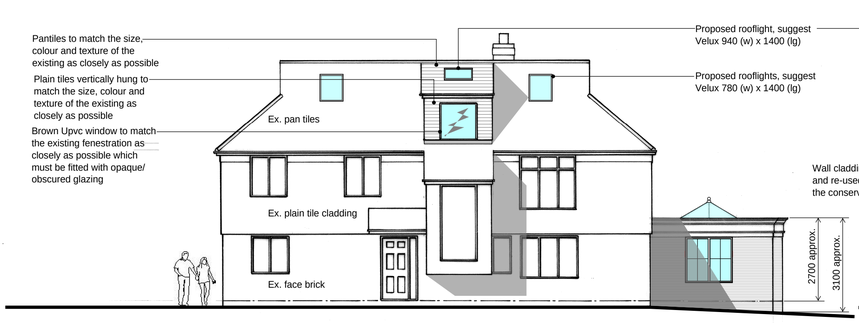
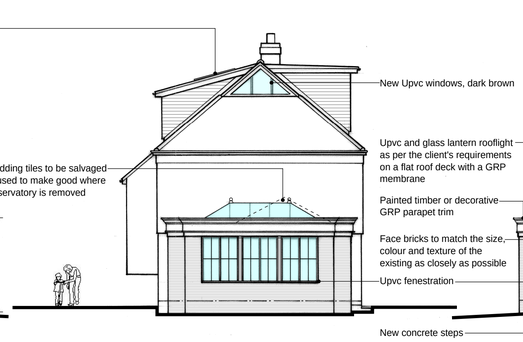
A1
DWG



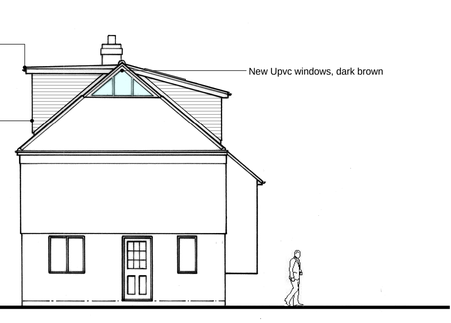
PROPOSED FRONT/NORTH ELEVATION
1 : 100



PROPOSED SIDE/WEST ELEVATION
1 : 100

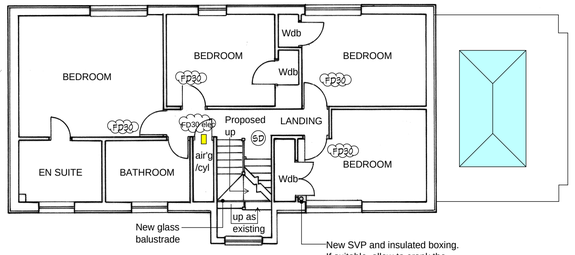


PROPOSED REAR/SOUTH ELEVATION
1 : 100

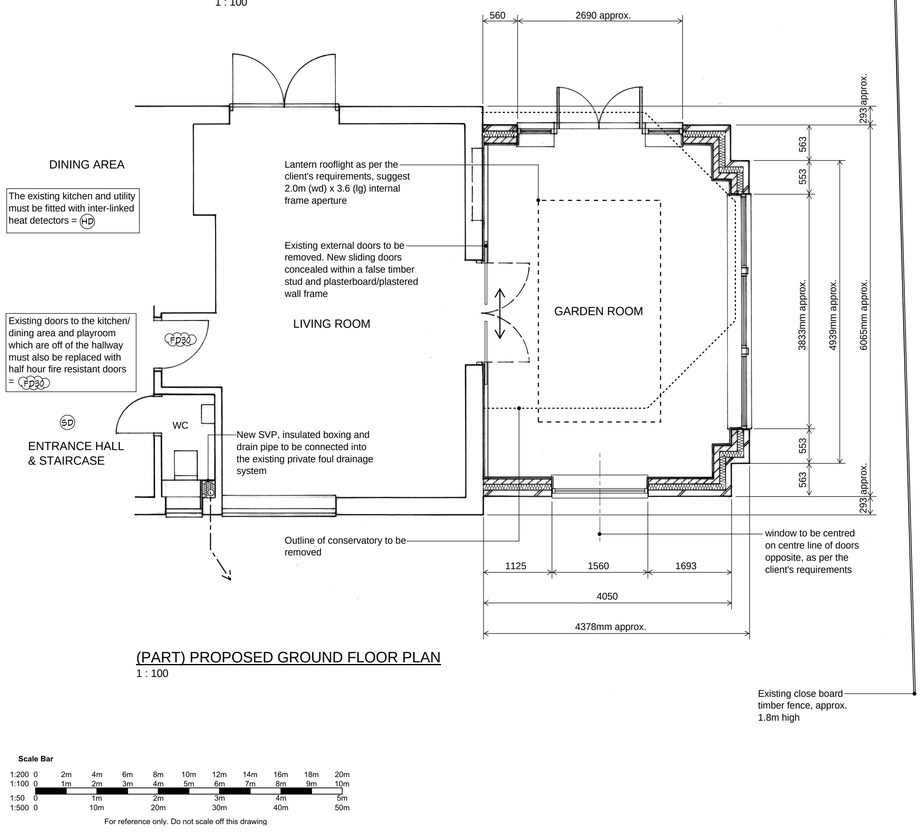


PROPOSED SIDE/EAST ELEVATION
1 : 100

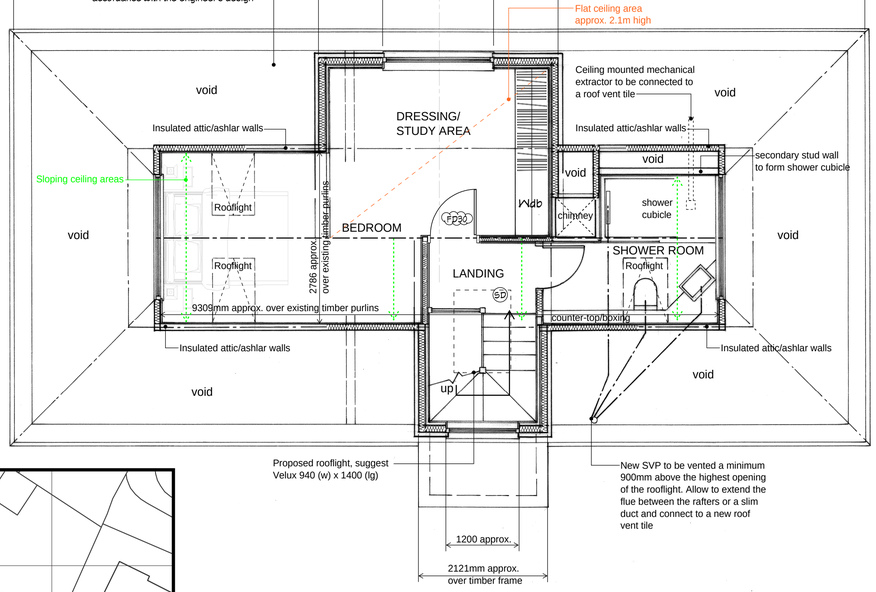
= Smoke Detector
= Heat detector
= Internal doors to be half hour fire resistant with rebated intumescent fire and smoke strips/cills.
= Internal door to be half hour fire resistant with rebated intumescent fire and smoke strips/cills. Applies to a cupboard containing an electrical supply/installation



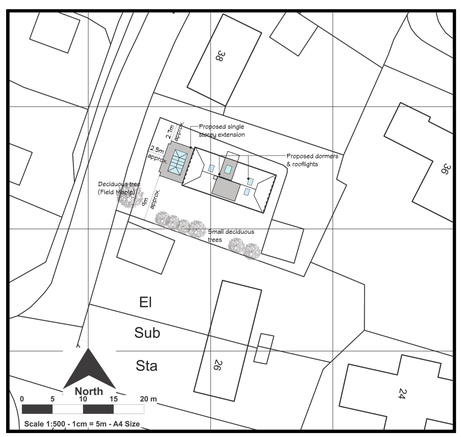
PROPOSED FIRST FLOOR PLAN
1 : 100



(PART) PROPOSED GROUND FLOOR PLAN
1 : 100



PROPOSED LOFT FLOOR PLAN
1 : 50



BLOCK/ROOF PLAN
1 : 500

The Client is responsible for checking that their Principal Contractor is suitably experienced/ competent to carry out this type of building project e.g. they have successfully completed equivalent or more complex projects on curtilage Listed Buildings and this can be evidenced e.g. through written references from the client of those projects and/or the associated Building Control Authority.

The Principal Contractor must not commence any work until they have fully assessed the existing property/surroundings, the proposed design, materials/components and confirmed to the client, in writing, that they are able to execute the build without changes to the design drawings/details which have been approved by the statutory authorities.

General Notes

1. This design drawing has been prepared for the purpose of applying for applying for a Lawful Development Certificate for the proposed development, from the LPA (local Planning Authority) only. Dixon Surveying & Design accept NO liability or any costs if the Client advances the development before the requisite permissions/ approvals have been obtained (in writing) from all regulatory bodies).

2. All Planning and Building Regulation Conditions must be discharged by the homeowner or their building contractor before any work commences on site.

3. All new work to comply fully with the most up to date Building Regulation Legislation

4. No covenants have been considered in the preparation of these plans and it is the Client's responsibility to advise if any such covenants exist that may affect the development proposal. The Client is responsible for obtaining consent to extend from all parties with a legal (or other) interest in the subject property i.e. mortgage lender, developer/builder of the property, building warranty provider and inform their building insurer of the resultant increase in the 're-building' value.

5. All work, including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and shuting. All work by the Principal Contractor and all Sub-Contractors must be undertaken in strict accordance with all relevant CDM Regulations, Health & Safety legislation, BS Publications, trade manufacturer literature and any requirements of statute or the local authority.

6. Figured dimensions must be read as opposed to dimensions scaled from the drawing at all times!

7. This drawing to be read in conjunction with all other relevant information whether produced by this company or by others.

8. Planning Permission approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 may apply. The Client/ homeowner is responsible for compliance with this act prior to commencement of any building/excavation works and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.

10. 'Build-over/Adjacent to' public sewers – all foundations or structures within 3 metres of a public sewer are to be taken below the invert level of the sewer in accordance with the water utility company's requirements. The Client is responsible for organising, financing and obtaining all 'Build-Over / Adjacent-To' agreements before any work commences on site.

11. The PC must thoroughly check and fully understand the Client's legal boundaries and check all setting-out for the development/works before any work commences. No part/component/structure of the proposed development to extend over the legal boundary. If in doubt then please ask.

B	Amendments as per the client's requirements	10.03.25
A	Amendments as per the client's requirements	27.02.25
	Revisions	

Project Title: Proposed garden room in place of existing conservatory, loft conversion with dormers and rooflights 30 West Street, Great Gransden, Sandy, Beds, SG19 3AU - Mr & Mrs J Brown

Drawing Title: Proposed Plans and Elevations

Scale:	1 : 50, 1 : 100 & 1 : 1500	**Drawing No:**	JD/202416.2
Date:	December 2024	**Revision:**	B

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cabe chartered building engineer
CIOB CHARTERED INSTITUTE OF BUILDING

Scale Bar

1:200	0	2m	4m	6m	8m	10m	12m	14m	16m	18m	20m	
1:100	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m	
1:50	0	1m		2m		3m		4m		5m		
1:500	0	10m		20m		30m		40m		50m		

For reference only. Do not scale off this drawing