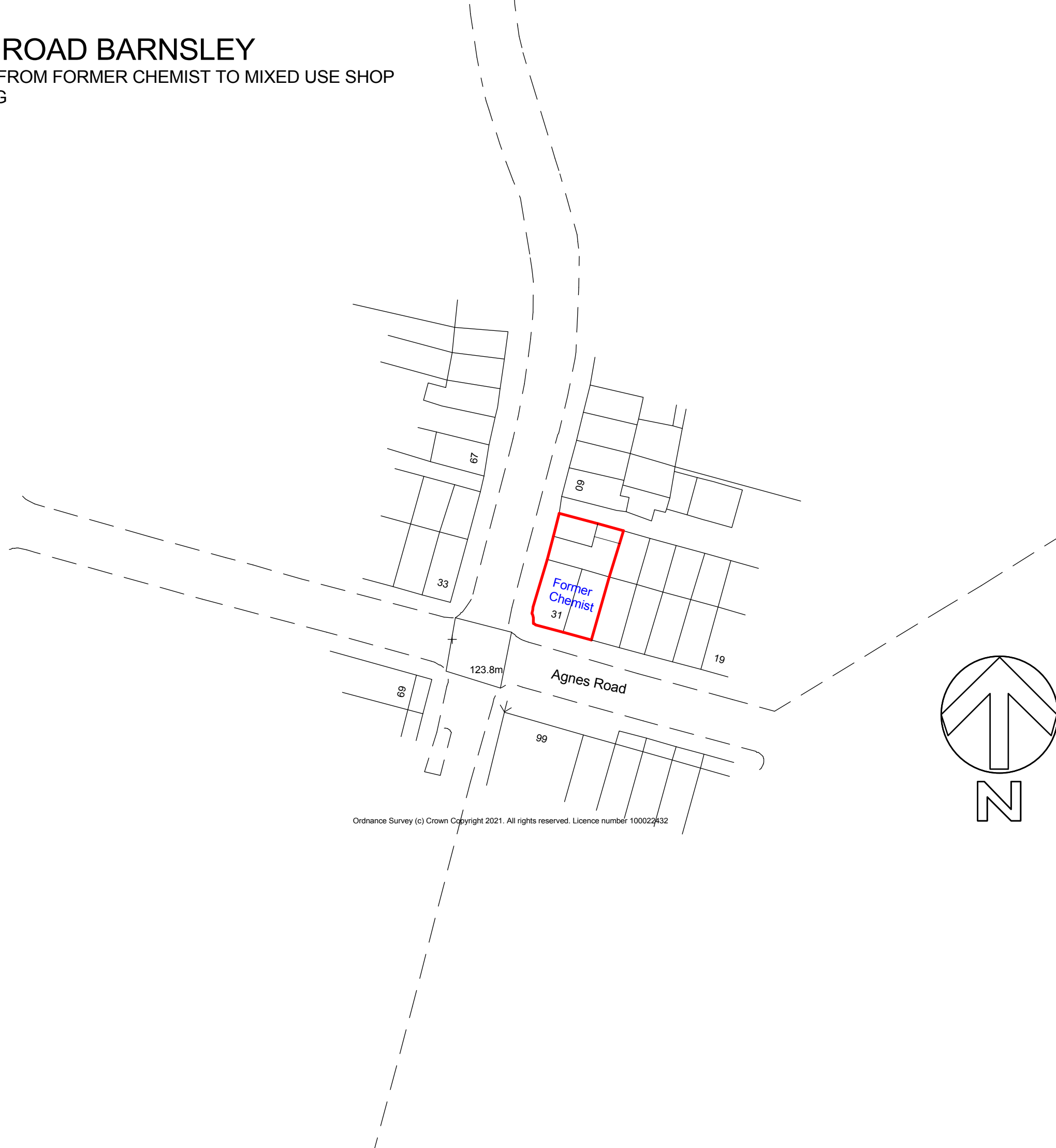


# 31 AGNES ROAD BARNESLEY

CHANGE OF USE FROM FORMER CHEMIST TO MIXED USE SHOP AND C3 DWELLING



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## NOTES

- REFER TO PLANNING APPROVAL 19F/2195
- PRE START CONDITIONS TO BE DISCHARGED
- LICENSING OFFICER TO APPROVE DESIGN
- WORKS TO COMPLY WITH CDM 2015
- ANY EXISTING BUILDING CONTROL APPLICATION USING AA2L LTD DRAWINGS WITHOUT AUTHORISATION MUST BE WITHDRAWN!
- REFER TO STRUCTURAL CALCULATIONS
- THERMAL UPGRADE REQUIRED AS AGREED ON SITE WITH LIVERPOOL CC BUILDING CONTROL OFFICER
- REFER TO ACOUSTIC REPORT
- POST COMPLETION NOISE TEST WILL BE REQUIRED.

No Dimensions To Be Scaled From This Drawing Which Is The Property Of The Company -AA2L LTD. It Is Not To Be Used Or Disclosed In Any Way Except As Authorised By The Company

The Architect -AA2L LTD Owns All Intellectual Property Rights Including The Copyright In The Drawings And Documents Produced In Performing The Services And Generally Asserts The Architect's Moral Rights To Be Identified As The Author of Such Work  
No Part Of Any Design By The Architect May Be Registered By The Client Without Written Consent Of AA2L LTD  
The Drawing Will Not Be Assigned To Any Third Party.

The Client Is Responsible For Providing The Architect With The Correct Site Boundary/ownership Definitions And Any Covenants Or Easements Relating To The Site. AA2L LTD Will Assume Site Boundaries As Clearly Defined/indicated, Unless Otherwise Informed By The Client.

No Work To Be Carried Out Without Planning Permission. Until All Pre Start Planning Conditions Have Been Discharged And Until A Building Regulations Application Has Been Submitted. Any Work Carried Out Before Building Regulations Approval Has Been Granted Will Be Subject To Client's Own Risk.

Any Building Works Within Or On A Neighbouring Home's Foundations May Require You To Notify The Owner Of That Property Of Your Intentions At Least One Month Before You Start Work. Work To An Existing Party Wall Requires You To Give At Least Two Months Notice Of Your Intentions. If Consent To Carry Out Work Cannot Be Reached Procedures Dealing With A Dispute Should Be Followed (the Party Wall Act 1996).

NO CAD DRAWINGS WILL BE ISSUED TO ANY THIRD PARTY !!

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE IF IN DOUBT ASK!

revisions	description	date

Riba Workstage 2 - Developed Design

Title: **Location Plan**

Project:

For: **Mr B. Barnes**

Job No: 2021/77/SA      Dwg No: P 01

Paper Size: **A3**      Scale 1:500

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