

FRONT ELEVATION
SCALE 1:100



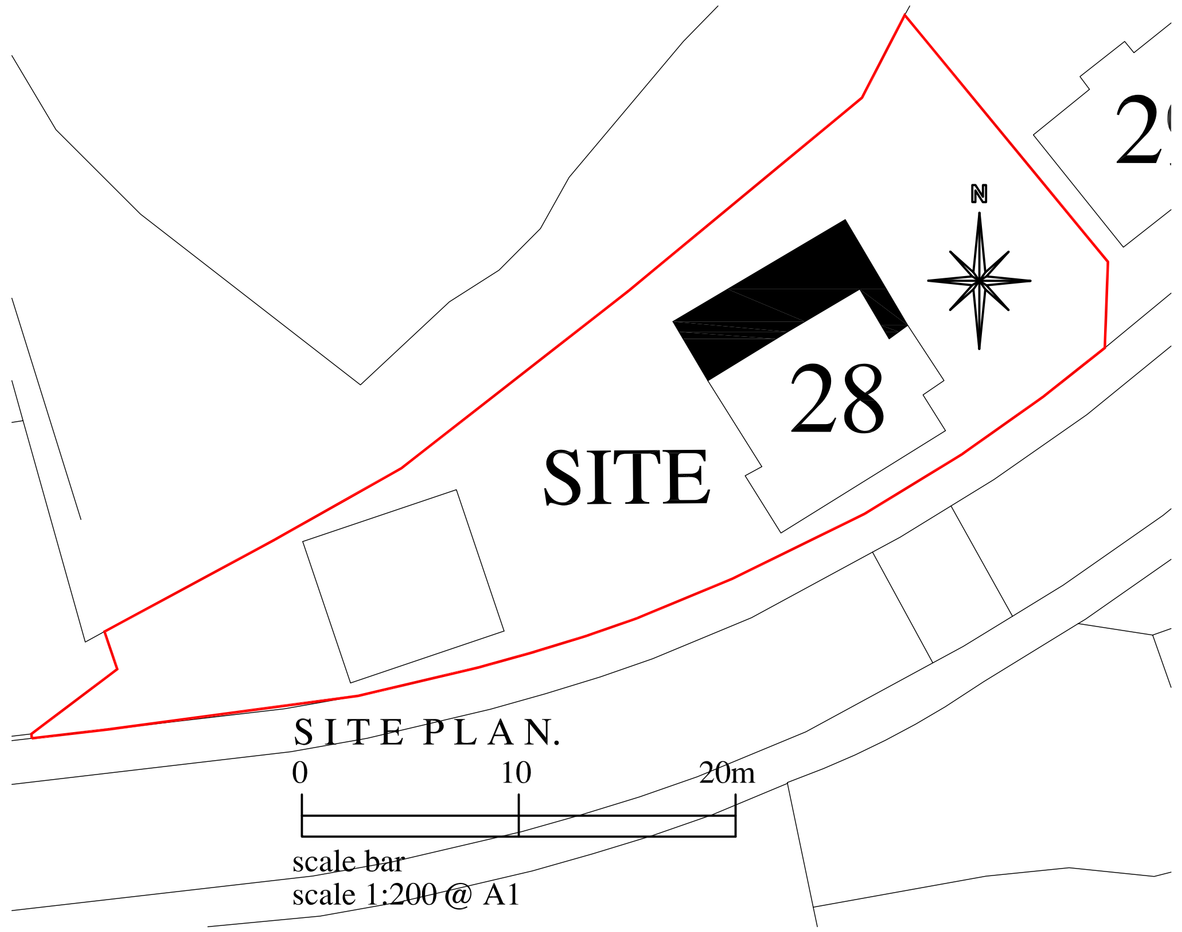
REAR ELEVATION

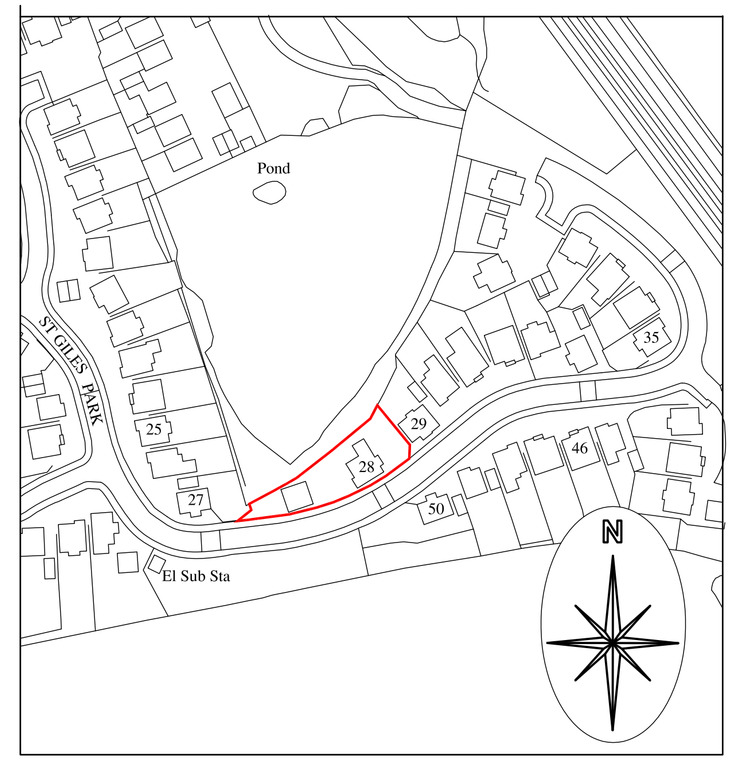


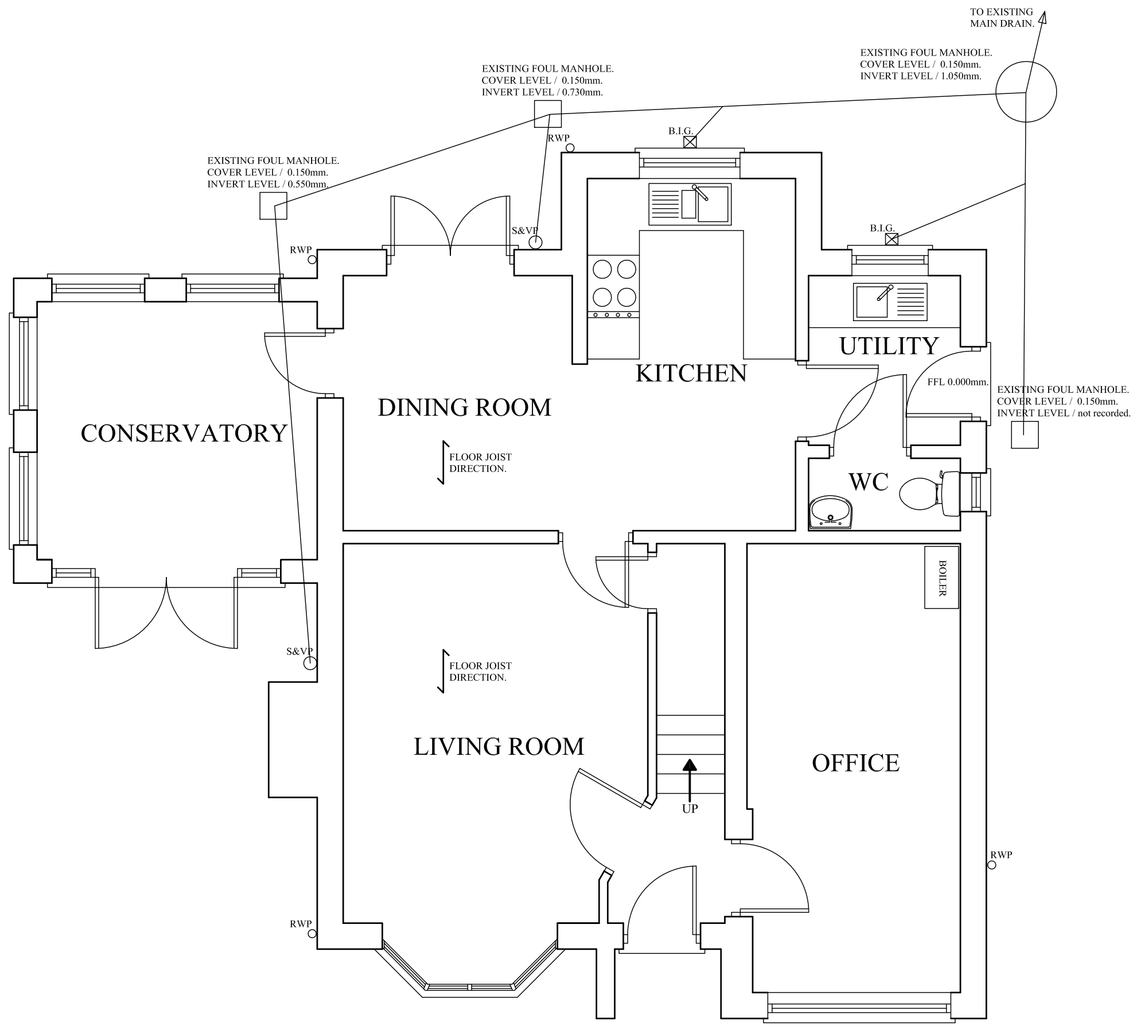
SIDE ELEVATION



SIDE ELEVATION







GROUND FLOOR PLAN
SCALE 1:50.

CDM 2015

THE DESIGN REFLECTED IN THIS DRAWING HAS BEEN DEVELOPED FOR PLANNING/BUILDING REGULATION APPROVAL ONLY. OUR APPOINTMENT AS PRINCIPAL DESIGNER STOPS AT THIS POINT. THE DOMESTIC CLIENT DUTIES UNDER CDM 2015 MUST BE UNDERTAKEN BY THE CONTRACTOR, OR WHERE THERE IS MORE THAN ONE CONTRACTOR, THE PRINCIPAL CONTRACTOR.
CONTRACTORS IN DOMESTIC PROJECTS MUST BE AWARE OF THEIR CLIENTS DUTIES UNDER CDM 2015. SHOULD THIS NOT BE THE CASE FURTHER GUIDANCE MUST BE SOUGHT.
IN ACCORDANCE WITH THE CDM REGULATIONS 2015 IT IS OUR POLICY TO 'DESIGN OUT' AS MANY IDENTIFIABLE RISKS AS POSSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE PROJECT.
A COMPETENT CONTRACTOR SHOULD BE AWARE OF 'NORMAL' RISKS INVOLVED WITH THE CONSTRUCTION PROCESS. USUAL/SIGNIFICANT RESIDUAL RISKS THAT CANNOT BE ELIMINATED AS PART OF THE DESIGN PROCESS ARE LISTED BELOW:
1. NONE IDENTIFIED.
SAFE METHODS AND SYSTEMS OF WORK REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE IDENTIFIED IN THE CONSTRUCTION PHASE PLAN. A CONSTRUCTION PHASE PLAN MUST BE DRAWN UP FOR EVERY PROJECT BY THE CONTRACTOR OR PRINCIPAL CONTRACTOR.
IF ANY PARTY USING THIS DRAWING CONSIDER OR IDENTIFIES ANY 'ABNORMAL' OR 'UNUSUAL' RISKS THAT HAVE NOT BEEN IDENTIFIED ABOVE THEY SHOULD SHARE THIS WITH THE PROJECT TEAM IMMEDIATELY.

HEALTH AND SAFETY FILE - WHEN OUR APPOINTEMENT AS PRINCIPAL DESIGNER ENDS WE WILL PASS THE HEALTH AND SAFETY FILE TO THE CLIENT AND IN TURN THE PRINCIPAL CONTRACTOR. THE PRINCIPAL CONTRACTOR WILL BE RESPONSIBLE FOR DEVELOPING THIS AND HANDING IT TO THE CLIENT ON COMPLETION.

THIS DRAWING IS TO BE INCLUDED IN THE HEALTH AND SAFETY FILE ON COMPLETION OF THE PRJECT AND MUST BE UPDATED AS NECESSARY BY THE PRINCIPAL CONTRACTOR TO REFLECT ANY CHANGES AND DEVIATIONS FROM THE DESIGN.

BRIEF EXTENSION SPECIFICATION

NEW EXTENSION TO BE CONSTRUCTED WITH MATERIALS TO MATCH EXISTING HOUSE AS CLOSELY AS POSSIBLE.

WALLS TO BE RED BRICK OUTER SKIN , GREY TILES TO PITCHED ROOF AND WHITE UPVC WINDOWS / DOORS IN STYLES TO MATCH EXISTING.

RAINWATER GOODS TO MATCH THOUGH'S ON EXISTING HOUSE AND TO BE DISPOSED OF IN TO EXISTING/NEW SOAKAWAYS.

Ph/Rev.	Revision Details	Rev.by	Chk.by	Date

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partner LABC

Client:
Mr. R. Green.

Project:
Proposed Ground Floor Extensions
At No 28 St Giles Park, Gwersyllt,
Wrexham.

Existing Plans & Elevations,
Block Plan & Location Plan.

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Drawn by:	A Hannett	Date:	Feb 2024	Sheet 1 of 3
Scales: As shown @ A1	Drawing No: 2024/02/01			Phase/Rev: -