

Drawings are intended for design only, pursuant to the Town & Country Planning Act only as appointed by the client. Building Regulation approval is to be sought by way of a building notice. Any work carried out before these approvals have been granted will be at the clients own risk. Building Regulations approval should be sought by the client prior to construction. Contractor to check and clarify all levels, dimensions, electrical and drainage specification / construction prior to any works on site and bring to the clients attention any variations or deviations for written confirmation before being carried out on site. All materials shall be fixed, applied or mixed in accordance with all of the manufacturers recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

Surface water and foul sewage arrangements to be moved in accordance with the recommendations of the competent contract and to be approved by building inspector.

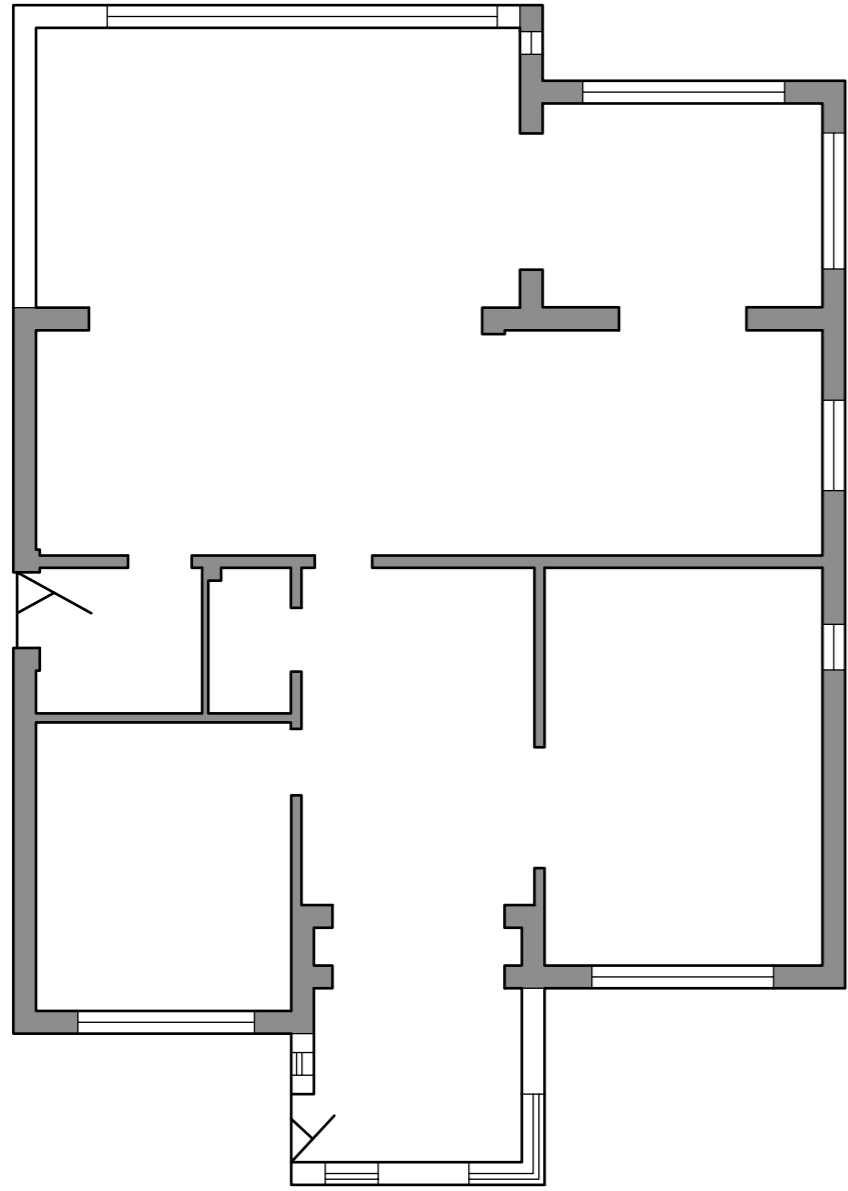
The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities / Building Control, whether or not indicated on the drawing or in the specification.

A title deeds plan was downloaded from land registry 13.09.2019, upon which the site boundary has been based. The plan drawer will assume site boundaries as clearly defined, unless otherwise informed by client. Any building works within 6m of a neighbouring dwellings foundations may require you to notify the owner of that property of your intentions at least one month before you start work. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996). Explanatory booklets can be obtained free of charge on the Government website.

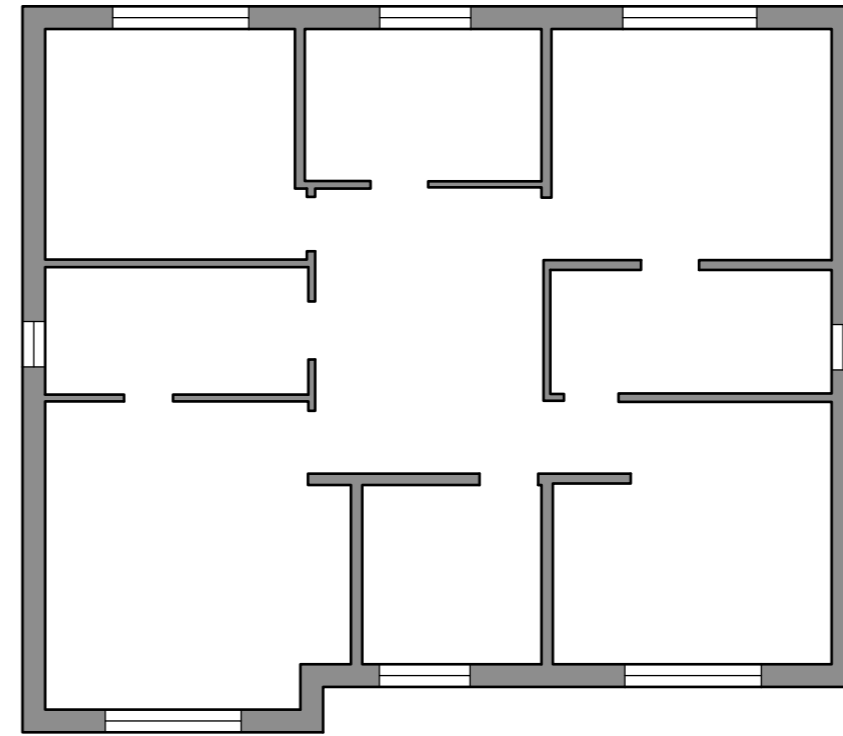
Existing tree to the front of the property to be removed to make space for the new driveway and to allow access to the new garage.

Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. Any compliance planing conditions must be fully adhered to at all times. Contractor shall discharge any conditions detailed in the approved planning decision notice, ensuring pre - commencement conditions are discharged and approval received in writing from the LPA before any works start on site. All building regulations approved documents are to be adhered to.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CLIENT AND PLAN OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE CHECKED ON SITE.



Ground Floor Plan



First Floor Plan (no change)

Notes
 Floor levels to match existing as taken from hallway floor level.
 Ceiling height to be vaulted
 Drainage works to be agreed on site by competent contractor .
 All works to be completed by a competent contractor and in accordance with relevant building regulations.
 Materials to match existing where practicable.

Scale
1:100

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