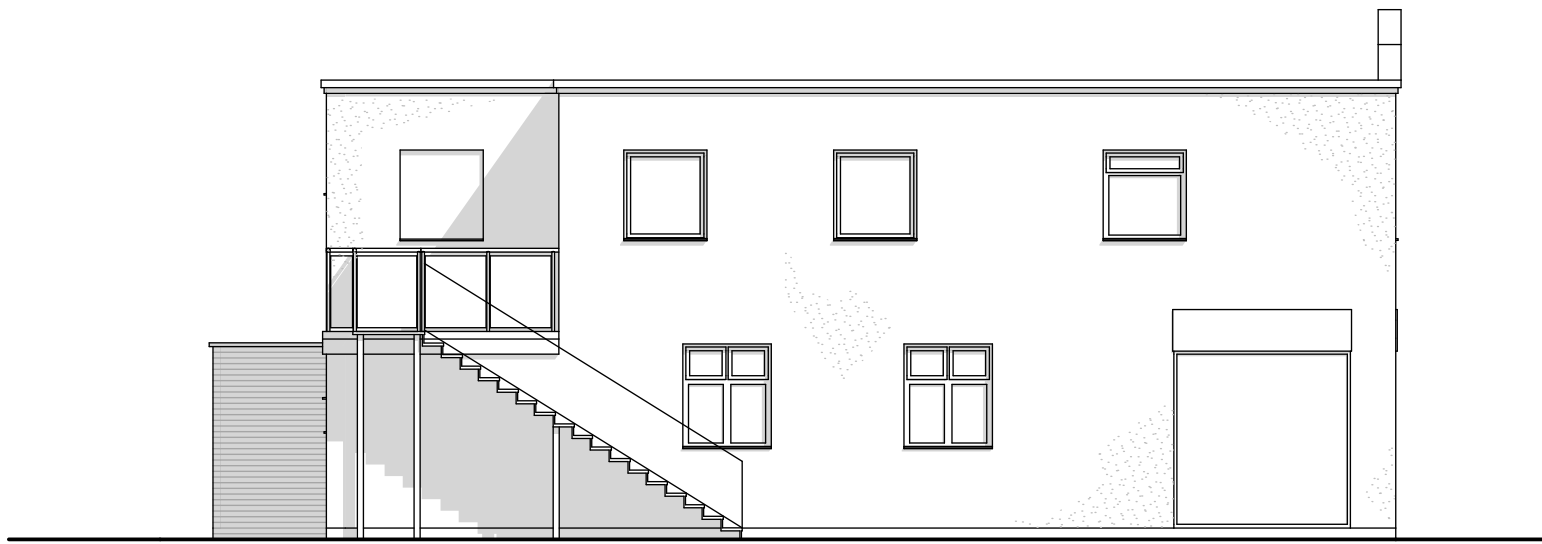
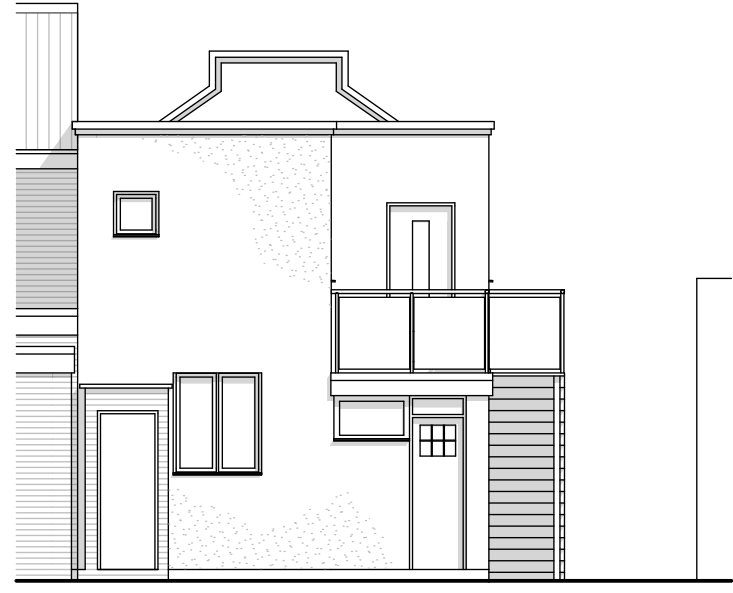




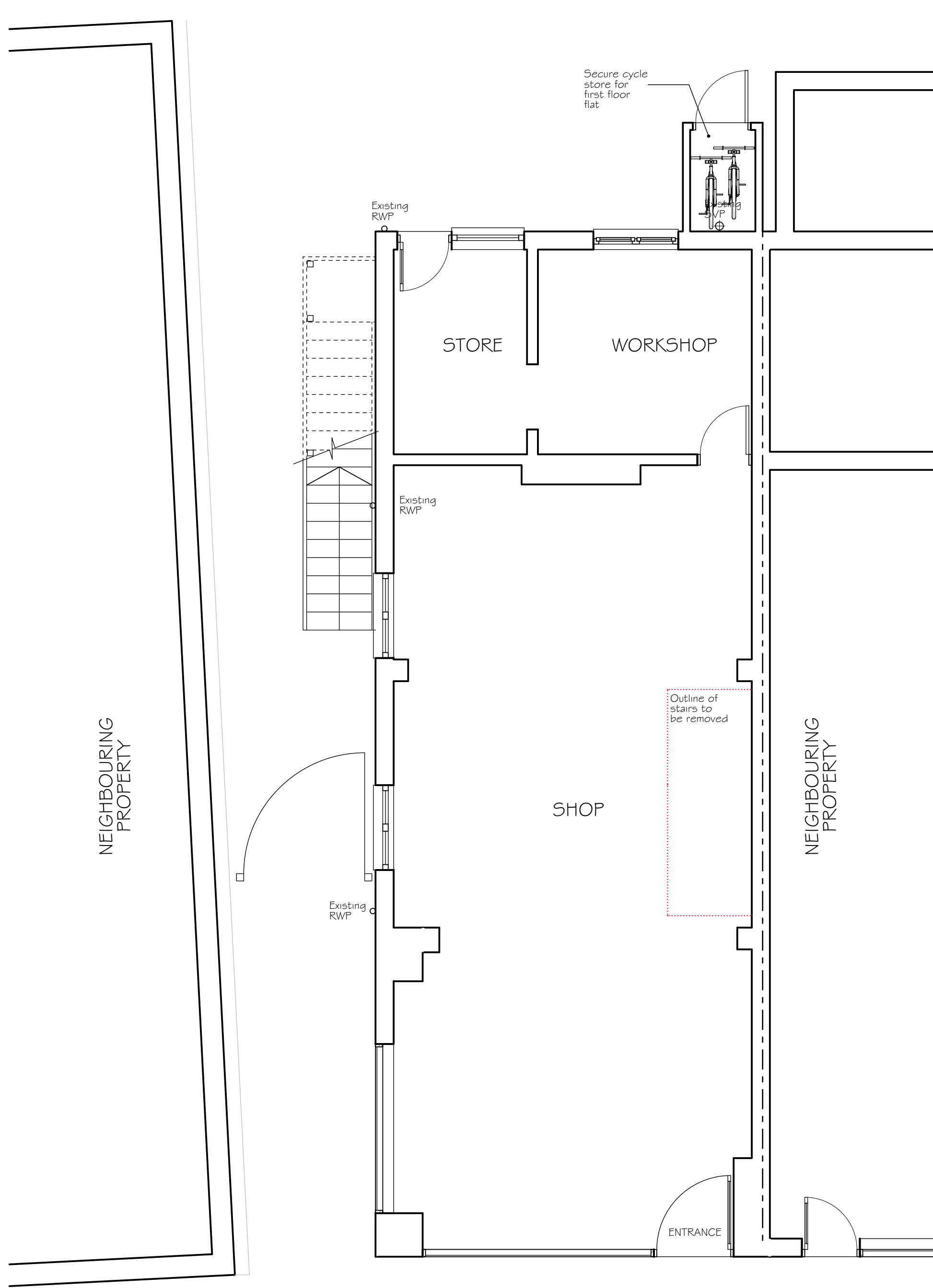
PROPOSED FRONT ELEVATION 1:100



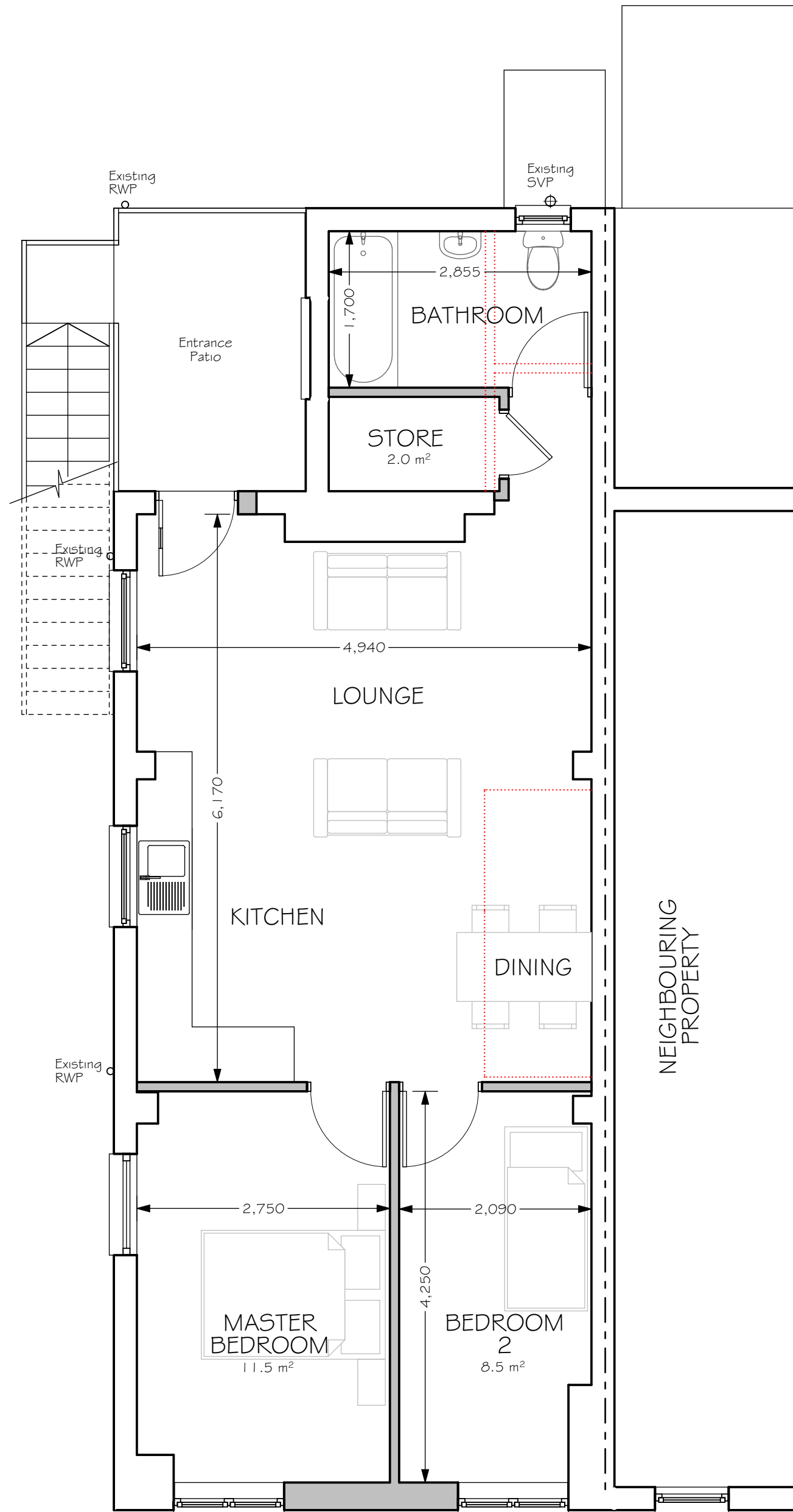
PROPOSED SIDE ELEVATION 1:100  
0 1 2 3 4 5 10m  
1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



2 BEDROOM FLAT  
GROSS INTERNAL AREA  
61 m²

PROPOSED FIRST FLOOR PLAN 1:50



**!!! IMPORTANT NOTE TO ALL BUILDERS / CONTRACTORS (domestic projects) !!!**  
Under **The Building Safety Act 2022** (BSA) and **Construction (Design and Management) Regulations 2015** (CDM), contractors must be conversant, competent and compliant with their duties and responsibilities. For domestic projects, the regulations impose that the contractor (organising/in charge of the work) will be deemed to fulfil the role and responsibilities of the "Principal Contractor (PC)."

It must also be assumed that the domestic client will not have extended the "Principal Designer (PD)" role (BSA and CDM) for the construction phase and will require this role to be transferred to the Principal Contractor. There are no construction phase PD duties if the design is not changed in any way. Should any changes be made, you will need to consult the pre-construction stage PD to ensure that these do not affect compliance with Building Regulations or Health & Safety considerations. This involvement will attract professional fees which the client may not be willing to accept.

If you are asked to price and/or undertake the works shown on these drawings, you must decline if you do not possess adequate competence, processes and insurance to comply with legal duties under the regulations. Failure to comply may result in enforcement actions ranging from stop notices through to criminal prosecution. On-line resources are readily available to assist contractors to develop the required knowledge and competence. M+C can also offer training services to contractors.

THIS DRAWING IS COPYRIGHT. It must not be traced or copied in any way or form, in part or whole, without prior written consent and may only be used by the present owner in relation to the property on the drawing unless otherwise agreed in writing with MUNDAY & CRAMER. DO NOT SCALE FROM THIS DRAWING. Dimensions are stated for guidance only. The contractor is to verify all dimensions & boundary positions on site before commencement and prior to making workshop drawings or purchasing materials. The Contractor should in accordance with the Building Regulations meet the Building Inspector on site before commencement of any works. Please advise Munday & Cramer of any trees found within 40 metres of the proposed works that are not noted on the plans prior to commencement of works.

		Drawing title: PROPOSED PLANS & ELEVATIONS		Client: PCM GROUP	
		Project: RESIDENTIAL FLAT		Drawn: T Matecki	
		Address: CYCLE KING, 1 LONDON ROAD WICKFORD ESSEX, SS12 0AW		Checked: Drawing No. J874/02	
15.04.2025		- Client issue		Revision -	
Date	Rev	Description	© copyright	Note	All Scales relate to A1 paper size - (Do not print at fit to page)



**MUNDAY + CRAMER**  
39 KNIGHT STREET  
SOUTH WOODHAM FERRERS  
ESSEX CM3 5ZL  
01245 326200  
www.mcessex.co.uk