

THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only. Client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.
The drawings are the copyright of online drawing uk.

Notes:

DANGER ELECTRICITY service into existing buildings.
Care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with relevant power company before commencing on site, positions are to be marked on site and also on plans once confirmation has been received.

DANGER GAS service into existing buildings.
Care must be taken when any excavation is taking place near these positions. Confirm position of gas supply with relevant gas company before commencing on site, positions are to be marked on site and also on plans once confirmation has been received.

DANGER WATER supply to be located and isolated prior to removal of any pipework, water supply pipe to be adequately protected at all times. If advice is required contact relevant water authority.

DANGER Electrical safety, all electrical required to meet the requirements of Part P (Electrical Safety) must be checked, where applicable, by a person competent to do so. Prior to completed the Council should be satisfied that Part P has been completed. This will require an appropriate BS 7671:2008+A3:2015 Requirements for Electrical Installation, IET Wiring Regulations. Electrical installations must be tested for safety by a person competent to do so.

The drawings are the copyright of CK Architectural. The drawings must not be copied from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for guidance purposes only.

All dimensions must be checked commencing, variations in squareness, depth of plaster etc., must be checked for.

Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and/or plaster to establish the actual position of the wall being altered.

Site to be used only for demolition / construction of the proposed extension, where to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that any works on the supply of all services into / from the property, whether existing or proposed (gas, water, foulwater and surfacewater drainage) does not at any time interfere with the supply of services into / from the property. If any such interference is to be the case, then the contractor is to fully advise properties to be affected as soon as possible and is to negotiate with adjacent properties regarding any proposed alternative or revised requirements.

Prevent smoke, dust, fumes, spillage and other harmful activities where possible. No fires are allowed on site at any time and noise levels to be kept to a minimum and comply with BS 5229-2:2014 Code of practice for sound and vibration control on construction and open sites. Remember that adjacent properties are occupied and comply with the requirements of the Health & Safety at Work etc. Act 1974 and the Control of Vibration at Work Regulations 1985. Report any noise or vibration to your local public / neighbors regarding the use of power tools etc.

All positions of drainage runs and types of drainage indicated on drawings are provisional only, contractor to check invert and position of all drainage systems to ensure correct layout and fit. It is the responsibility of the Building Control Officer is satisfied with the invert before excavation of drainage runs.

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Regulations. The drawings are the copyright of the Local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be of a quality and specification to meet the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.

Robust details shall be required to protect the proposed extension, including the connection of insulation shall be provided at lintels, floors and roof and wall junctions by the provision of ventilation trays. All posts to be fixed galvanised post hardware. All wall and roof junctions must be sealed. It is the responsibility to ensure that the property and site is free from any unusual or unusual restrictions, constraints or conditions.

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

Attention is drawn to the CDM 2015 regulations. These drawings are not specification drawings and are not to be used for construction purposes only, the scope of this does not go any further. It is the duty of the client under the regulations to appoint a Project Manager and to ensure it is the obligation for the client to appoint a Principal Designer. The Principal Contractor will then be responsible for the design and management of the pre construction and construction phases of the project under the CDM 2015 regulations when it gets underway. The client is responsible for Health & Safety and construction plan, including the Health & Safety and provided for the HSE, in order to reduce risks through the design processes of construction etc.

SYMBOLS, HATCH & LINETYPE KEY

WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL

ACTION (DO)

AVOID OR REFRAIN FROM (DON'T)

ON-SITE MEASUREMENTS REQUIRED

RELEVANT INFORMATION

STRUCTURAL ENGINEER ITEM

BUILDING CONTROL ITEM

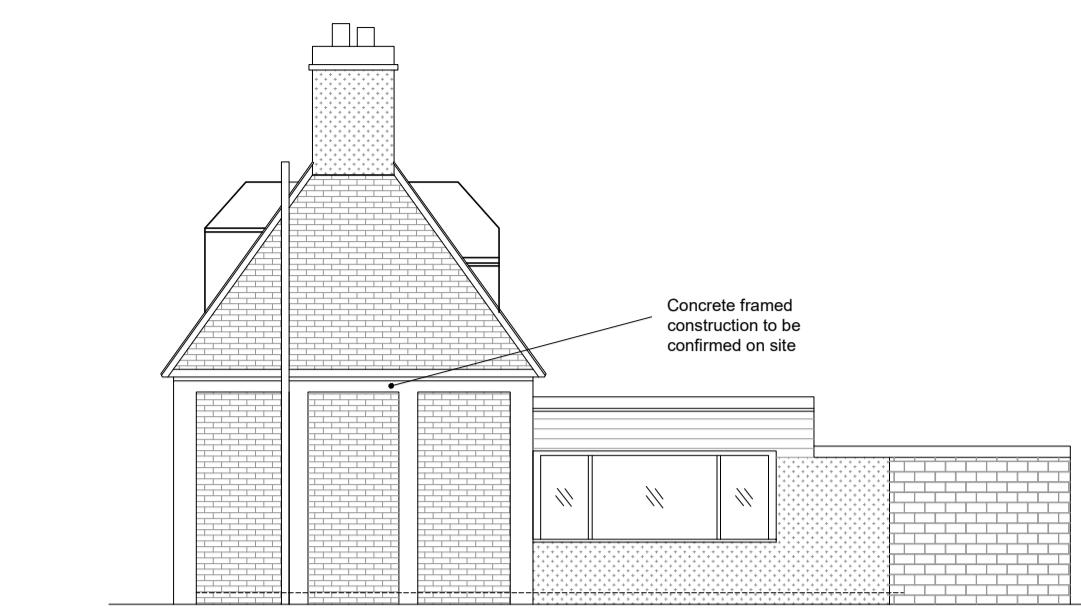
BRICK CONCRETE
BLOCK SAND
HARDCORE PROPOSED
GLAZING OBFUSCATE GLASS

— BOUNDARY
FOUL DRAINAGE SW DRAINAGE
SW DRAINAGE INSULATION
DPM, DPC, VCL, FLUSHING
DEMOLITION AREAS

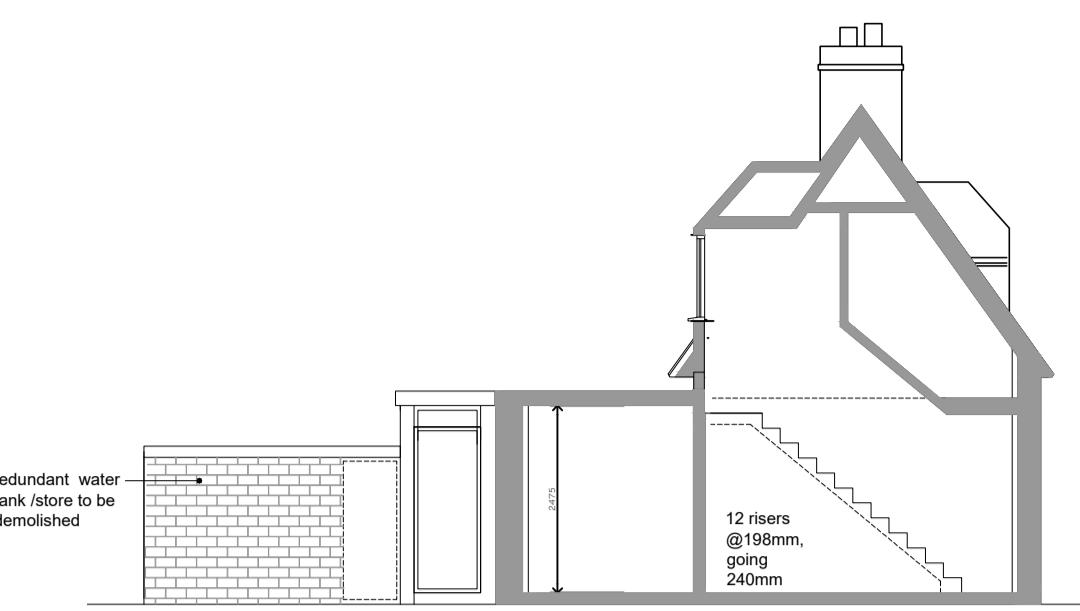
DATE NOTES BY REV
18/11/25 Planning issue GCA A
09/01/25 Planning update GCA B
09/01/25 Planning update GCA C
09/01/25 Planning update GCA D
09/01/25 Planning update GCA E
09/01/25 Planning update GCA F
09/01/25 Planning update GCA G
09/01/25 Planning update GCA H



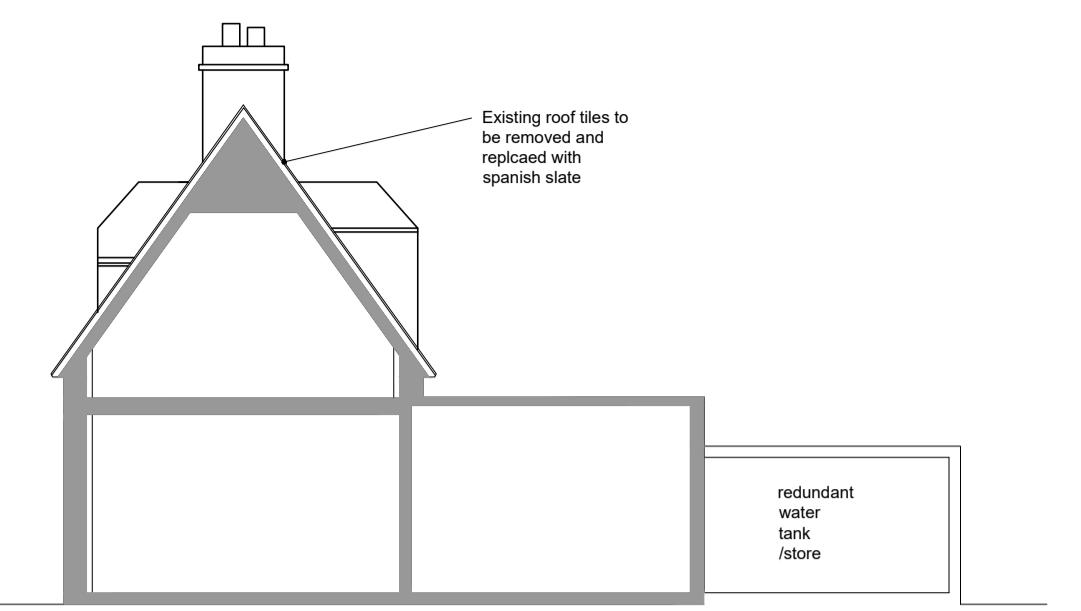
REAR ELEVATION AS EXISTING scale 1:100



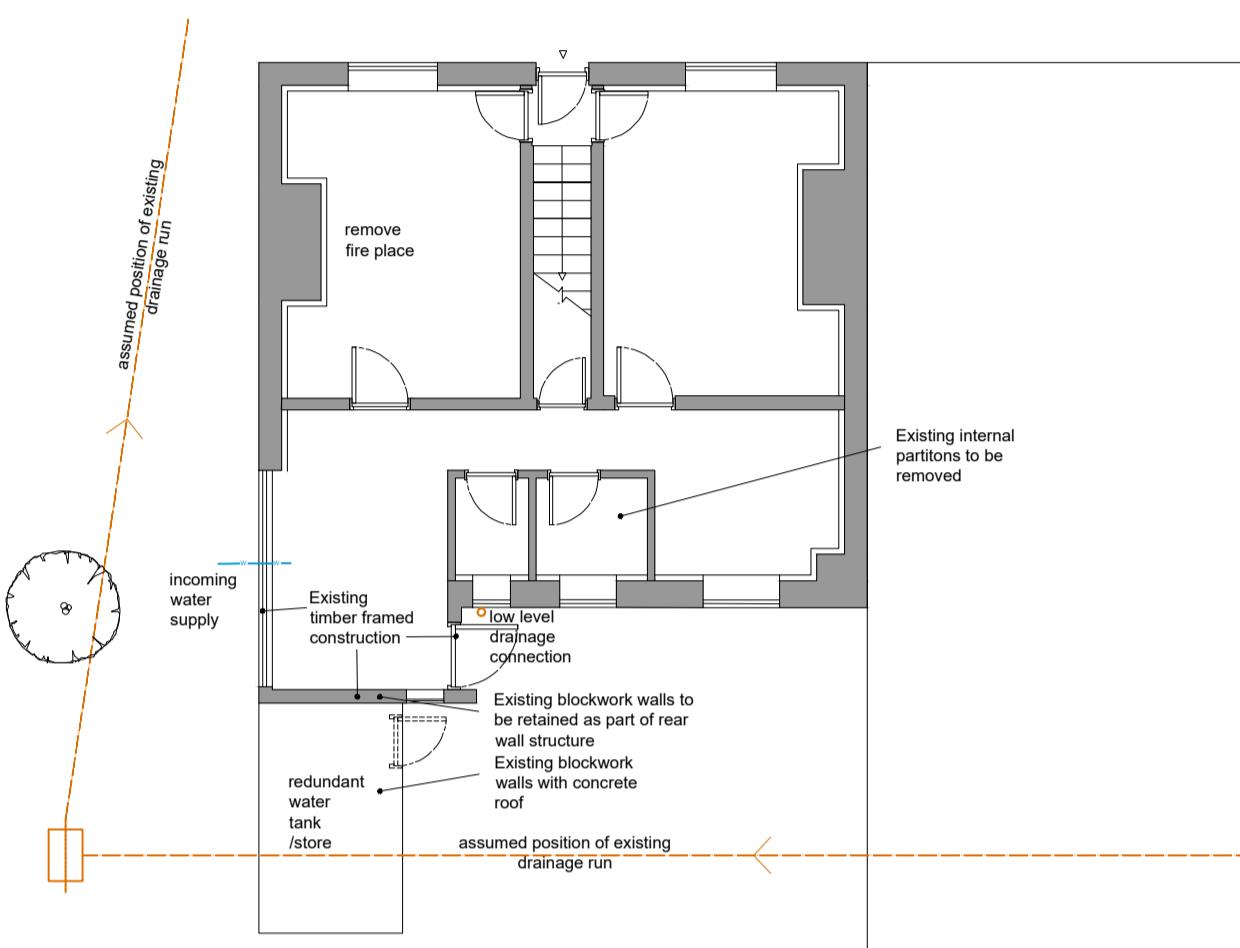
SIDE ELEVATION AS EXISTING scale 1:100



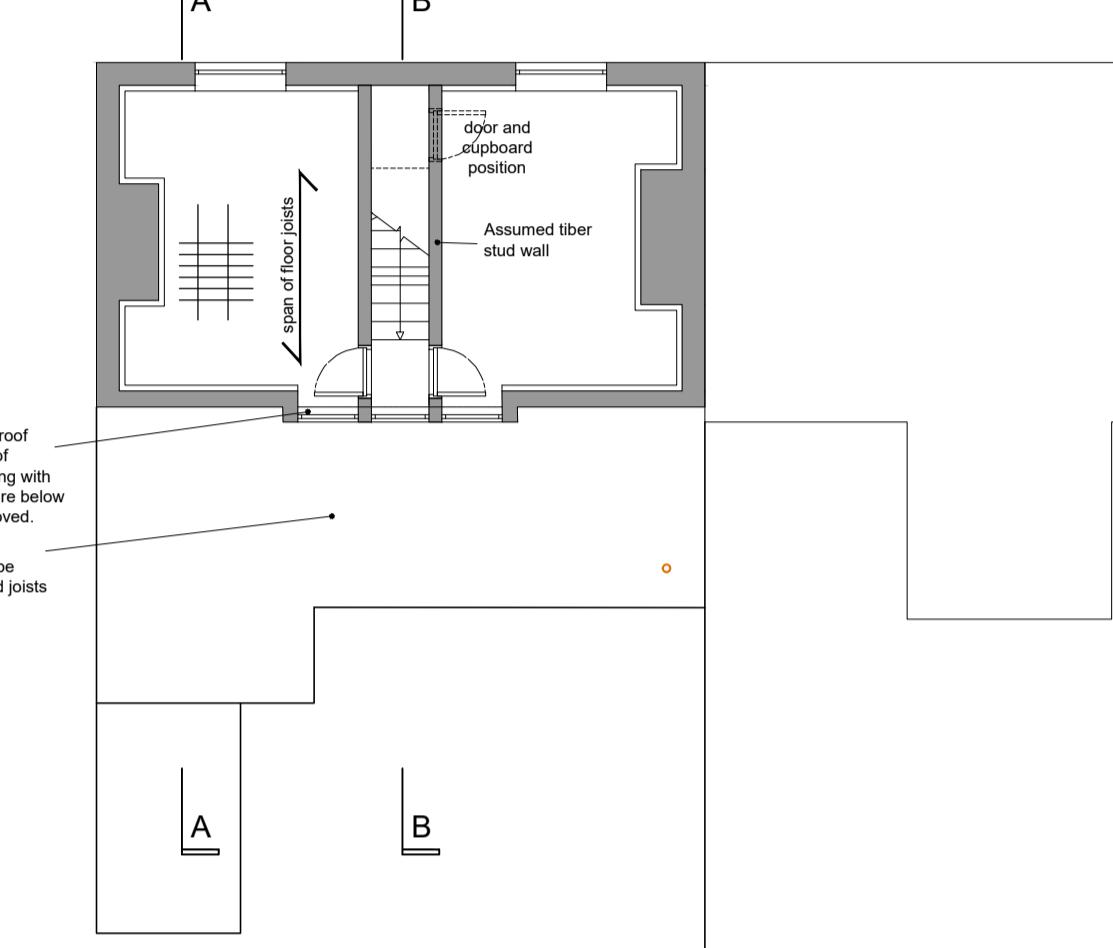
SIDE ELEVATION / SECTION B:B AS EXISTING scale 1:100



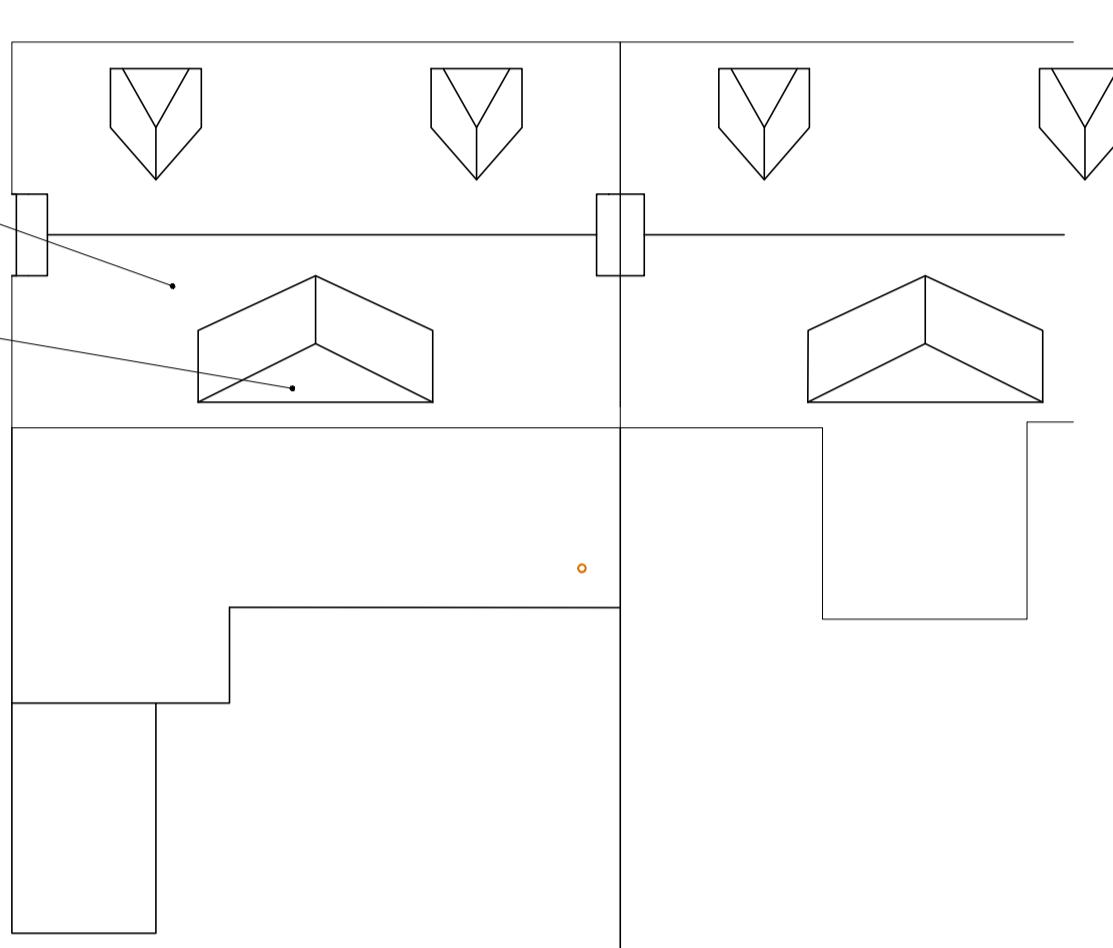
SECTION A:A AS EXISTING scale 1:100



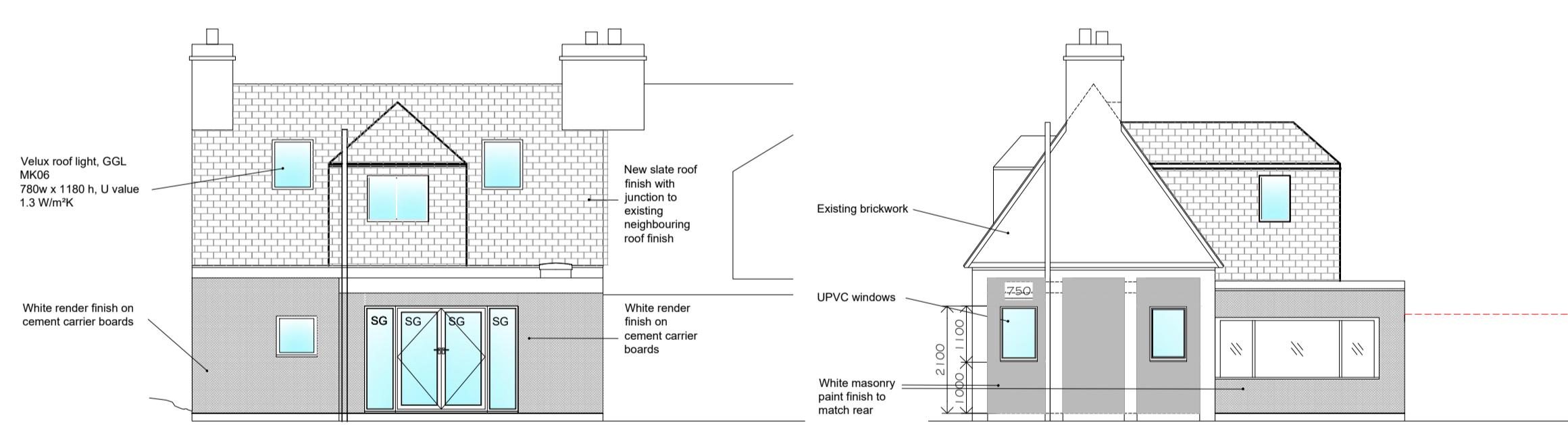
GROUND FLOOR PLAN AS EXISTING scale 1:100



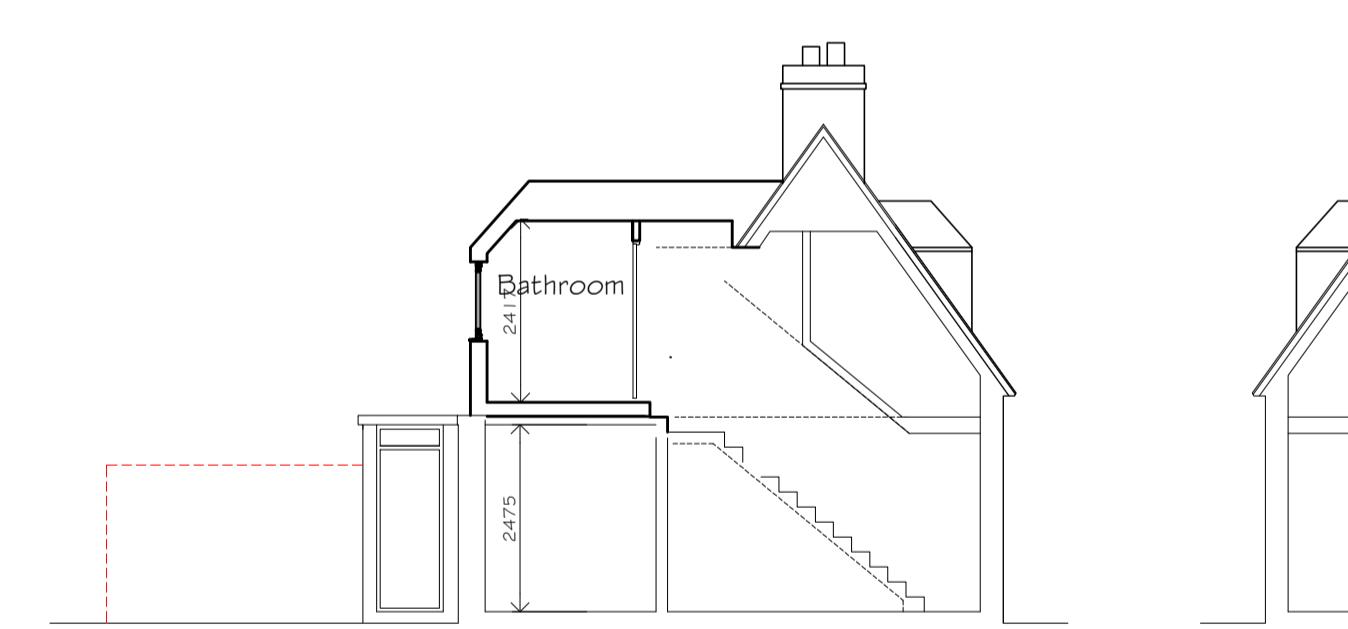
FIRST FLOOR PLAN AS EXISTING scale 1:100



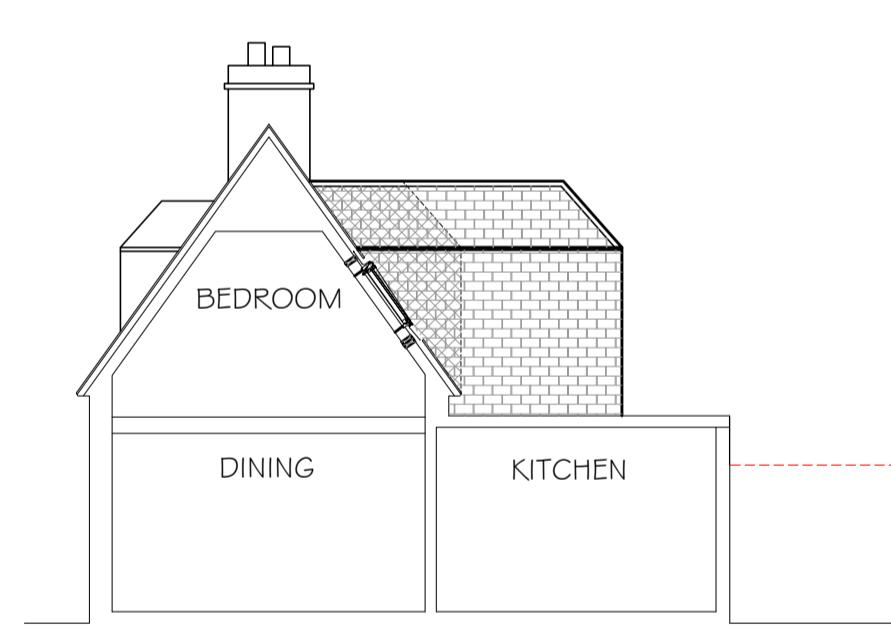
ROOF PLAN AS EXISTING scale 1:100



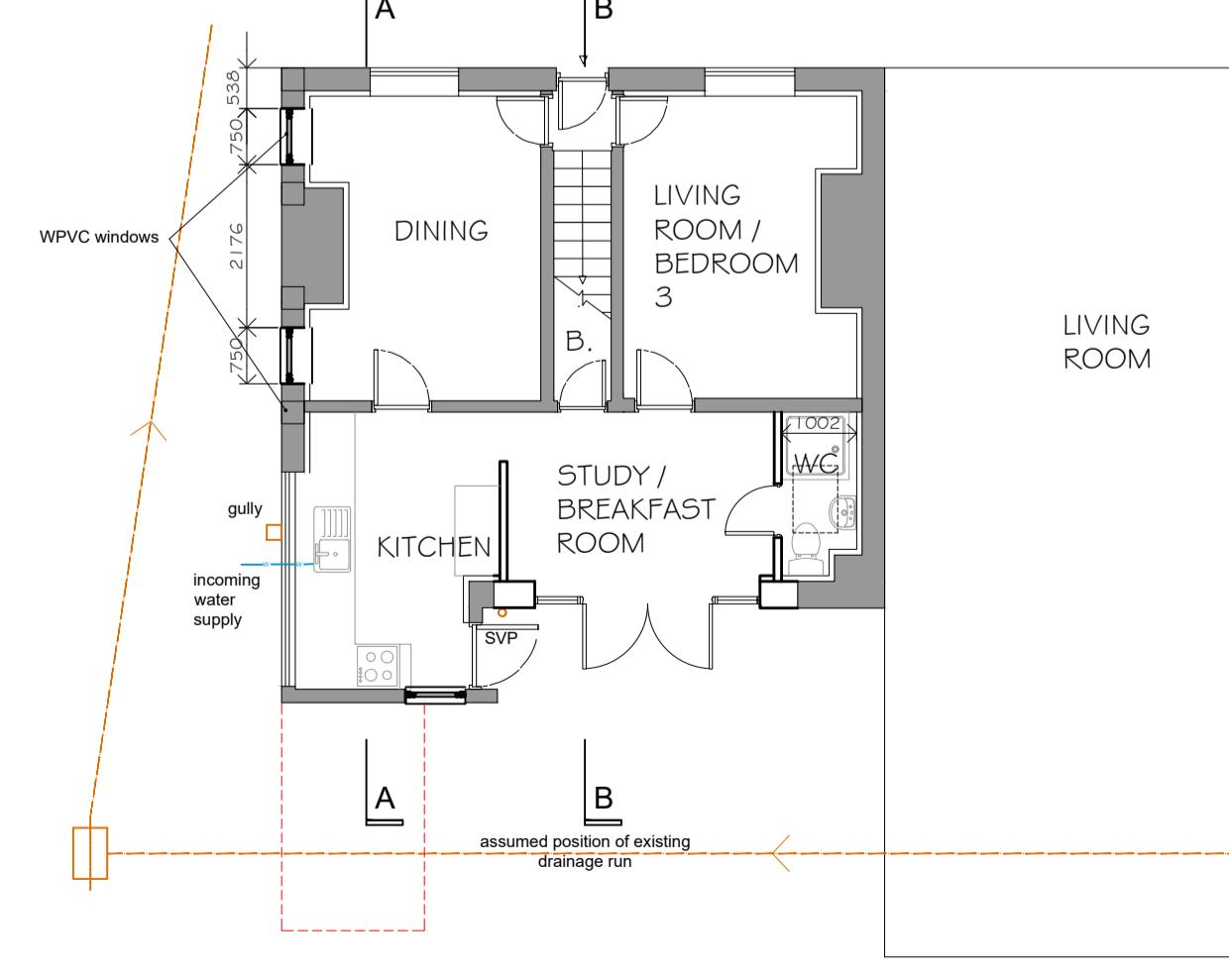
REAR ELEVATION AS PROPOSED scale 1:100



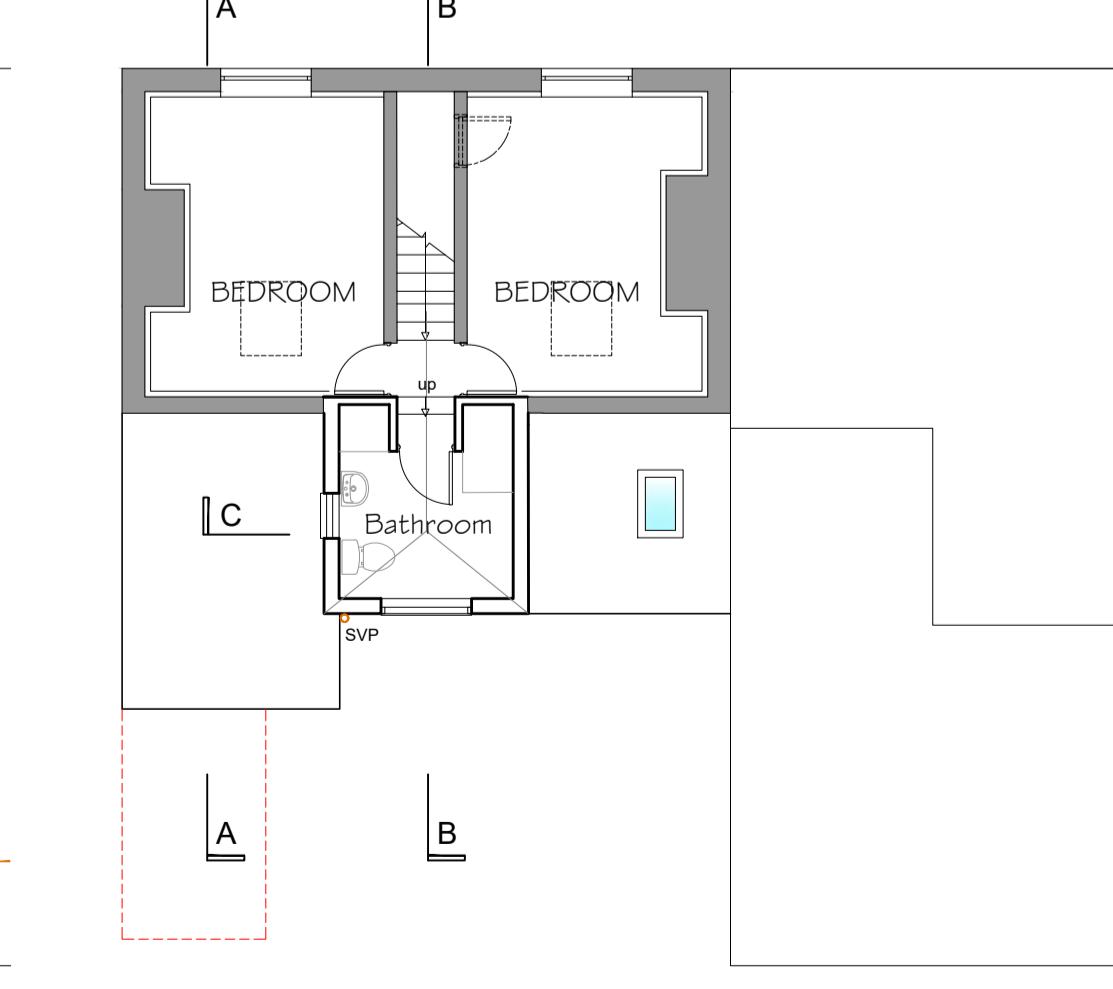
SIDE ELEVATION AS PROPOSED scale 1:100



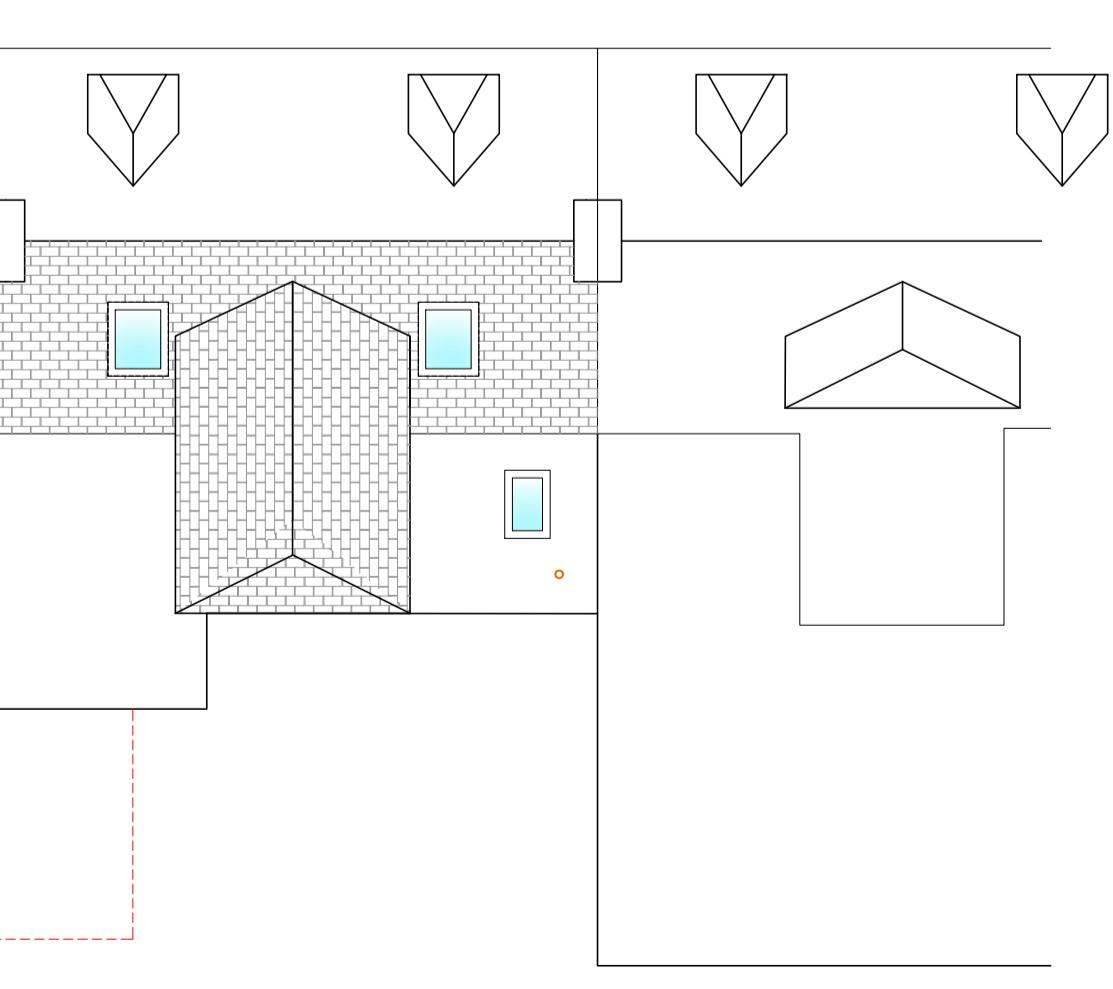
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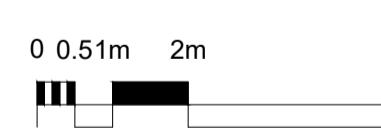
GROUND FLOOR PLAN AS PROPOSED scale 1:100



FIRST FLOOR PLAN AS PROPOSED scale 1:100



ROOF PLAN AS PROPOSED scale 1:100



1:100



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PROJECT TITLE Proposed Refurbishment and Dormer Extension
CLIENT Christopher and Catherine 4 Porthcressa Terrace, Hugh Town, St Mary's, TR21-0DW
DRAWING STAGE Planning
SCALE as noted @ A1 CHK BY DWR DRAWN BY GCA
SHEET TITLE Plans and Elevations as Existing and Proposed
PROJECT NUMBER TR21-4223 STAGE REV SHT PLN B 001