

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction. manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the client on this project may require both the issue of a notification to the HSE and the appointment of a Principal Designer (as per the regulations) may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in the Party Wall Act 1996. The building owner is to serve a notice on the owners of the party walls prior to commencement of the proposed works.

The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.

Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will potentially not be involved during the on-site construction phase of the project. The client is to appoint a contractor to manage the construction of the project. Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works.

The significant risks that the Principal Contractor needs to be aware of at Pre Construction stage include: excavations with the ground level below the existing ground level, the presence of underground services including the drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas mains) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Any structural works need to be carefully considered and to any structural engineer to be undertaken and where necessary, these works need to be designed by a structural engineer.

The Principal Contractor must:

- Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, the construction work is carried out in a safe and sound manner.
- Consider the General Principles of Prevention when design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work.
- Prepare a suitable Construction Phase Plan before the construction phase begins (and follow it).
- Organise cooperation between Contractors and coordinate the implementation of all applicable legal requirements for health and safety.
- Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments.

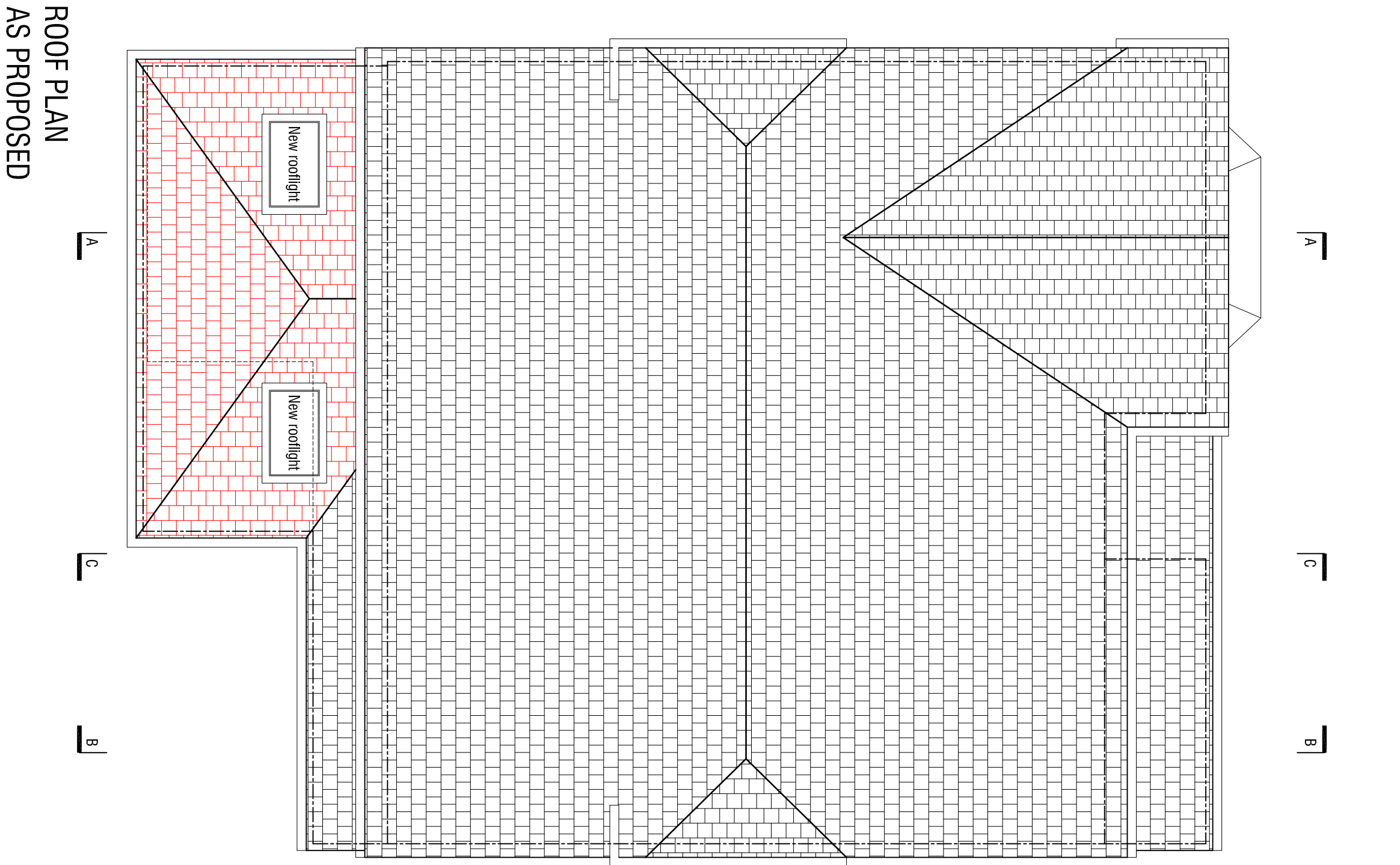
CLIENT
Helen Hindle

PROJECT
**Proposed extension and alteration to
2 Calderwood Close, Totlington, BL8 3LE**

DRAWINGS

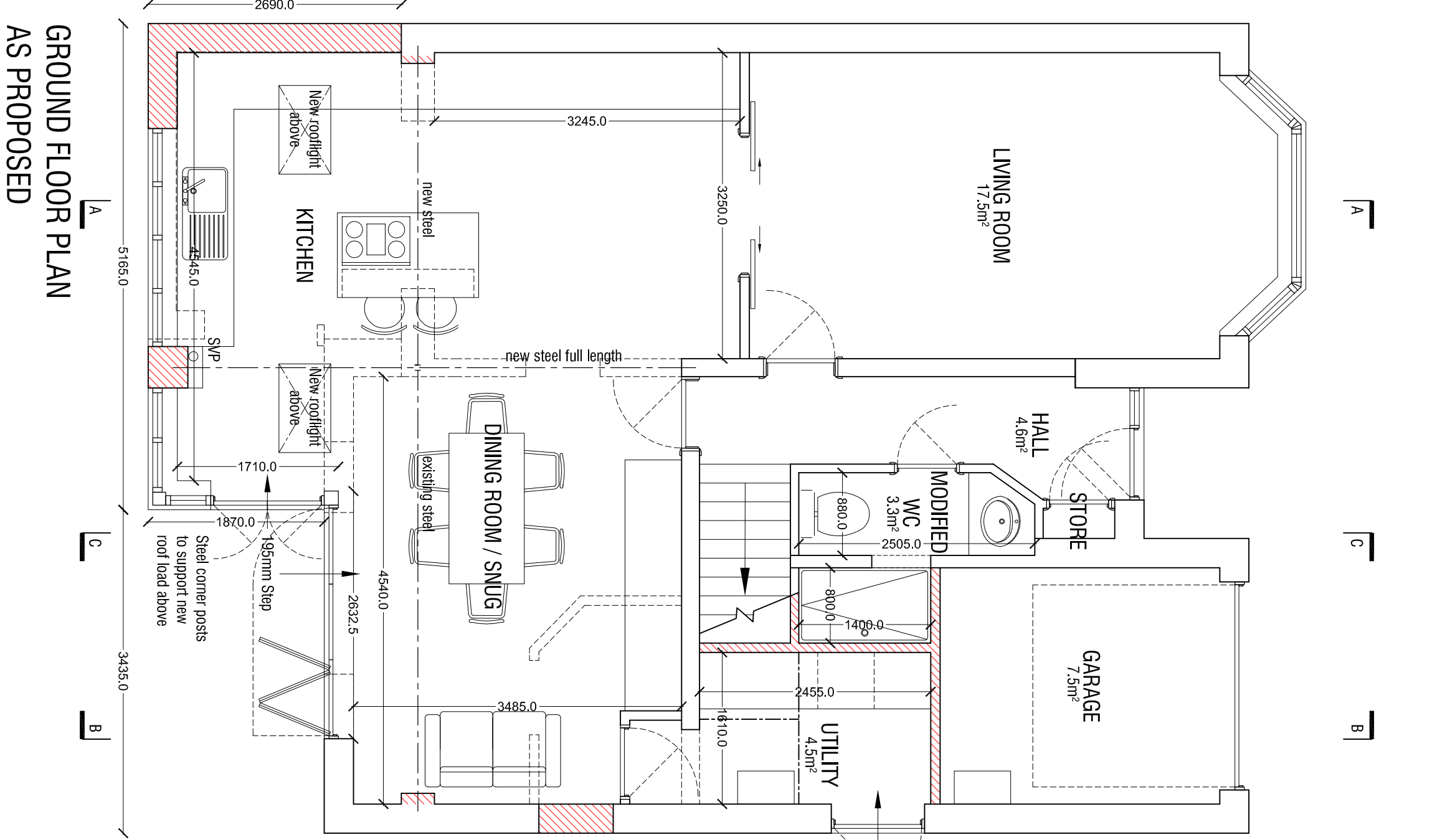
Floor Plans
As Proposed

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Feb 2026	TR	RS
DRAWING NO.	CDM REFERENCE NO.	REVISION	
R-1080-03		C	



ROOF PLAN
AS PROPOSED

- Existing boiler unit to be relocated to Garage side of new stud wall.
- New wall to separate Garage and create new utility space with existing side door.
- Existing WC modified with new walk-in shower. Side fitted to flooring to cope.
- Existing built-in to start to remain.
- New fitted units to Dining Room.
- Remove existing side door from Kitchen and infill to match existing wall build up.
- Existing steel above Kitchen to be checked by contractor if suitable for works proposed allow for new pier.
- Existing external wall to rear altered to accommodate new bi-fold doors.
- New roof tiles and eaves to match existing.
- New VELUX roof light or skylight to allow side of new hip roof.
- New speed roof to span over rear extension, to meet minimum pitch whilst keeping with surrounding design (approx 20° pitch to either side with approx 30° to rear hip to accommodate new roof lights).
- Existing Kitchen to be amended and made good for new snug internal.



GROUND FLOOR PLAN
AS PROPOSED

- New sliding doors between Dining and Living.
- String to advise on support through existing wall for flat timber or minimum support column.
- Carefully remove existing walls and make good for larger opening to make Dining / Kitchen more uniform.
- Existing wall removed with new steel beam above to support first floor.
- New steel to Structural Engineer's calculations.
- New Kitchen island unit with built-in hob and breakfast bar area.