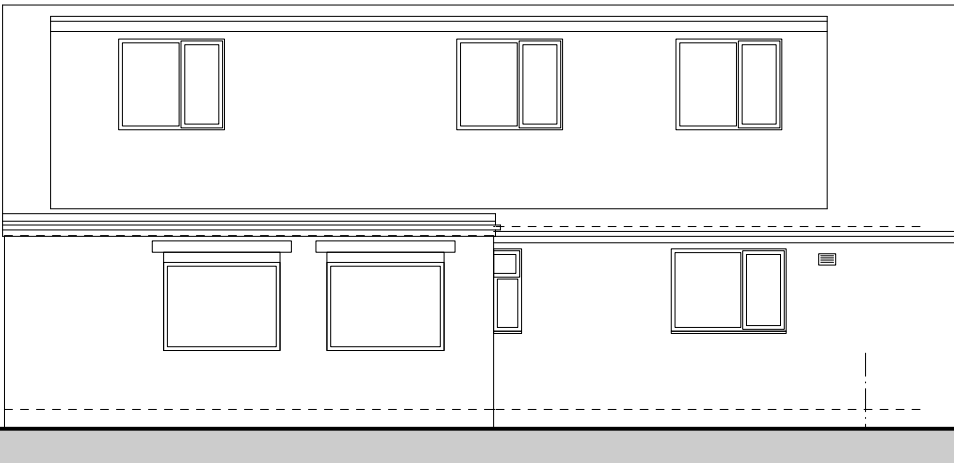
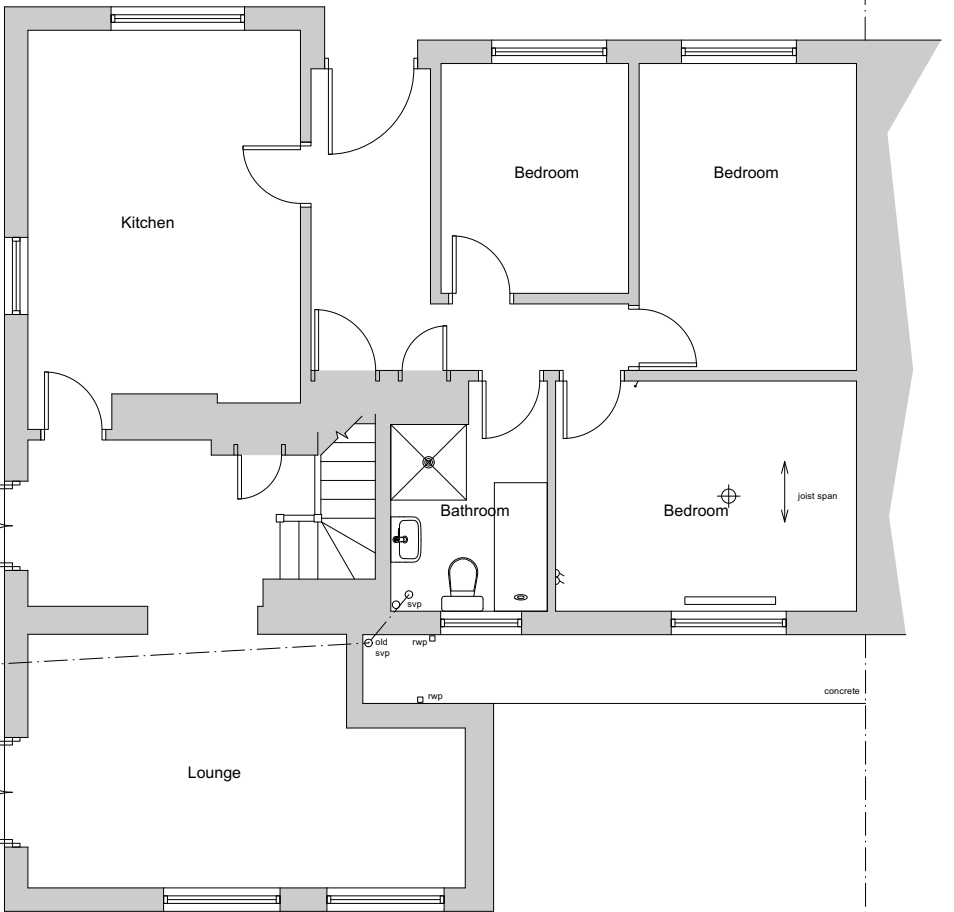


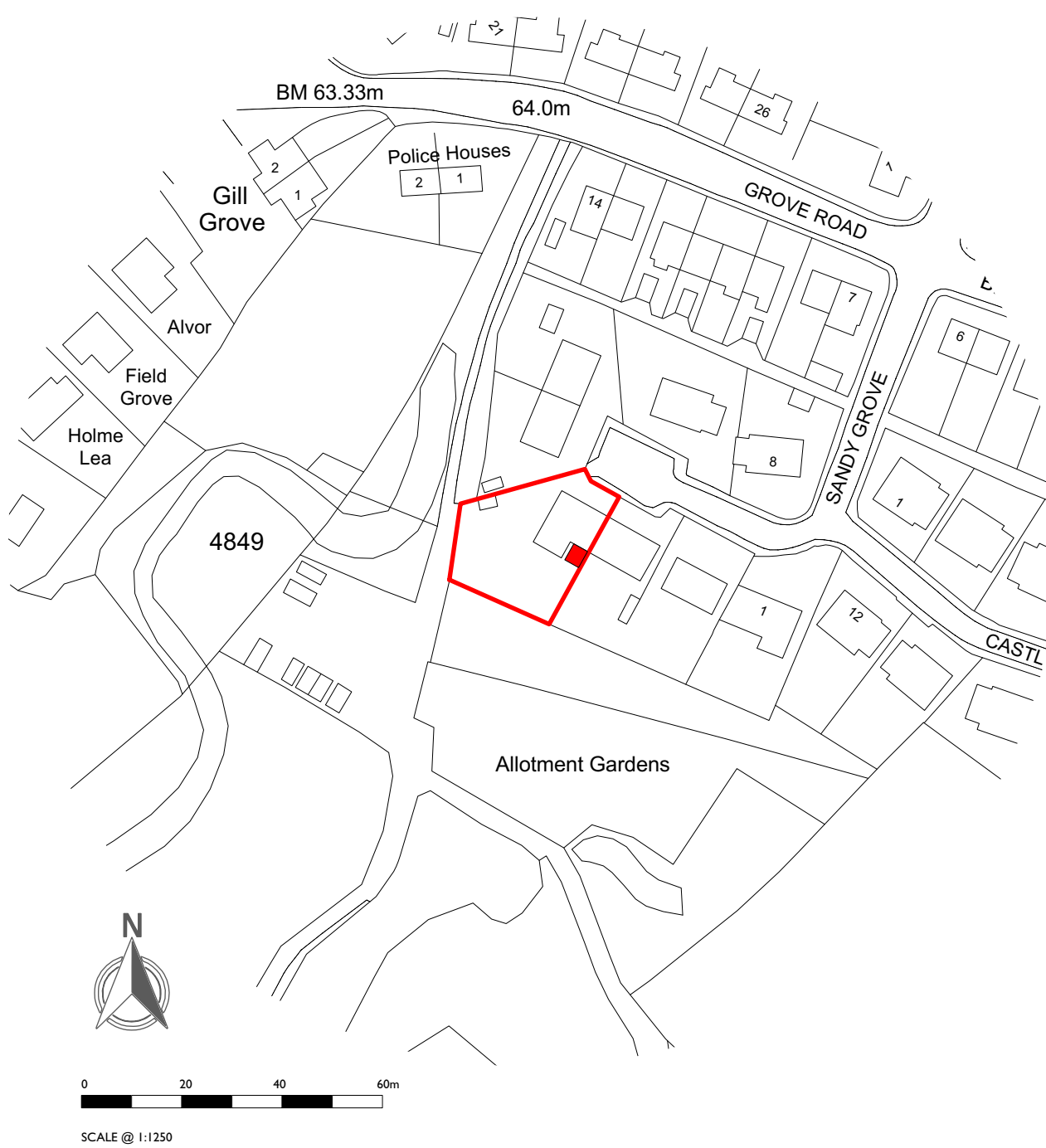
As Existing Section



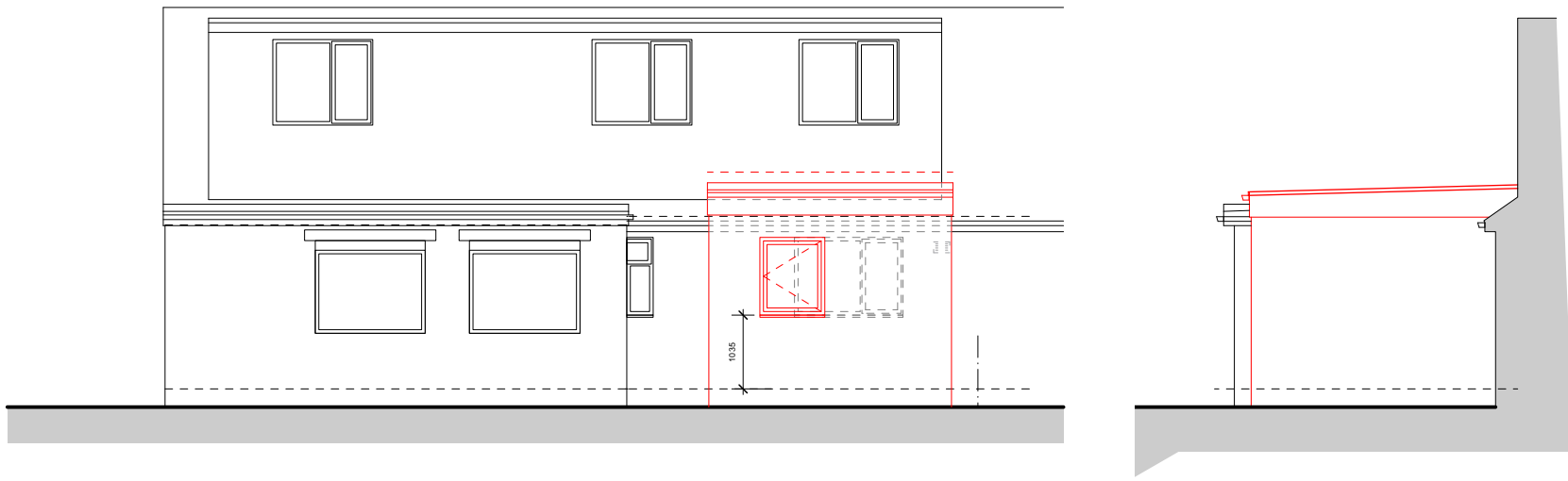
As Existing Rear Elevation



As Existing Plan
scale 1:100



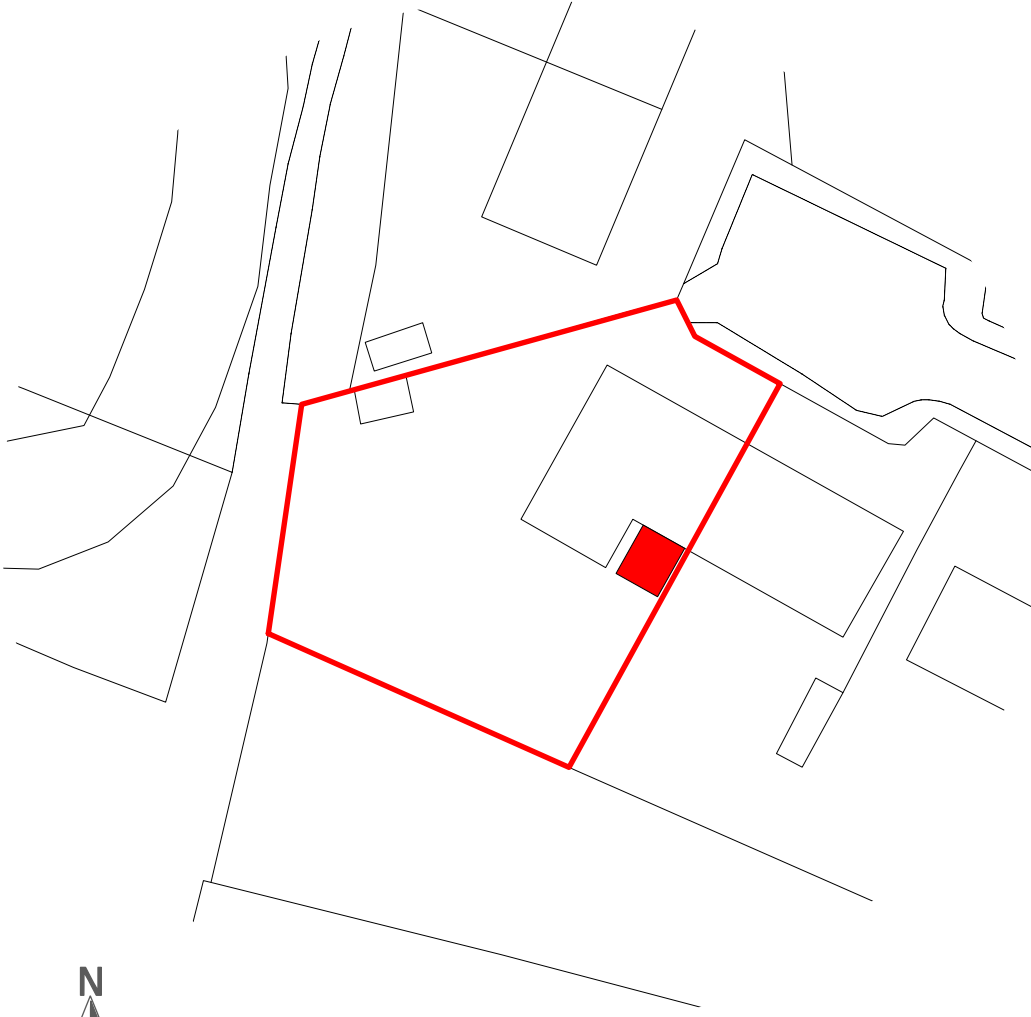
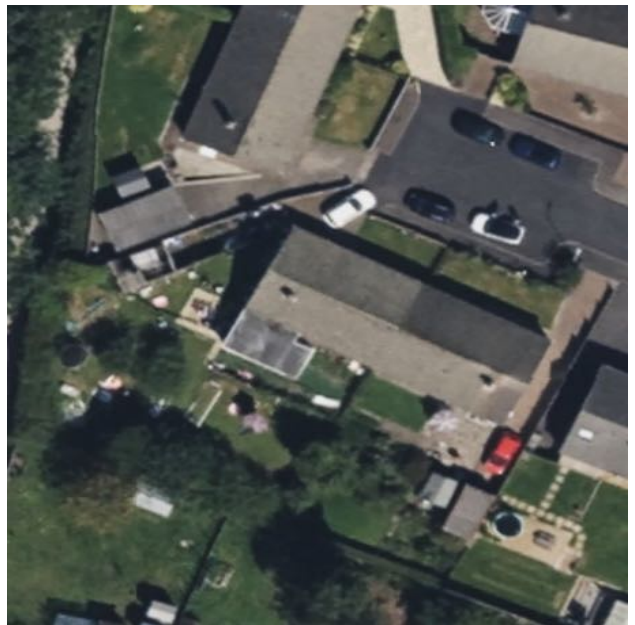
Location Plan



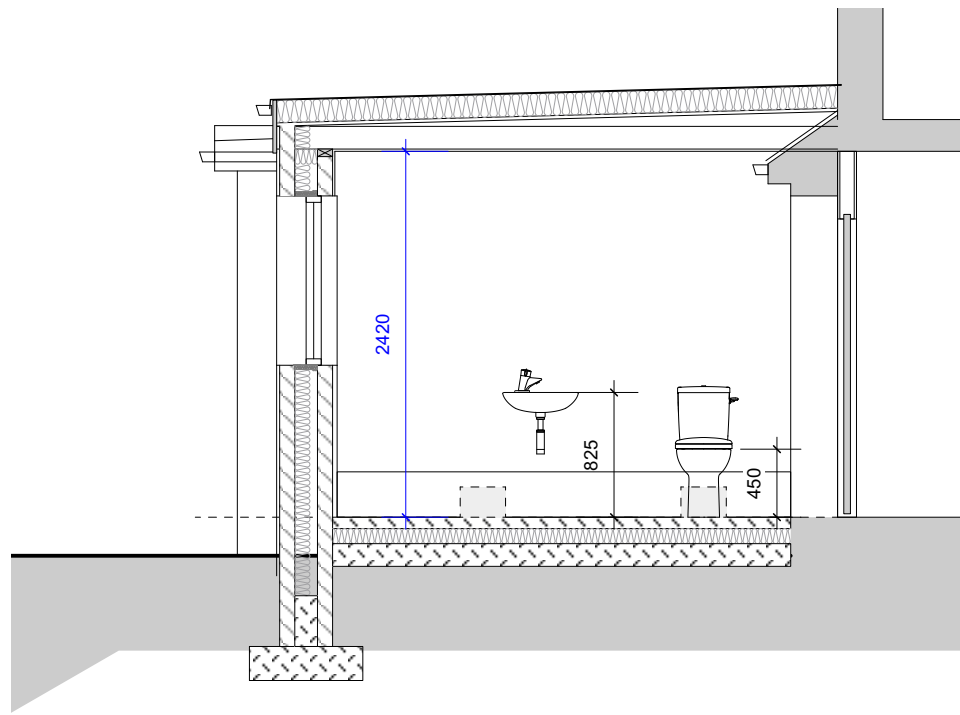
Rear Elevation

Side Elevations

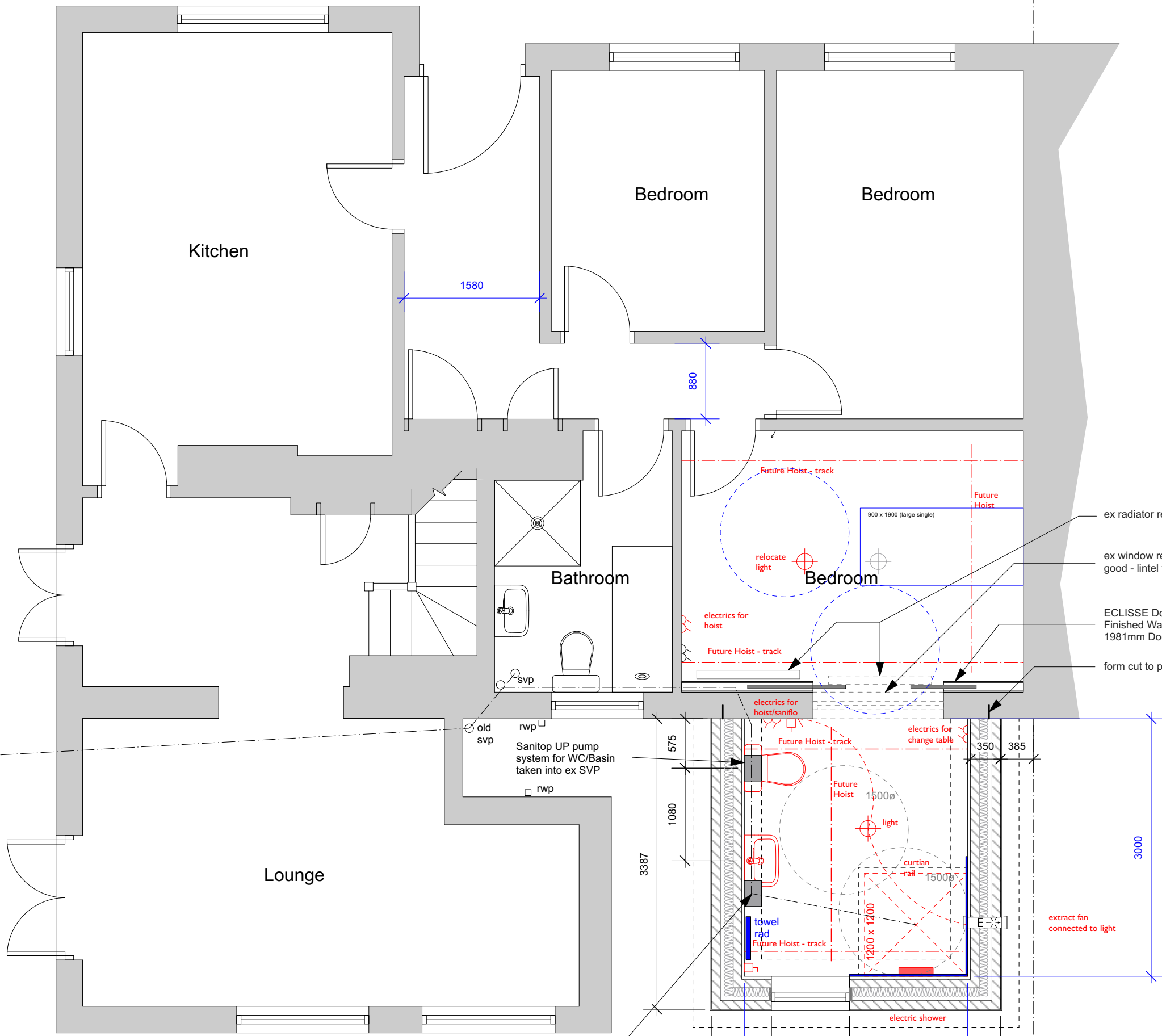
As Proposed scale 1:100



Block Plan



As Proposed Section
scale 1:50



Summary notes:
Strip out as required
Upgrade Ceiling Joists for future hoist install,
New ceiling, decoration etc to existing bedroom
Cavity walled, flat roofed insulated extension with small openable window
New Rad location and adjacent current position
Provision for future changing table (lift range between 400 and 1000mm) electric required.
Non slip vinyl floor finish, coved skirting to wet room
New Doors and ironmongery
WC, Basin, Shower (1200sq)
Drainage looks to require a Saniflo system due to shallow falls and distance from drain.
Decoration throughout Room - shower board to shower area only
Mechanical and Electrical to suit scheme

KEY:
Isolator Switch I
Extractor Fan -
Light Light Point - LED
1 care 8.5kw Shower Unit
One Way Light Switch
LED Spot Lights

As Proposed Plan

CDM and General Notes

General:
All work to be carried out in accordance with the approved drawings and specifications, alongside current Building Regulations, British Standards and Codes of Practice, to the satisfaction of the Architect and LA Building Control Inspector.

It is the contractors responsibility to check all information provided. The author of these drawings is to be notified of any discrepancies in the specification and instructions are to be obtained prior to proceeding.

Construction Management Design

All projects expected to last longer than 30 days and have more than 20 workers working on site simultaneously OR will exceed 500 person days are notifiable under the CDM Regulations 2015.

Regardless of the above, duty holders will have had the following responsibility:

Client

- 1.The client should only appoint companies and individuals who have the necessary skills, knowledge, training and experience to do the task at hand.
- 2.The client must be proactive and co-operate with all involved in the project.
- 3.The client has duty to ensure that suitable arrangements are in place to manage and co-ordinate the project before work commences.
- 4.The client must provide any necessary information required by the Designers and Contractors to ensure they can comply with their duties.
- 5.Where there is more than one Designer or Contractor working on the project, the client must appoint at Principal Designer (PD) and/or a Principal Contractor (PC)

Contractor

- 1.The contractor should only accept work for which they have necessary skills, knowledge, training and experience to undertake.
- 2.The contractor must be proactive and co-operate with all involved with the project.
- 3.The contractor should develop a 'Construction Phase Risk Assessment' based on the 'Design Stage Risk Assessment', in order to eliminate hazards and reduce risks to all persons working on the project.
- 4.The Principal Contractor (PC) must ensure that suitable arrangements are in place to manage and co-ordinate the work of all Contractors working on the project.
- 5.The Principal Contractor will work with the Principal Designer (for the duration of their appointment) to develop the Health & Safety file and pass this onto the client at the end of the project.

Design Stage Risk Assessment

Element of Design	Risk	Action
Access to site	High	Access to site is from a narrow cul-de-sac. Take all necessary precautions to protect public
Working at high level	High	Provide suitable working platforms to access areas above ground floor level
Lifting heavy objects	Medium	Provide sufficient manpower/lifting gear to position joists and beams
Services	Medium	Employ suitably qualified sub-contractors for all electrical work

All building work shall be carried:

- With adequate and proper materials which:-
 - I.Are appropriate for the circumstances in which they are used
 - II.Are adequately mixed or prepared, and
 - III.Are applied, used or fixed so as adequately to perform the functions for which they are designed, and in a workmanlike manner
- NB: British (BS) and European (CE) standards of materials and workmanship can be used to illustrate compliance

All dimensions to be checked and confirmed on site

- All queries to be confirmed with client before proceeding
- All works to be to satisfaction of building control, and in accordance with relevant British Standards.
- All proprietary products to be installed in accordance with manufacturer's instructions.
- All tradesmen and sub-contractors must be competent and fully qualified for their respective tasks.