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Contractors must verify all dimensions on site before commencing works. Contractors shall co-ordinate works with all other trades.

Under CDM Regulations, after our service is complete with you i.e. planning stage, our role as Principal Designer (PD) is concluded, with either our Building Regulations Partner taking over as PD, or if no Building Regulations services are paid for by the homeowner, then the primary contractor (main builder) also becomes PD. Please inform your chosen primary contractor of their responsibilities in relation to this, or ask them to contact us with any concerns prior to commencing works.

Planning Notes

1. Unless otherwise specifically stated, all facing building materials to be used shall be selected to closely match the existing materials.

2. Any upper floor window located in a wall or roof slope forming a side elevation shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

3. This drawing is for planning purposes only. It should not be used for any other purpose such as Building Regulations submission.

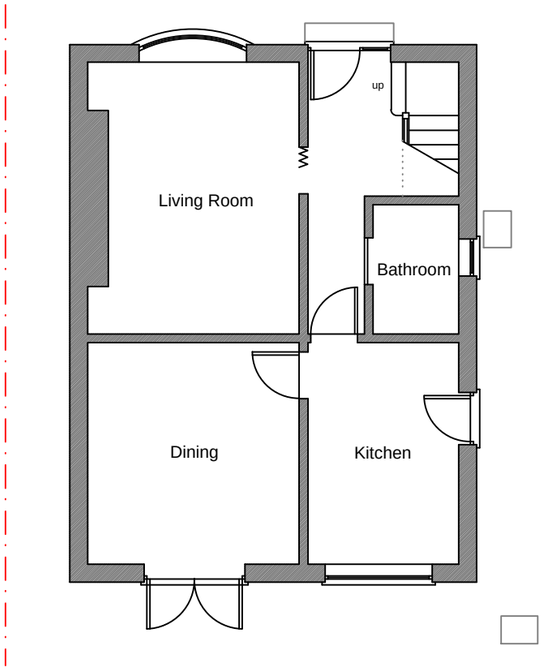
4. Indicative steelwork and drainage layout TBC by Engineer at Building Regulations stage.

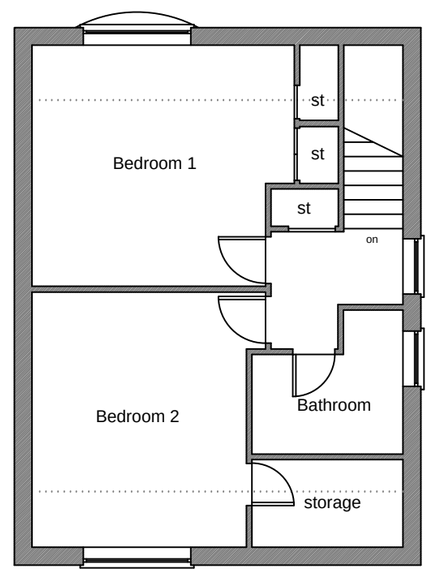
5. It is the Client's responsibility to check all boundaries are correct. Contact us regarding discrepancies prior to planning submission. Client to arrange Party Wall Consent if required.

Materials Legend

- Steelwork position above (indicative)
- Rooflight position above (indicative)
- Brickwork to closely match the existing bricks
- Rendered block finished to closely match existing
- Pitched roof with tiles to match existing
- Hung tile cladding with tiles to match existing
- Single Ply Flat Roof
- Obscured window to closely match existing frame style

Windows and Doors to closely match existing frame style





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Extension Drawings Ltd
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Client	Chris Cooper
Address	Dymock Croft, Penley Wrexham, LL13 0LS
Project	Two Storey Side Ext.
Drawing	Existing Floor Plans
Scale	1:100 @ A3
For Use As Planning Drawings Only	
Drawn	RS
Date	Oct 2024
Drawing No.	ED24-086- 01
Revision	-

N

0 1m 2m 3m 4m 5m