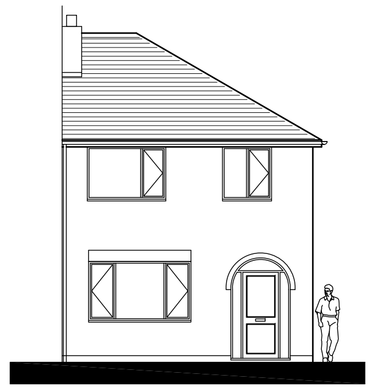
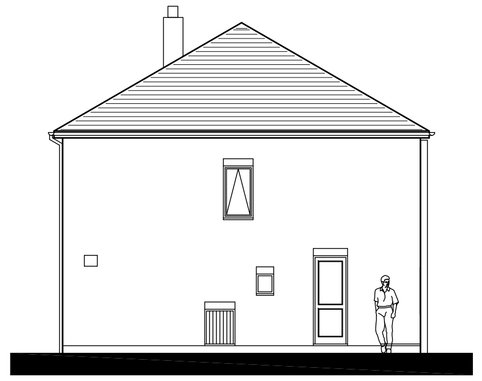
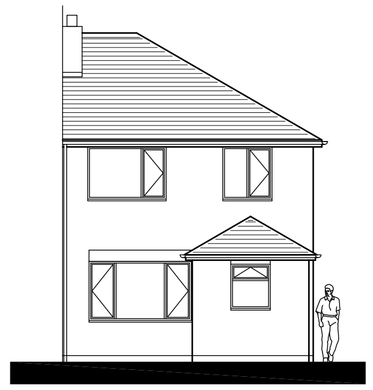


FRONT ELEVATION



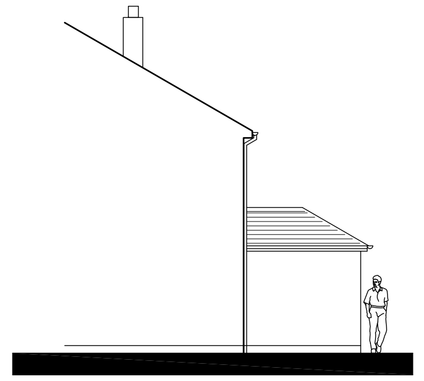
SIDE ELEVATION



PROPOSED
FRONT ELEVATION



PROPOSED
SIDE ELEVATION



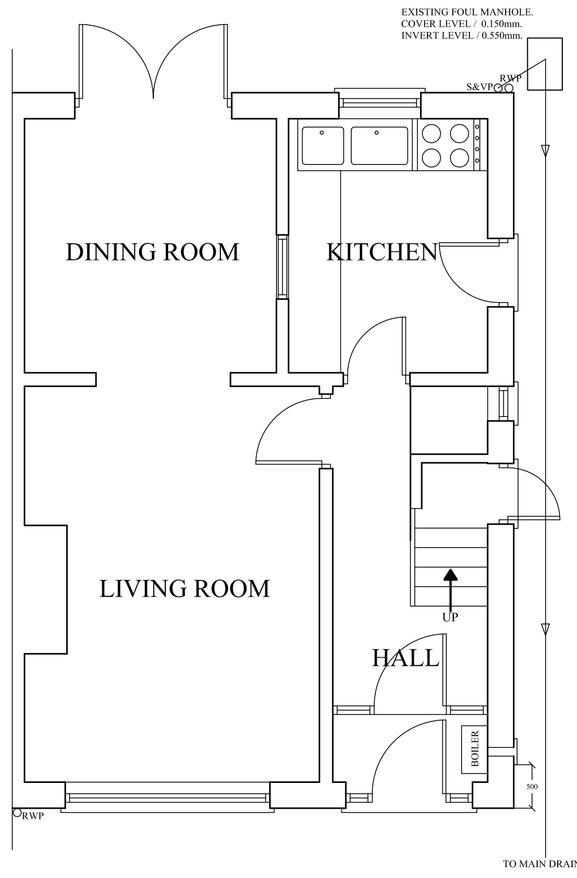
PROPOSED
SIDE ELEVATION



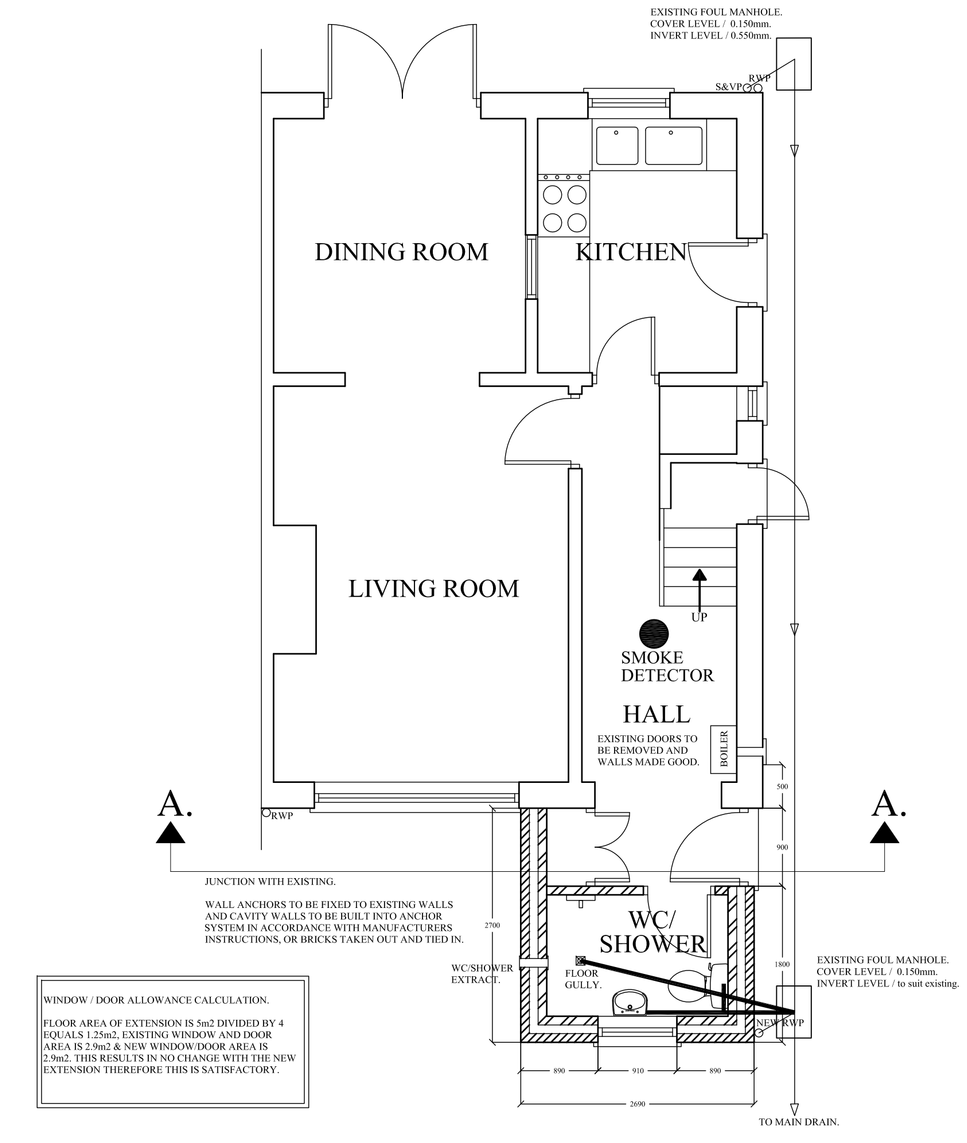
LOCATION PLAN.

0 50m 100m

scale bar



GROUND FLOOR PLAN
SCALE 1:50.



WINDOW / DOOR ALLOWANCE CALCULATION.

FLOOR AREA OF EXTENSION IS 5m2 DIVIDED BY 4 EQUALS 1.25m2. EXISTING WINDOW AND DOOR AREA IS 2.9m2.& NEW WINDOW/DOOR AREA IS 2.9m2. THIS RESULTS IN NO CHANGE WITH THE NEW EXTENSION THEREFORE THIS IS SATISFACTORY.

PROPOSED
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 BRICK OUTER SKIN, GRAY TILES TO NEW 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

andrew hannett limited
civil | structural | architectural

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Client:
Mrs. S. Samuels.

Project:
Proposed Ground Floor Front Extension
At No 41 Worsley Avenue, Johnstown,
Wrexham.

Existing & Proposed Plans & Elevations
& Location Plan.

-

Drawn by:	A Hannett	Date:	March 2015	Sheet 1 of 2
Scales: As shown @ A1	Drawing No: 2015/05/01			Phase/Rev: A

partner LABC