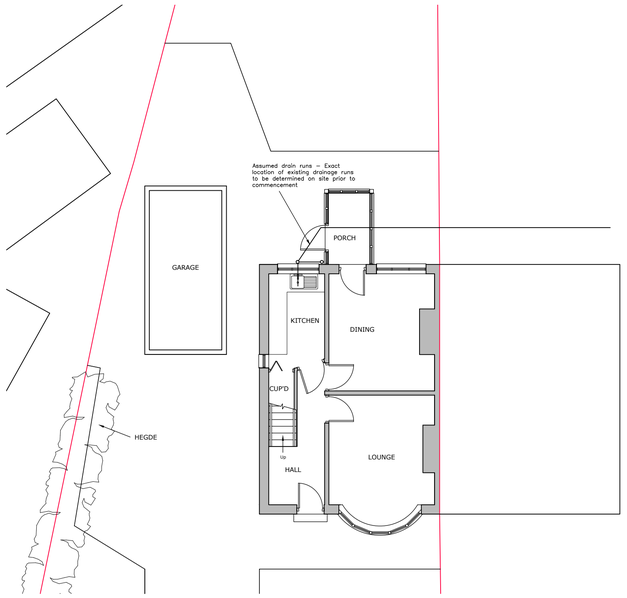
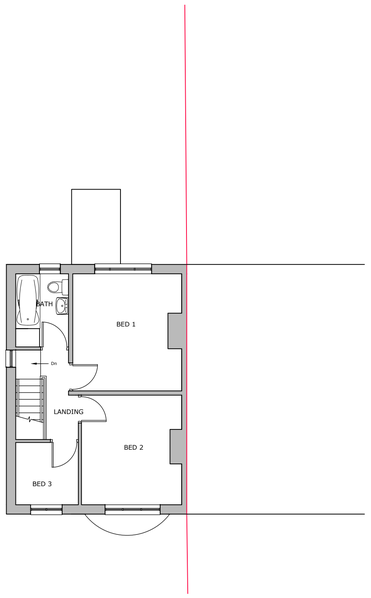


EXISTING GROUND FLOOR LAYOUT PLAN



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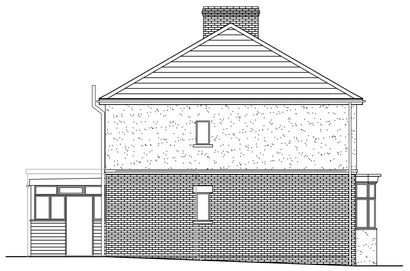
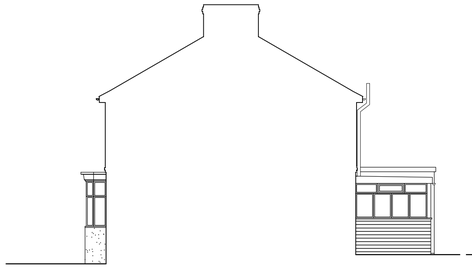


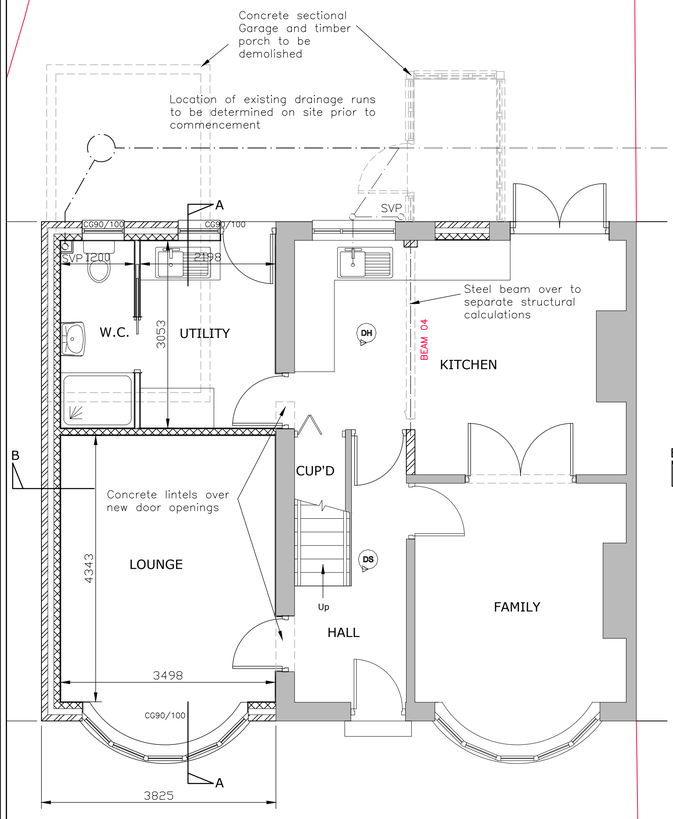
EXISTING SIDE ELEVATION

EXISTING FRONT ELEVATION

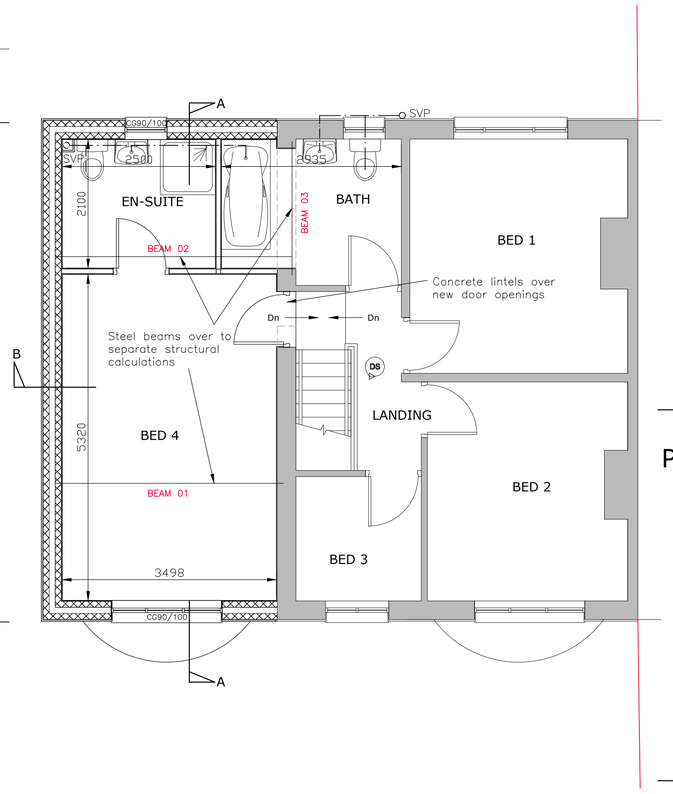


EXISTING SIDE ELEVATION

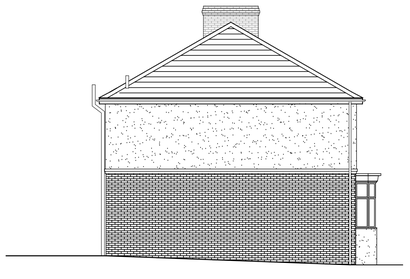
EXISTING REAR ELEVATION



PROPOSED GROUND FLOOR LAYOUT PLAN

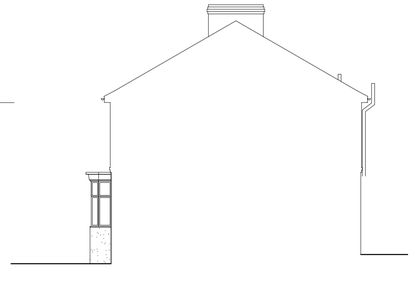


PROPOSED FIRST FLOOR LAYOUT PLAN



PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

Construction (Design and Management) Regulations 2015 (CDM2015)

In line with CDM2015 we are obliged to inform the client of the risks that may be encountered in the construction of these works. All design work has been carried out with Health and Safety aspects given full consideration. Wherever possible risks have been eliminated from the design, however, due to the complex nature of this type of work it is not possible to remove all the risks from the design. We would also remind the client of their obligation to take all reasonable steps in ensuring that only competent contractors who have a valid safety policy are employed. They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted in the Designer's Risk Assessment document which is provided in our Design Information Package that is supplied to you on completion of the design phase. You should ensure that a copy of the Designer's Risk Assessment is made available to your prospective building contractor when you invite them to prepare and submit their quotation for the works, along with copies of the project drawings, structural calculations and Party Wall Act documents, where applicable.

CDM2015 also requires that your appointed building contractor shall act as the Principal Contractor and ensure that in all respects, the work on site complies with the requirements of CDM2015. No notification is required to the Health and Safety Executive EXCEPT in the circumstances that either:

a) Construction work is expected to last longer than 30 working days AND more than 20 workers will be on site simultaneously at any point in the project, OR
b) The project will be on site for more than 500 person days in total

In these cases it is the Client's responsibility to ensure that necessary formal Notification is sent to the Health and Safety Executive; however, the Client can appoint another competent person to do this on their behalf. We recommend that you make your Principal Contractor responsible for doing this.

Disclaimer:
All work to comply with Planning and Building Regulation approved plans.
The contractor is to agree the requirements for lighting, power, decorations and fittings with the client prior to tendering.
The contractor is to include for any protection required and for making good and removing all building debris.
All dimensions and levels shown are in metric and should be checked prior to commencing of the works or of ordering materials. IF IN DOUBT, ASK.

All materials to be used in strict accordance with manufacturers instructions. Any discrepancies should be reported immediately before commencement of the works or ordering of materials.
Should a public sewer be found within 3m of the development it will be necessary to carry out works as required by the Local Authority under the requirements of Section 25 Public Health Act 1936. Whilst every care is taken during the survey, no responsibility is to be borne by Taylor Tuxford Associates as to any expense incurred. Furthermore, the builder should include an allowance for such unforeseen operations.

Rev	Date	Amendments	By	Ap
C	06.11.17	Existing hedge noted on plan	MT	RT
B	25.10.17	LA Submission	MT	RT
A	02.10.17	Preliminary drawing issue	MT	RT

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TAYLOR TUXFORD ASSOCIATES
CONSULTING BUILDING ENGINEERS & ARCHITECTURAL DESIGNERS

Drawing Status
LA SUBMISSION

Project/Client
37 Fitzwilliam Street,
Elsecar. S74 8EE
Mr C Hetherington & Miss H Bardwell

Drawing Title
Existing and proposed floor plans and elevations

Drawn By	Checked By	Date	Scale @ A1
M Tuxford	R Taylor	Sep '17	1:100/50

DO NOT SCALE, IF IN DOUBT ASK.
ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NUMBERS 16/2500/001 to 004.

Drawing Number
17/2500/003/c

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