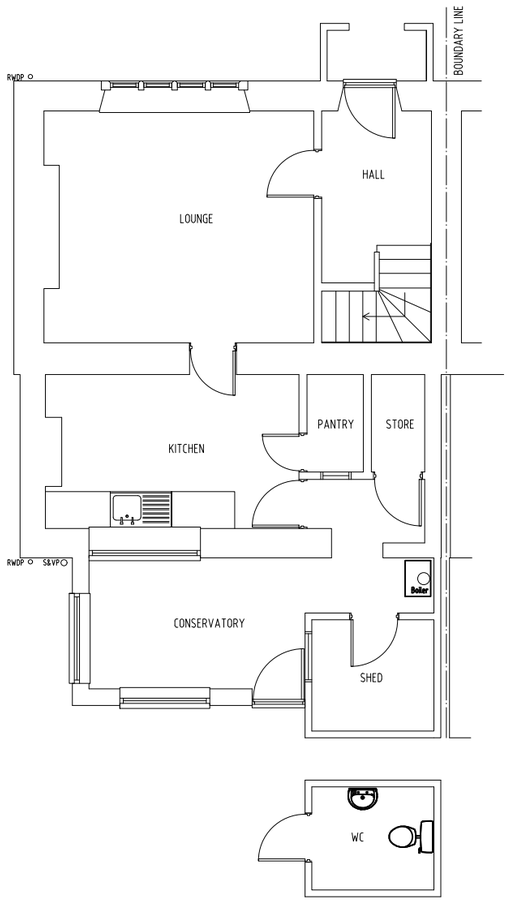
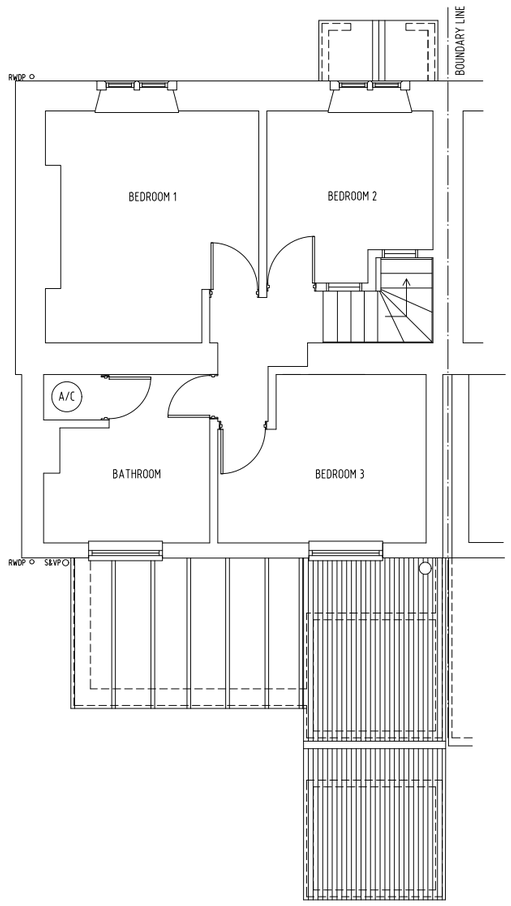
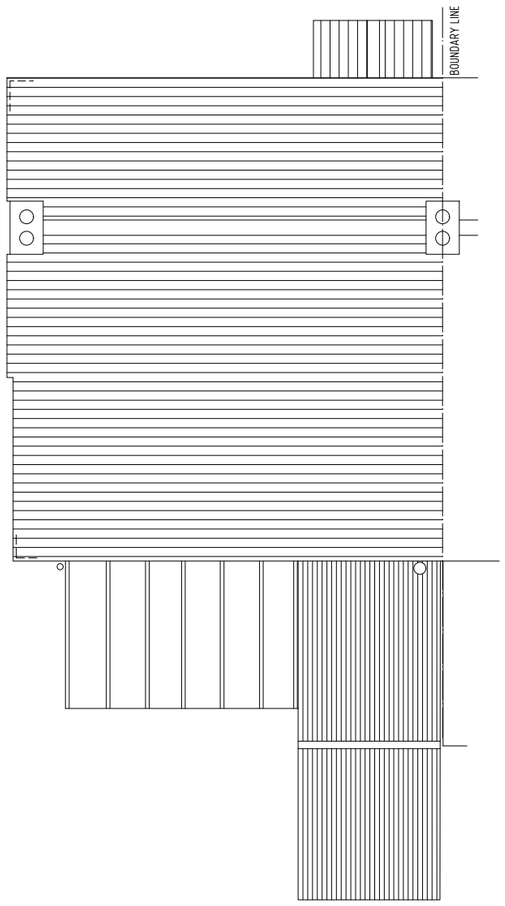


EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100

SCALE 1:50 0 2.5

SCALE 1:100 0 5

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Project Title:
Proposed Erection Of A Single Storey Rear Extension, Following Demolition Of Existing Extension & Conservatory.

Drawing Title:
Existing Floor & Roof Plans.

Drawn.	Date.
J J Lear	4 Aug 2023
Drawing No.	Scale.
42HS/010823/02 - Rev 1	1:100 @ A3

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NOTE - Only figured dimensions are to be used for construction. all measurements to be checked & verified on site by the contractor before commencing construction. these plans are suitable for planning & or building control applications and do not incorporate detailed construction methods, formations and connections.

PARTY WALL etc ACT - There is a requirement to comply with the procedures set down in the Party Wall (etc.) Act 1996 for some building works. These instances include :-

- New work over or on the boundary line with a neighbouring property owner,
- Works involving excavation which is within 3 metres of a shared boundary structure or neighbouring building or up to 6 meters for significant excavation
- Alterations to an existing party wall structure. You should obtain further advice from a Party Wall Surveyor if there is any doubt regarding its application.

Further information can be found within an explanatory booklet found on the Department Of Communities & Local Government web pages.

Any building work within 3 metres of a public sewer or a lateral drain under the control of the local water authority needs consent by the water authority prior to commencement of work.

The CDM regulations 2015 apply to all construction projects. Clients, Designers and Contractors all have important duties under this act. If the project involves more than one contractor on site, then the client needs to appoint a Principal Designer and Principle Contractor. HSE must be notified if:

- work is expected to last longer than 30 days
- work will exceed more than 500 person days
- work will have more than 20 workers working simultaneously at any one time.

Before work begins the Principle Contractor is to complete a construction phase plan and continue compiling a Health and Safety file complying with the CDM 2015 regulations.