

General Notes

Builder to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

Do not scale from these drawings (except for purposes of planning) - If in doubt always ask first.

Report any discrepancies and omissions to Level Up Developments Ltd.

This Drawing is Copyright.

Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Approval only.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.

If necessary, it is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'The Party Wall Act 1996'. Explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London SE99 6TT Tel 0181 691 9191.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

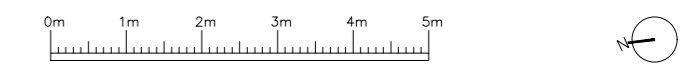
DOMESTIC CLIENTS

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.



B	Updated to planning status.	RL	14.09.2021
A	Amended to Client's requirements.	RL	07.09.2021
-	FIRST ISSUE	RL	25.08.2021
REV:	DESCRIPTION:	BY:	DATE:

STATUS: **PLANNING**



Level Up Developments Ltd

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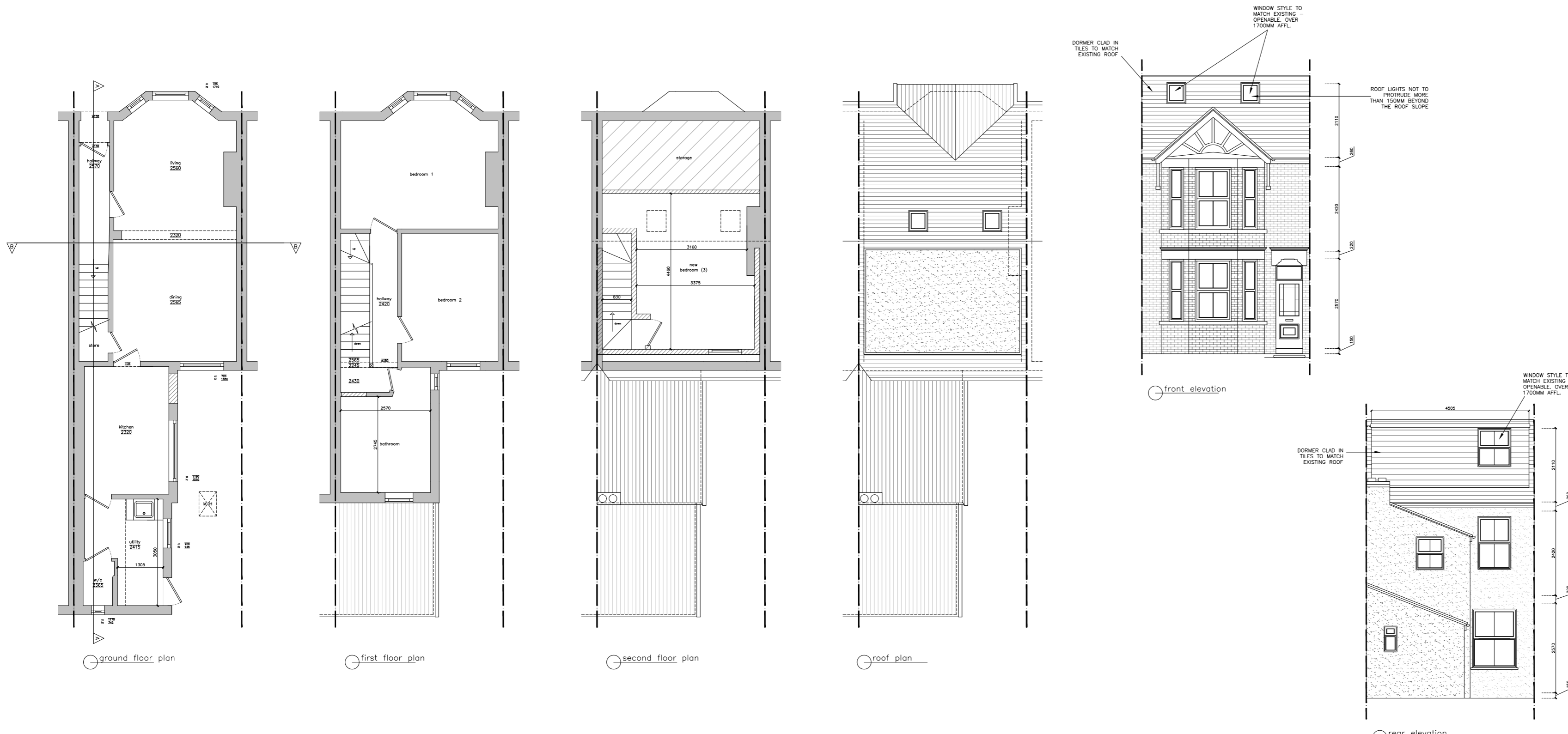
www.levelupdevelopments.co.uk/

CLIENT: —

PROJECT: 81 Church Street
Leighton Buzzard, LU7 1BS

DRAWING TITLE: PROPOSED DRAWINGS

SCALE AT A2: 1:100	DATE: 24.08.2021	DRAWN: RL	CHECKED: AC
PROJECT NO: 21142	DRAWING NO: AD-01	REVISION: B	



ground floor plan

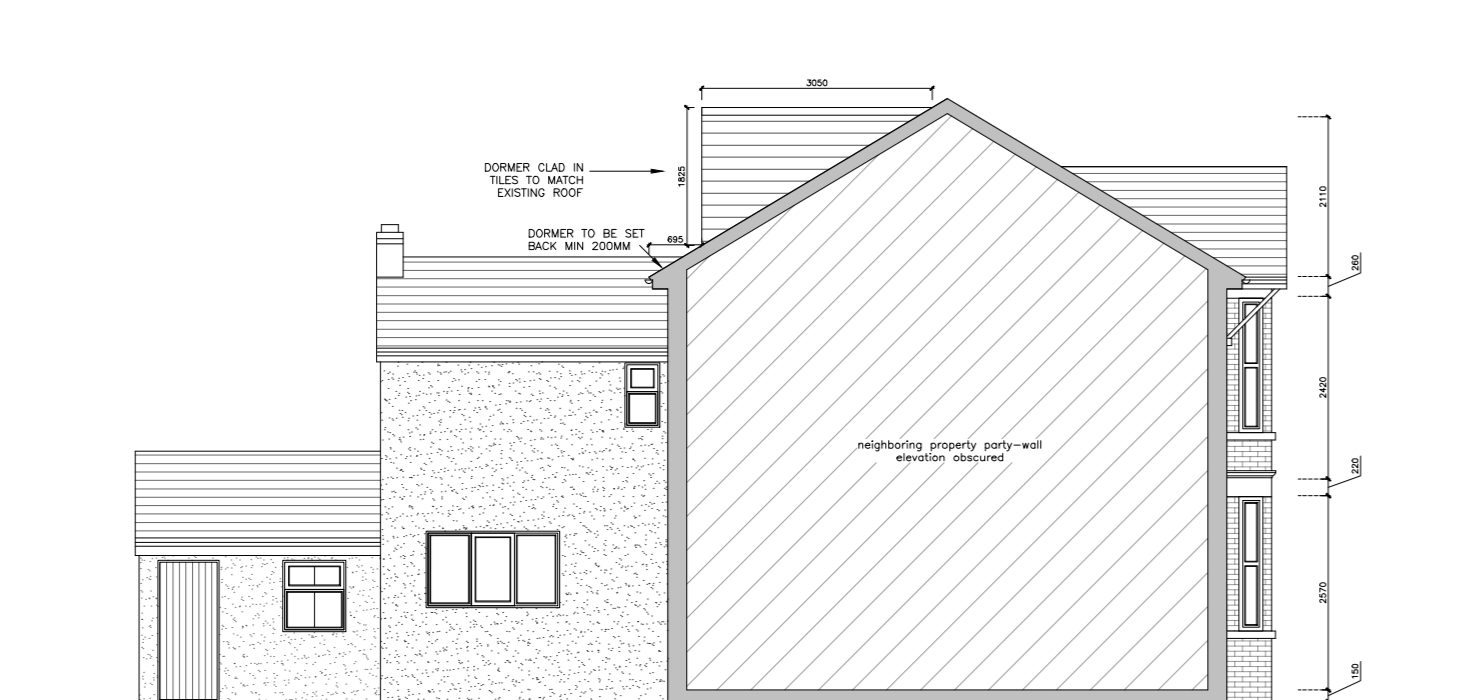
first floor plan

second floor plan

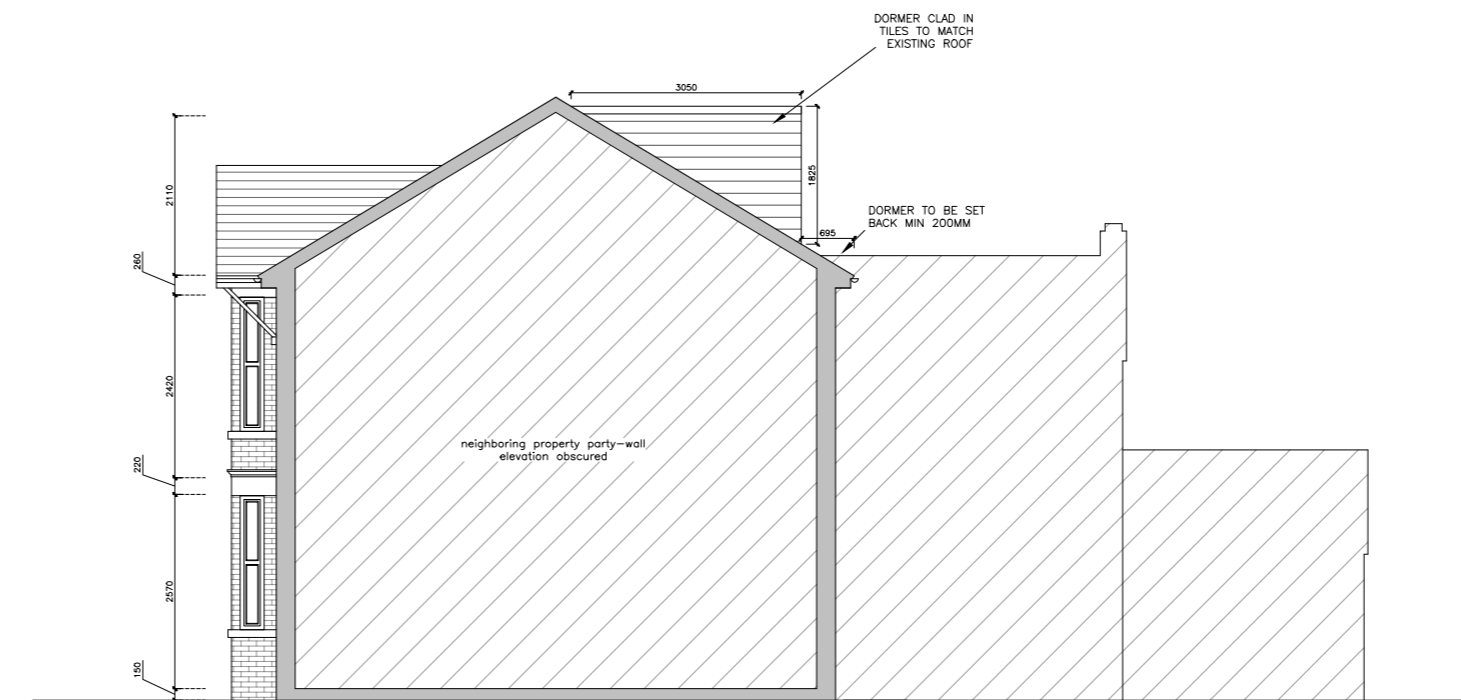
roof plan

front elevation

rear elevation



side elevation



side elevation

TOTAL VOLUME NOT TO EXCEED 40m³
 REAR DORMER
 1/2 (DORMER DEPTH x DORMER HEIGHT x DORMER LENGTH)
 1/2 (3.050m x 1.825m x 4.505m) = 12.540m³
 LOFT CONVERSION FALLS WITHIN PERMITTED DEVELOPMENT RIGHTS