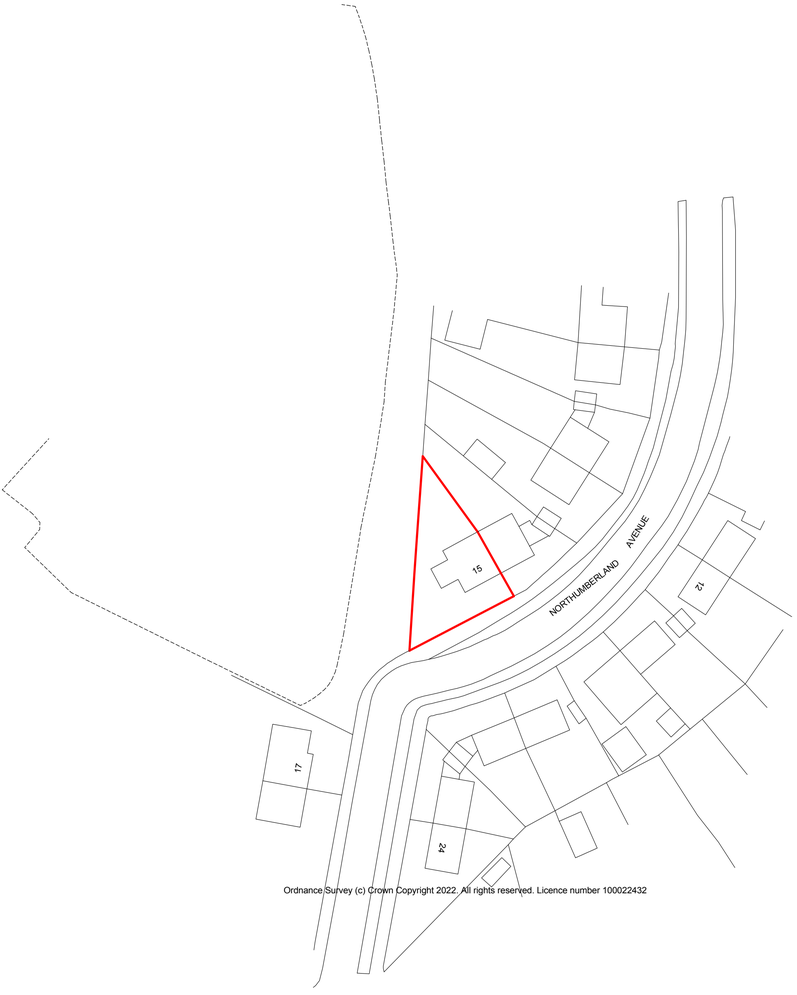
15 Northumberland Avenue

Hoyland S74 9PS

project description- REMOVAL OF OUTBUILDINGS. TWO STOREY SIDE EXTENSION AND ALTERATIONS



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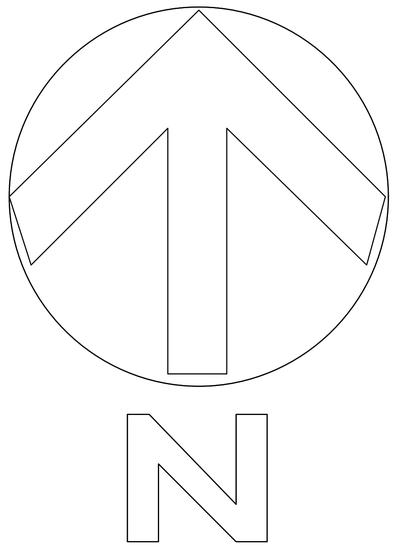

location plan

0 20M

Notes

1. SITE BOUNDARY TO BE CONFIRMED BY CLIENT

On 1 October 2011, the responsibility for most private sewers and lateral drains passed to the water utility companies. Most of these sewers and lateral drains are not shown on existing maps. As development on or around public sewers and public drains is controlled by Yorkshire Water, you are advised to consult with them before starting any work that you understand may include a new drainage connection or involves building over or within 3 metres of a public drain or sewer. For further information please contact Yorkshire Water Services 0345 120 8482 technical.sewerage@yorkshirewater.co.uk This is a separate requirement to the Planning and Building Control regulations

Notes/Advisories

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 and any conditions discharged Will Be Strictly At Clients Own Risk.

Principal Contractor/client/project manager Is Responsible For Ensuring Works Are Signed Off And **Certificate Of Completion** Is Issued By Building Control.

Any Building Works Within 6m Of 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).

It Is The Responsibility Of The Principal Contractor To Notify The Architect Of Any Discrepancies On The Drawing Prior To Construction.
All Dimensions To Be Checked On Site
If In Doubt Ask!

ALL WORKS MUST COMPLY WITH CDM 2015

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

REVISION	REVISION NOTE	DATE	DRAWN BY
C		4-1-23	akb
B		22-12-22	akb
A		6-12-22	akb

Andrew Bailey
Architect
[redacted]

CLIENT J. BEEVERS	JOB NO. 2022/72/JB	DATE Nov 2022	SCALE 1:500 AT A1
DRAWING TITLE LOCATION PLAN		DWG NO. P01	REV C
RIBA WORK STAGE 3 - DEVELOPED DESIGN	DRAWN BY akb		
	CHECKED tab		

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