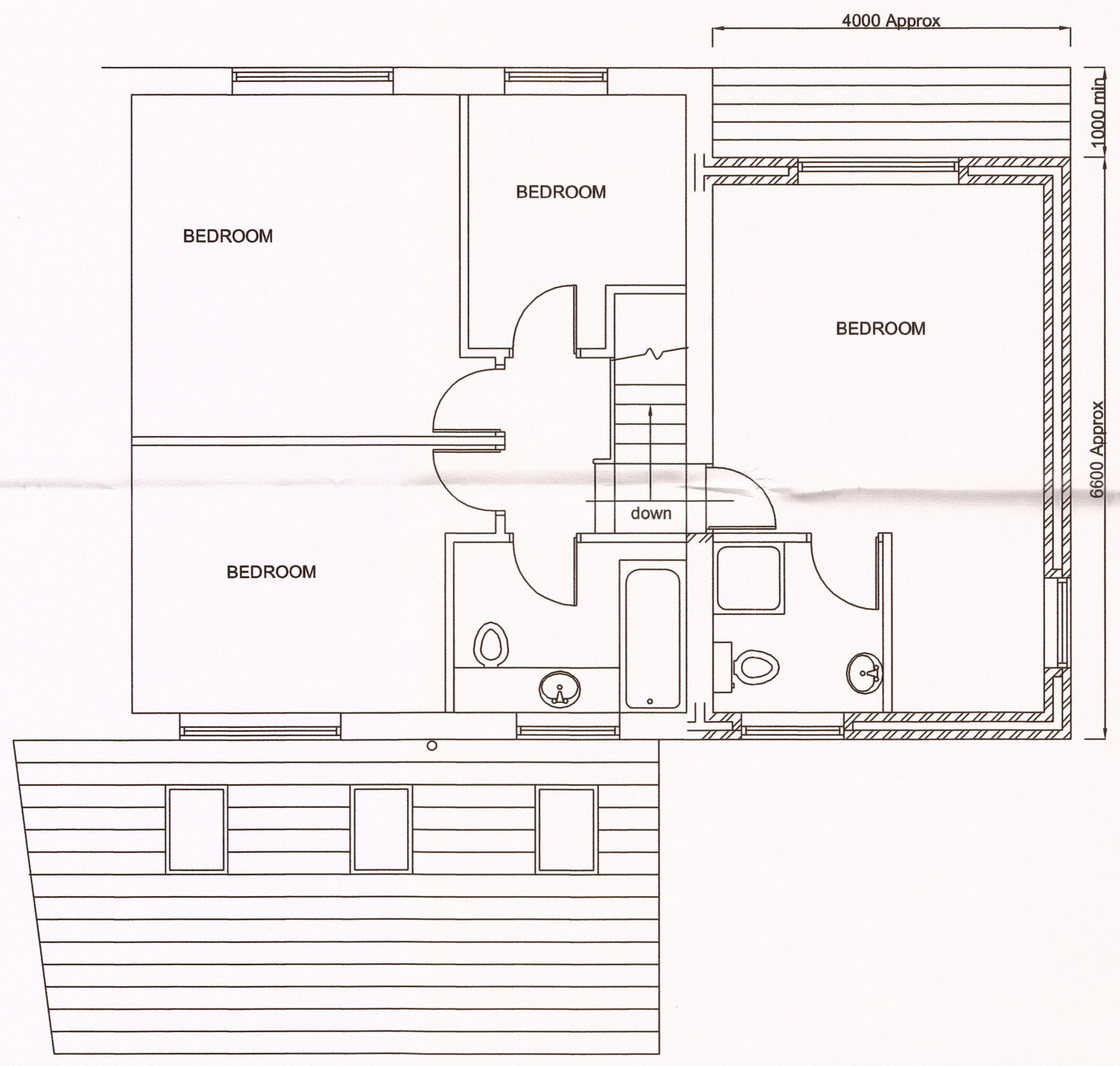
EXISTING GABLE ELEVATION
SCALE 1:100



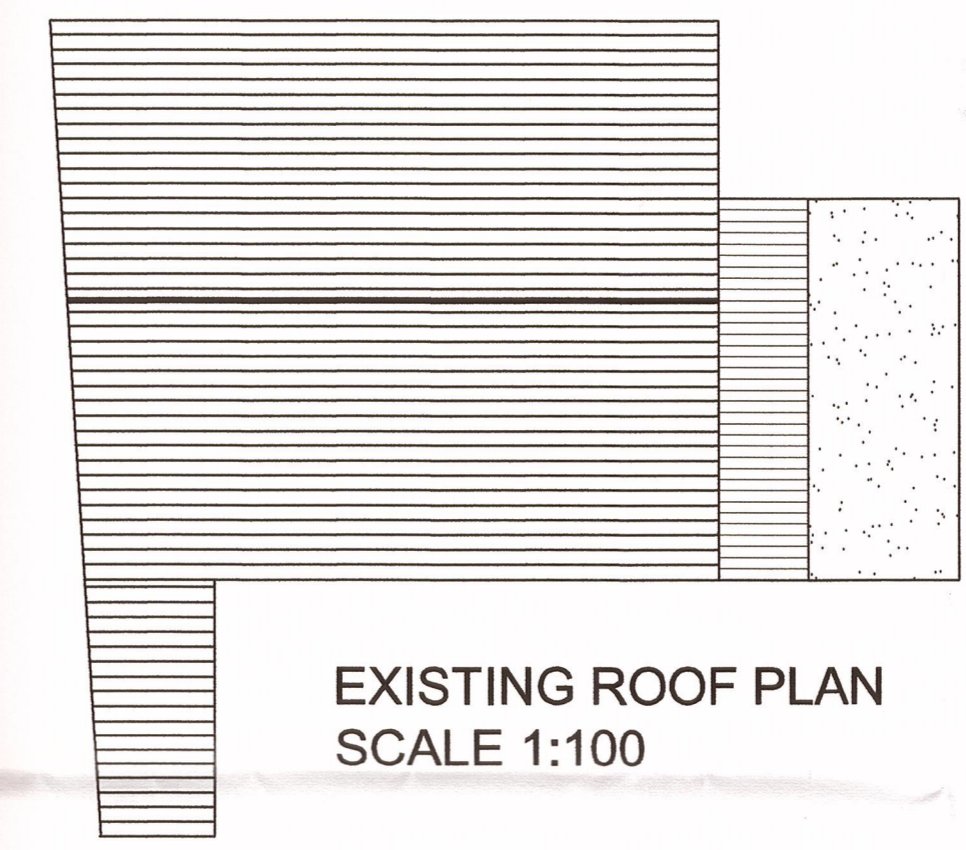
EXISTING FRONT ELEVATION
SCALE 1:100



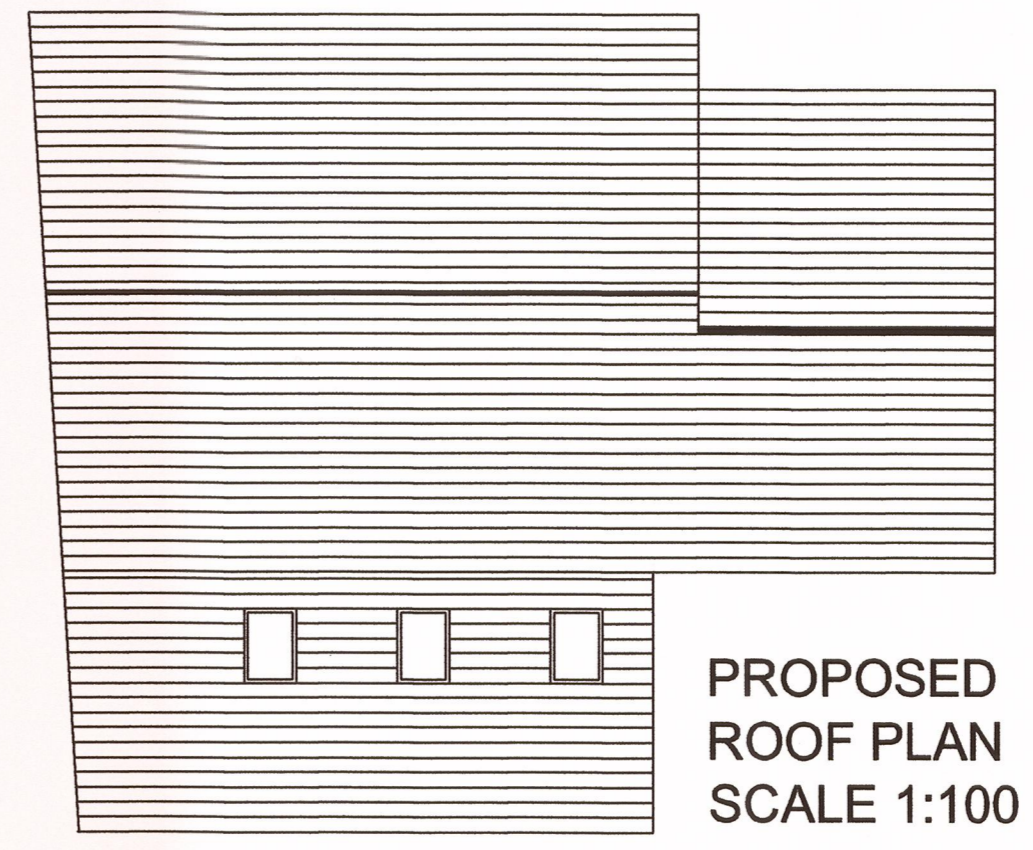
PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



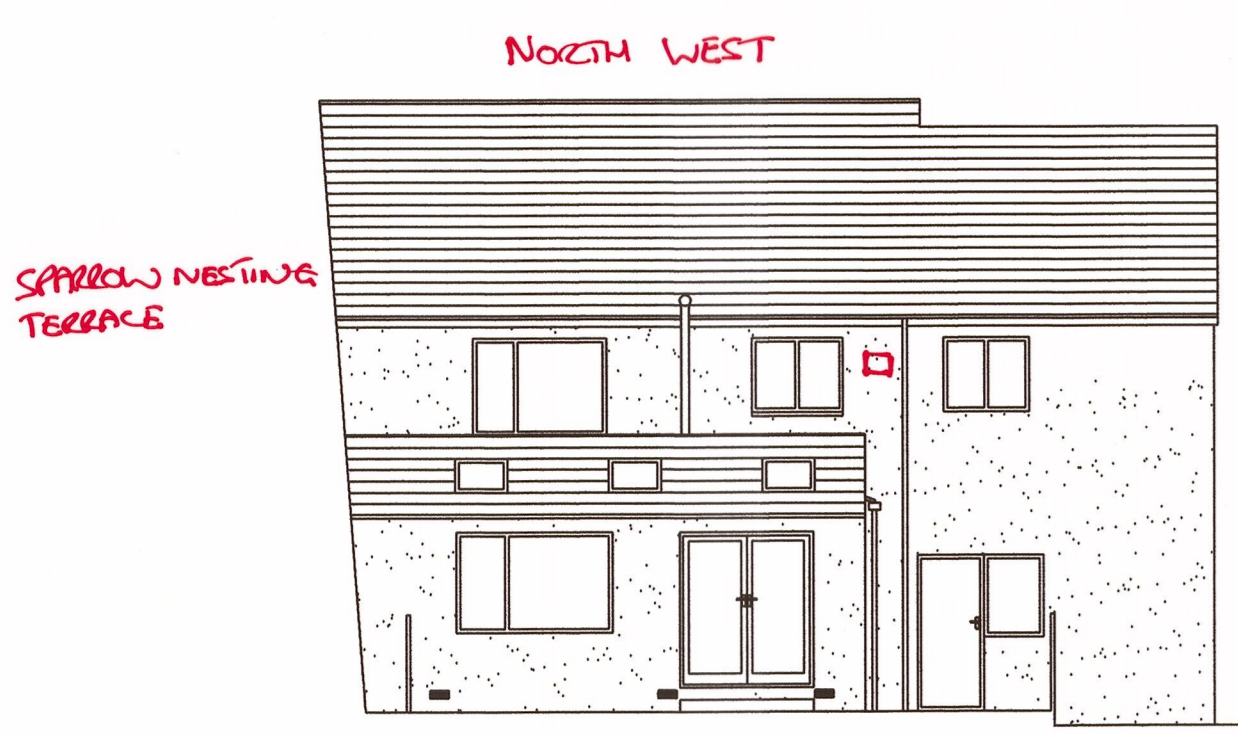
EXISTING ROOF PLAN
SCALE 1:100



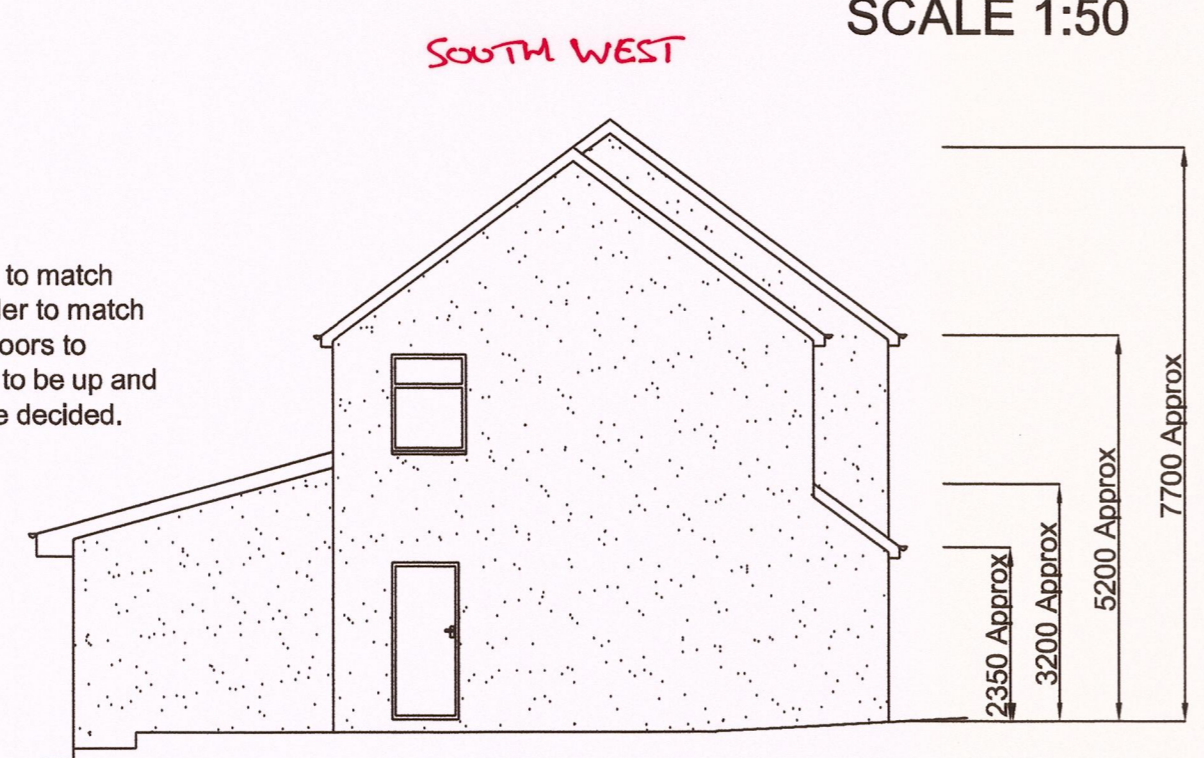
PROPOSED ROOF PLAN
SCALE 1:100

Denotes rooflight over.
Exact size and position to be
decided on-site to suit Client
and builder.

Notes:-
Roof finished in concrete tiles to match
existing, walls finished in render to match
existing. New windows and doors to
match existing. Garage door to be up and
over garage door, colour to be decided.



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED GABLE ELEVATION
SCALE 1:100

CAT ROOSTING
BOX
LOCATED AT
NO MORE THAN
5m FROM GROUND



PROPOSED FRONT ELEVATION
SCALE 1:100

NOTES
Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc., exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc.) The client's solicitors would most likely be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.
Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.
Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.
All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.
All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.
Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.
All work should be carried out to current British Standards, Codes of Practice and Health and Safety legislation including the Construction Design and Management Regulations.
Working from Heights is dangerous. Be properly trained and prepared with appropriate precautions.
Builder MUST check whether or not there are any United Utilities sewers present within the site BEFORE any works commence. If this is not done the Architect will accept no responsibility for any disputes at a later date. If in doubt consult Building Control.
Contractor to be responsible for the stability of all temporary works required to complete in a safe manner.

320150422P

REVISIONS

Rev A: Rear extension extended Feb 15

PROJECT
Proposed two-storey and single storey extensions
21 Darkwood Crescent
Chatburn

DRAWING TITLE
Existing and Proposed Plans, elevations and roof plans

DRAWING NUMBER
D.C / 1A

SCALE 1:50, 1:100	DRAWN BY L.Y	DATE JAN 15
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