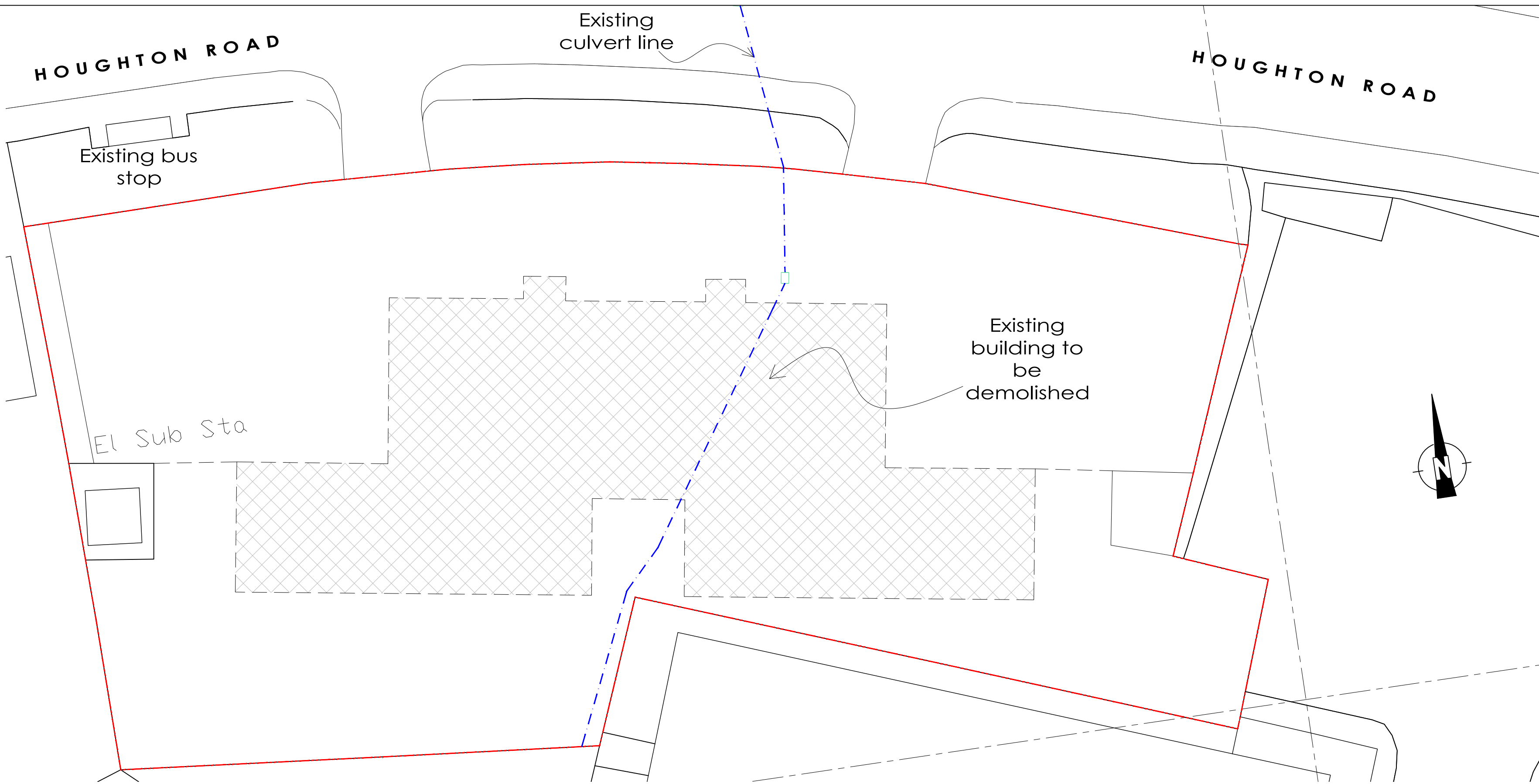


SITE LOCATION PLAN @ SCALE 1:1250

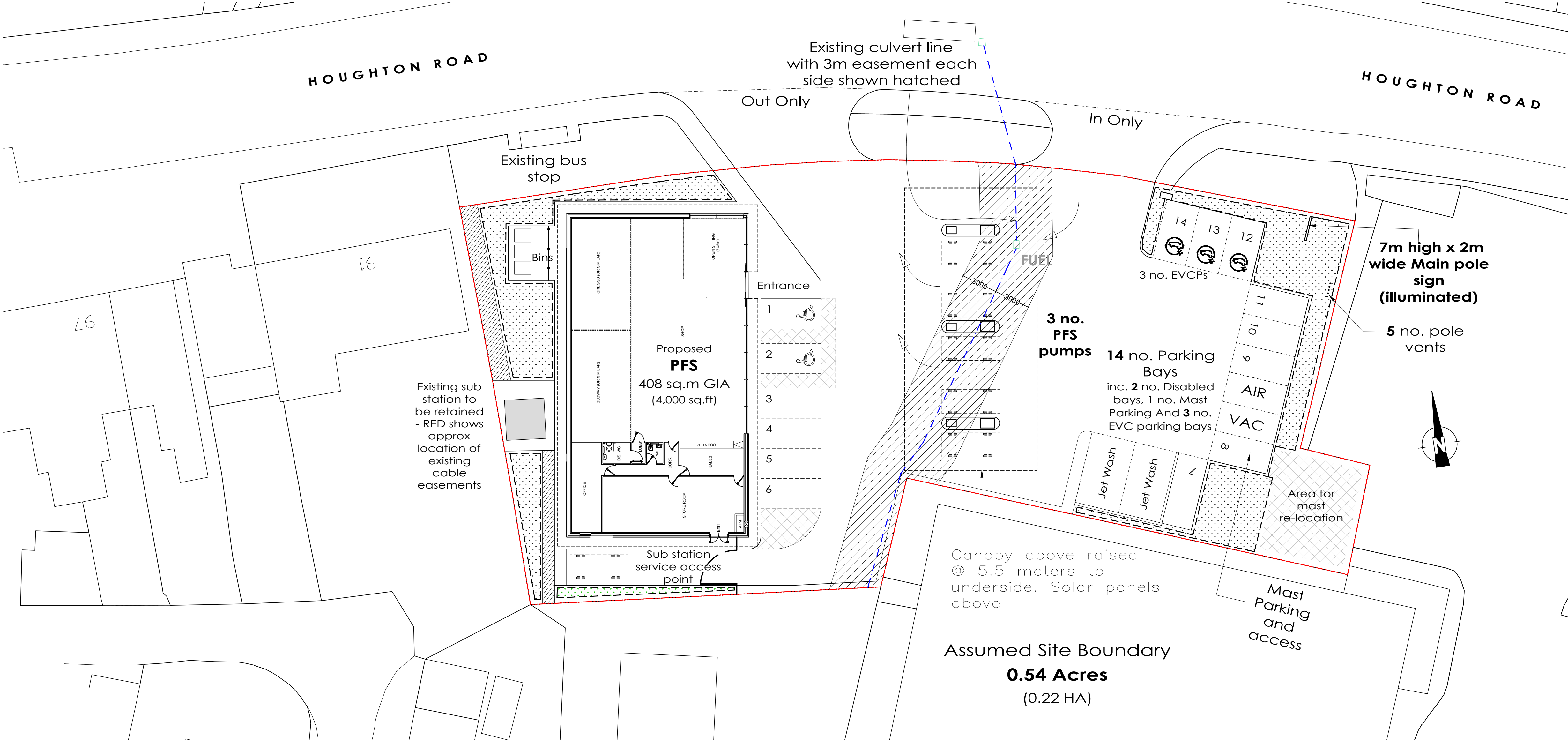
NB:- DASHED RED LINE
DENOTES SITE BOUNDARY

LEGAL NOTES:

- IT IS THE CLIENT'S (OWNER) RESPONSIBILITY TO CHECK BEFORE PLANNING SUBMISSION THAT BOUNDARY LINES SHOWN ON THIS DRAWING ARE STRICTLY AS IN CLIENTS' LEGAL TITLE DEEDS AND THAT THERE ARE NO RIGHT OF WAYS, SHARED SITE SERVICE LINES WITHIN BOUNDARY, ETC. SHOWN OR WRITTEN IN LEGAL TITLE DEEDS THAT WILL BE AFFECTED BY PROPOSED WORKS WAS SO EVER.
- THE CLIENT (HIS OR HER CONTRACTOR) IS RESPONSIBLE FOR FINDING LOCATIONS OF ALL SHARED SERVICE LINES ON SITE & GAINING ALL NECESSARY APPROVAL FROM RELATED STATUTORY BODIES FOR REDIRECTION & NEW CONNECTIONS. CLIENT TO NOTE THAT SHARED SERVICES REDIRECTING WORKS/CHANGES, ETC ARE SUBJECT TO APPROVAL BY RELATED STATUTORY BODIES AND THEIR DECISIONS MIGHT AFFECT PROPOSED BUILDING WORKS. EVEN IF PLANNING DRAWINGS ARE APPROVED BY THE PLANNING DEPARTMENT, CLIENT IS THEREFORE ADVISED TO ADDRESS ALL SITE SHARED SERVICES ISSUES BEFORE PLANNING DRAWINGS ARE SUBMITTED FOR APPROVAL.
- THIS DRAWING IS FOR PLANNING PERMISSION ONLY. ALL WORKS AFTER PLANNING PERMISSION IS APPROVED ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND TO THE APPROPRIATE BRITISH STANDARDS AND TO LOCAL COUNCIL INSPECTOR'S SATISFACTION.
- LOCAL AUTHORITY TO BE NOTIFIED UPON COMMENCEMENT OF WORK ON SITE.
- FOR GENERAL/CONSTRUCTION DETAILS, REFER TO APPROVED BUILDING REGULATION DRAWINGS
- A N DESIGN LTD CANNOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADDRESS BELOW OR ANY ADJOINING PROPERTY NOW SO EVER CAUSED.
- ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH LOCAL AUTHORITY DECISION NOTICE CONDITIONS (ON PLANNING/ BUILDING CONTROL)
- THE OWNER MUST TELL NEIGHBOURS OF ANY WORK NEAR OR ON SHARED PROPERTY BOUNDARY AND TO OBTAIN APPROPRIATE AGREEMENT UNDER THE TERMS OF THE PARTY WALL ACT (LATEST EDITION) WHERE NECESSARY (IN CONSULTATION WITH A STRUCTURAL ENGINEER/BUILDING SURVEYOR)
- ALL DIMENSIONS, LEVELS MUST BE CHECKED ON SITE BY BUILDER BEFORE ANY WORK COMMENCES BY CONTRACTOR AND DISCREPANCIES REPORTED IMMEDIATELY TO DEVELOPER.
- ANY EXISTING DRAINPIPES TO BE BRIDGED OVER IF PASSING UNDER NEW WALLS -ALL IN CONSULTATION STATUTORY AUTHORITIES.
- NEW FOUNDATIONS/WALLS SHOULD NOT TRESPASS ONTO ADJOINING PROPERTY.



BLOCK PLAN (EXISTING) @ SCALE 1:200



BLOCK PLAN @ SCALE 1:200 SHOWING PROPOSED DEVELOPMENT

NOTES

A1

BUILDER/CONTRACTOR SHOULD NOT SCALE FROM THIS DRAWING-SHOULD USE FIGURED DIMENSIONS ONLY.
BUILDER/CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE WORKS. ANY DISCREPANCY FOUND TO BE REPORTED TO AN DESIGNS LTD. AS SOON AS POSSIBLE. THIS DRAWING OR ANY PORTION OF IT MAY NOT BE REPRODUCED.

REV C	13.05.22	REVISED EXISTING CULVERT LINE NOTED ON PLAN TO MATCH METGEQ ENV. LTD DRAINAGE SURVEY
REV B	19.12.21	EXISTING CULVERT NOTED ON SITE PLAN
REV A	10.08.21	JET WASH RELOCATED

REV	DATE	DESCRIPTION
DRAWING STATUS: PLANNING APPROVAL		

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CLIENT: DARWEN INVESTMENTS LTD

PROJECT: EXISTING PUB/HOTEL DEMOLITION FOR NEW PETROL FILLING STATION & SHOPPING UNIT AT HOUGHTON ROAD, ROTHERHAM SOUTH YORKSHIRE. S63 0JX

TITLE: EXISTING SITE, EXISTING & PROPOSED BLOCK PLANS

SCALE @ SIZE: 1:1250,200mm @ A1	DATE: DEC. 2020
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PROJECT No: YASIN-109	DRAWING No: PL-01c	REV: C
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