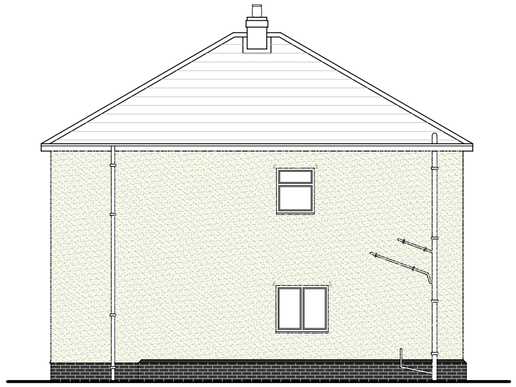


Existing Rear (East) Elevation 1:100



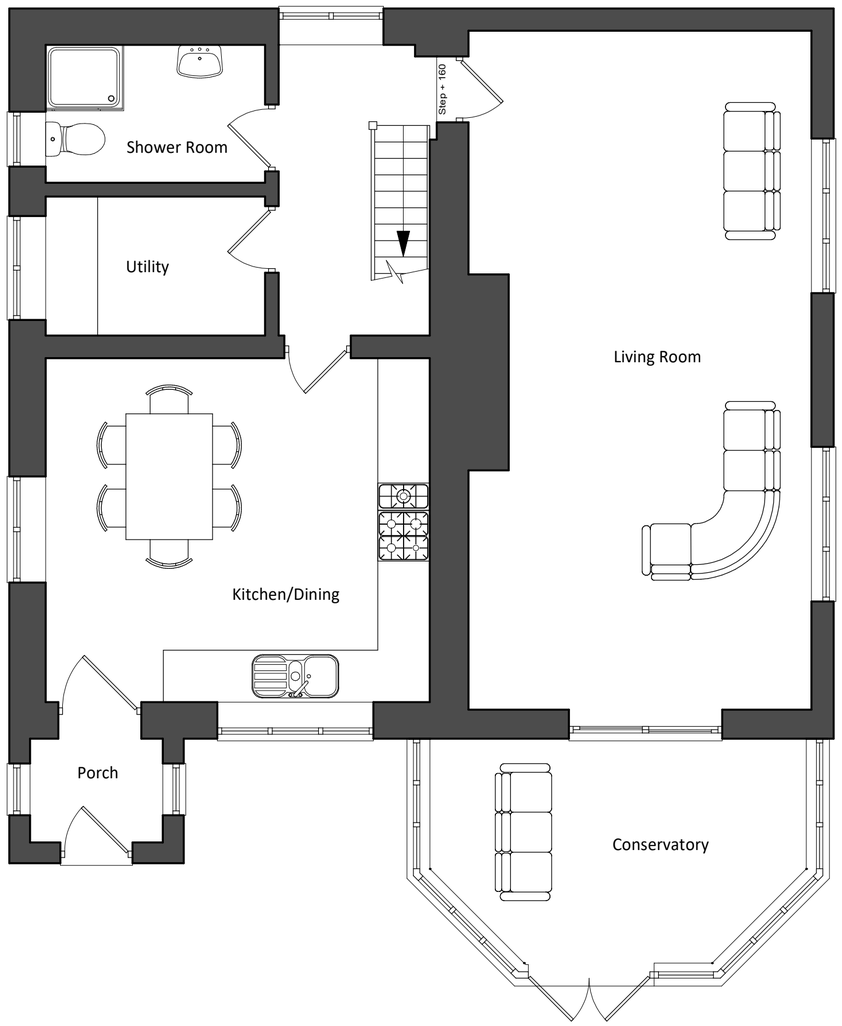
Existing Side (North) Elevation 1:100



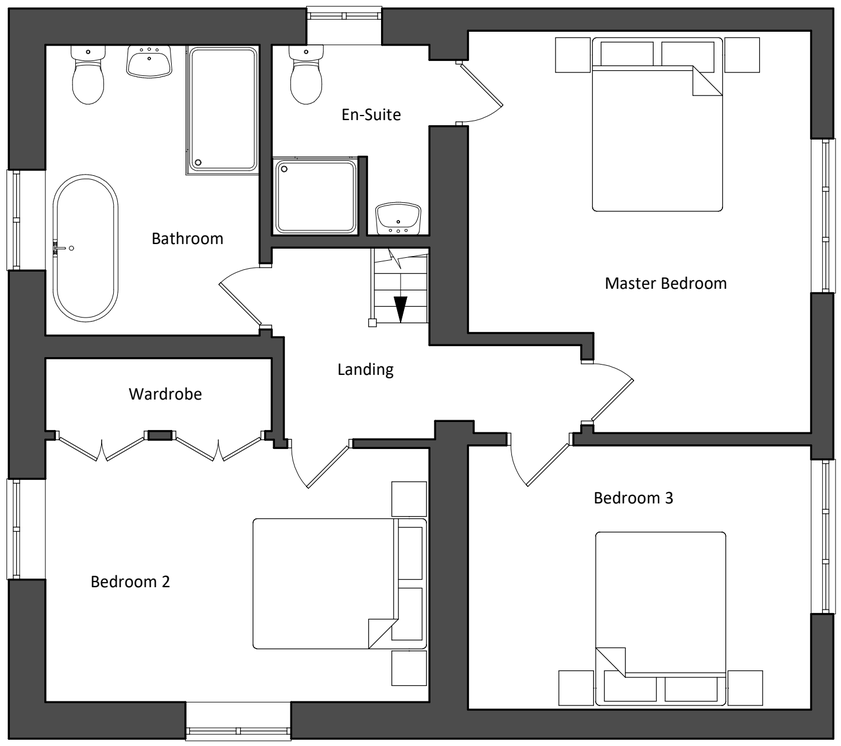
Existing Front (West) Elevation 1:100



Existing Side (South) Elevation 1:100



Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS ONLY.

THIS DRAWING AND ITS CONTENTS HAS BEEN PRODUCED FOR THE CLIENT ONLY AND IS NOT INTENDED FOR ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK. BATEMANN ARCHITECTURAL DESIGN LTD TO BE NOTIFIED OF ANY DISCREPANCIES.

CDM REGULATIONS 2015
THE CLIENT MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE CLIENT MUST APPOINT A CONTRACTOR, IF MORE THAN ONE CONTRACTOR IS TO BE INVOLVED, THE CLIENT WILL NEED TO APPOINT A PRINCIPAL DESIGNER (TO PLAN, MANAGE AND COORDINATE THE PLANNING AND DESIGN WORK), AND A PRINCIPAL CONTRACTOR (TO PLAN, MANAGE AND COORDINATE THE CONSTRUCTION AND ENSURE THERE ARE ARRANGEMENTS IN PLACE FOR MANAGING AND ORGANISING THE PROJECT).

THE HEALTH AND SAFETY EXECUTIVE IS TO BE NOTIFIED AS SOON AS POSSIBLE BEFORE CONSTRUCTION WORK STARTS BY SUBMITTING AN F10 NOTFICATION IF THE WORKS:

(A) LAST LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT.
OR:
(B) EXCEEDS 500 PERSON DAYS.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)

YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGEROR BUILDER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Preliminary

REV	Description	Date
-	-	-

Client:

Mr and Mrs Rees

Project:

Proposed single storey extension and alterations to Llys-yr-Ydlan, Grange Road, Bronington, SY13 3HL

Drawing:

Existing floor plans and elevations

Date:	Drawn By:	Scale:
April 25	**DS**	**As noted**

Project No:	Drawing No:	Sheet:
BM25-031	**PL02**	**A2**

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enquiries@batemann.co.uk