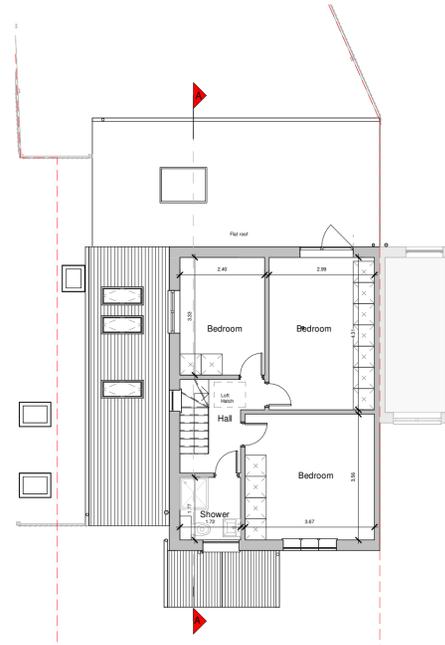
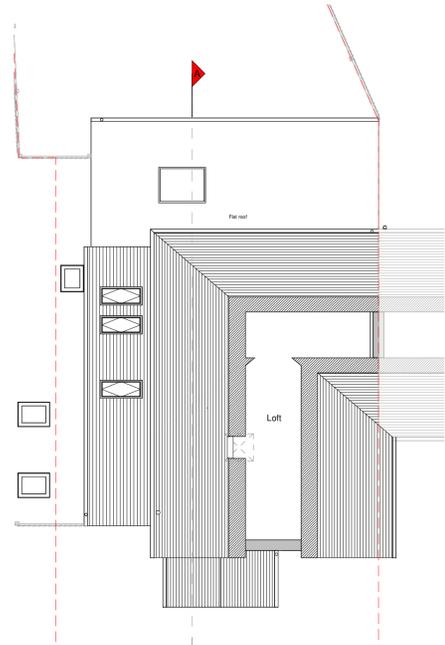


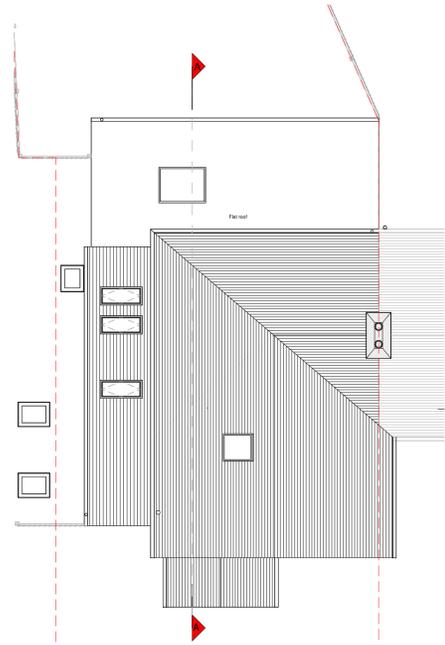
Ground floor plan



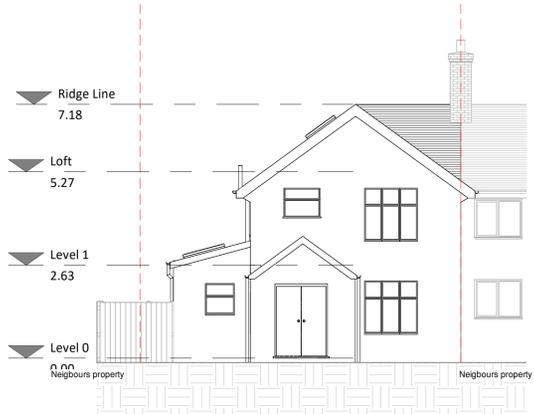
First floor plan



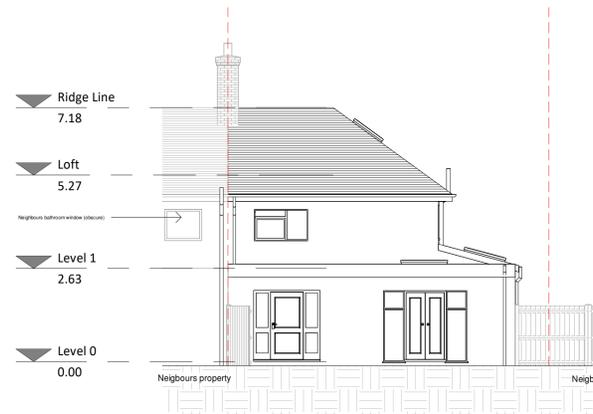
Loft floor plan



Roof Plan



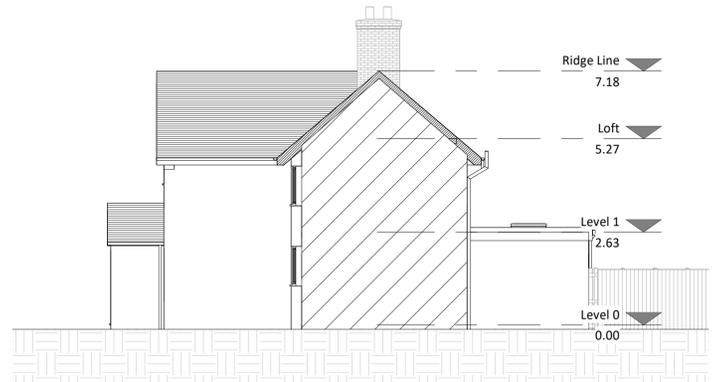
Front elevation - Existing



Rear elevation - Existing



Existing - Section



Right elevation - Existing



Left elevation - Existing

General Notes and Conditions

Verification and Site Checks
Contractors must verify all dimensions and levels on site and carry out all necessary exploratory works prior to the commencement of any work. Existing structure, temporary support requirements, and setting out must be confirmed. Drawings are not to be scaled. In case of doubt or missing information, clarification must be sought—no assumptions are to be made. All discrepancies must be reported immediately.

Approvals and Consents
No construction work is to begin until all relevant Local Authority consents, including Planning Permission, Building Control Approval, and confirmation from the Structural Engineer, are obtained. The Designer accepts no liability for any work undertaken without proper approvals, either before or after our involvement. Any unauthorised work carried out without the necessary consents is entirely at the owner's/builder's risk.

Design Responsibility
The Designer accepts no responsibility for any variations made to the design without prior written consent. Any such alteration voids liability for the entire design.

Structural Elements
All structural elements, including but not limited to load-bearing walls, joists, beams, and columns, must be confirmed by a Structural Engineer. All drawings must be read in conjunction with all relevant drawings, specifications, and supporting documents.

Standards and Practices
All works must comply with current manufacturer guidelines, the latest British Standards and Codes of Practice, Regulation 7 of the Building Regulations, and recognised industry practices. All materials and workmanship must meet current Health and Safety legislation.

Authority Consents

Consent from the Local Water Authority is required when building over or near public sewers.

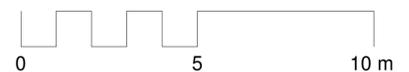
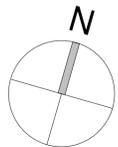
Consent from the Highways Authority is required when building over or near highways.

CDM Regulations 2015
The client must comply with the Construction (Design and Management) Regulations 2015. The Health and Safety Executive (HSE) must be notified prior to commencement if the project:

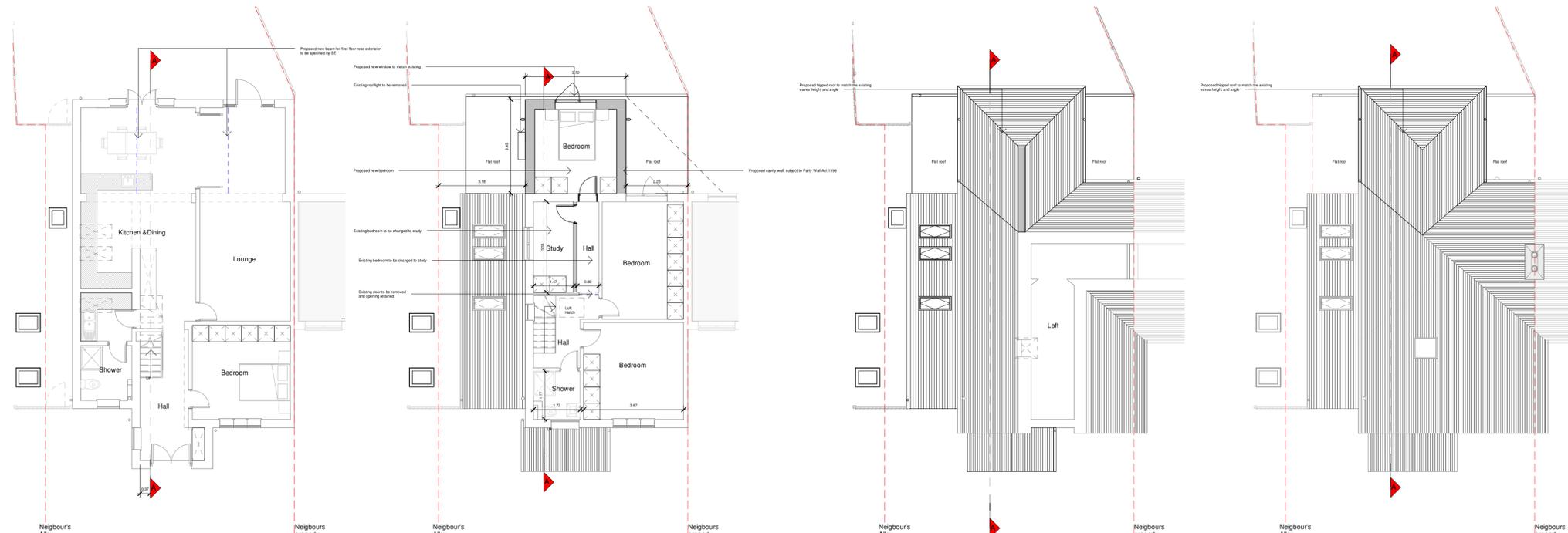
- (a) Lasts more than 30 working days and has more than 20 workers on site simultaneously, or
 - (b) Exceeds 500 person-days of construction work.
- Where applicable, it is the client's responsibility to appoint a Principal Designer and a Principal Contractor. Unless otherwise agreed in writing, we confirm we are not the Principal Designer. Clients must understand their duties under CDM 2015; if unclear, guidance can be provided upon request.

Party Wall Act 1996
The building owner is responsible for compliance with the Party Wall Act 1996, which includes serving notice to adjoining owners when works involve:
(a) Works directly to a party wall or structure,
(b) New buildings on or astride the boundary line, or
(c) Excavations within 3 or 6 metres of a neighbouring structure (subject to depth of foundations).
We accept no responsibility for boundary line, party wall matters, or neighbour disputes unless otherwise agreed in writing.

Copyright and Intellectual Property
All drawings are the intellectual property of the Architectural Designer and are protected under the Copyright Act. All rights are reserved. No part of the drawings may be copied, reproduced, disclosed, or transmitted to unauthorised persons without prior written consent.



PROJECT		
Proposed ground floor rear extension at 1 Rectory Road UB3 2JJ		
TITLE		
Existing drawings		
CLIENT		
Harcharan Singh		
DRAWN BY	CHECKED BY	DATE
PS	PS	Feb 2026
SCALE (@ A1)	PROJECT NUMBER	
1 : 100	0	
DRAWING NUMBER	REV	
A101	A	



Ground floor plan - Proposed

First floor plan - Proposed

Loft floor plan - Proposed

Roof plan - Proposed



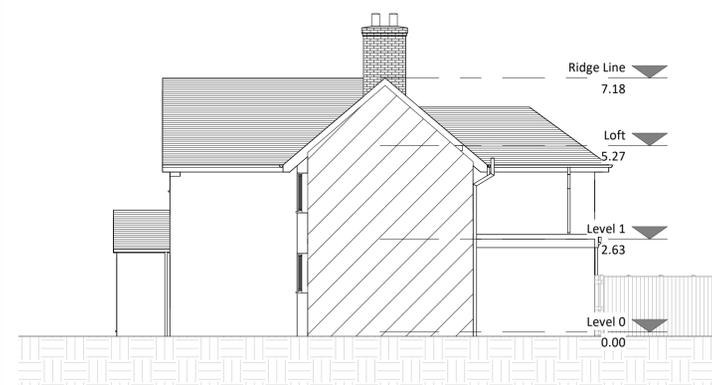
Front elevation - Proposed



Rear elevation - Proposed



Proposed - Section



Right elevation - Proposed



Left elevation - Proposed

General Notes and Conditions
 Verification and Site Checks
 Contractors must verify all dimensions and levels on site and carry out all necessary exploratory works prior to the commencement of any work. Existing structure, temporary support requirements, and setting out must be confirmed. Drawings are not to be scaled. In case of doubt or missing information, clarification must be sought—no assumptions are to be made. All discrepancies must be reported immediately.

Approvals and Consents
 No construction work is to begin until all relevant Local Authority consents, including Planning Permission, Building Control Approval, and confirmation from the Structural Engineer, are obtained. The Designer accepts no liability for any work undertaken without proper approvals, either before or after our involvement. Any unauthorised work carried out without the necessary consents is entirely at the owner's/builder's risk.

Design Responsibility
 The Designer accepts no responsibility for any variations made to the design without prior written consent. Any such alteration voids liability for the entire design.

Structural Elements
 All structural elements, including but not limited to load-bearing walls, joists, beams, and columns, must be confirmed by a Structural Engineer. All drawings must be read in conjunction with all relevant drawings, specifications, and supporting documents.

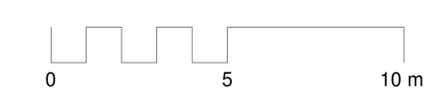
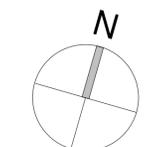
Standards and Practices
 All works must comply with current manufacturer guidelines, the latest British Standards and Codes of Practice, Regulation 7 of the Building Regulations, and recognised industry practices. All materials and workmanship must meet current Health and Safety legislation.

Authority Consents
 Consent from the Local Water Authority is required when building over or near public sewers.
 Consent from the Highways Authority is required when building over or near highways.

CDM Regulations 2015
 The client must comply with the Construction (Design and Management) Regulations 2015. The Health and Safety Executive (HSE) must be notified prior to commencement if the project:
 (a) Lasts more than 30 working days and has more than 20 workers on site simultaneously, or
 (b) Exceeds 500 person-days of construction work.
 Where applicable, it is the client's responsibility to appoint a Principal Designer and a Principal Contractor. Unless otherwise agreed in writing, we confirm we are not the Principal Designer. Clients must understand their duties under CDM 2015; if unclear, guidance can be provided upon request.

Party Wall Act 1996
 The building owner is responsible for compliance with the Party Wall Act 1996, which includes serving notice to adjoining owners when works involve:
 (a) Works directly to a party wall or structure,
 (b) New buildings on or astride the boundary line, or
 (c) Excavations within 3 or 6 metres of a neighbouring structure (subject to depth of foundations).
 We accept no responsibility for boundary line, party wall matters, or neighbour disputes unless otherwise agreed in writing.

Copyright and Intellectual Property
 All drawings are the intellectual property of the Architectural Designer and are protected under the Copyright Act. All rights are reserved. No part of the drawings may be copied, reproduced, disclosed, or transmitted to unauthorised persons without prior written consent.



PROJECT		
Proposed ground floor rear extension at 1 Rectory Road UB3 2JJ		
TITLE		
Proposed drawings		
CLIENT		
Harcharan Singh		
DRAWN BY PS	CHECKED BY PS	DATE Feb 2026
SCALE (@ A1) 1 : 100	PROJECT NUMBER 0	
DRAWING NUMBER A102	REV A	