# 2 WAINWRIGHT AVENUE, WOMBWELL S73 8LS

project description- ROOF SPACE REGULARISATION OF WORKS
EXTENSION AND ALTERATIONS TO DWELLING. REMOVAL OF OUTBUILDINGS

Shelter

REFER TO YORKSHIRE WATER MAPPING DATA

PU 225 VC C

3M EASEMENT CONFIRMED BY YORKSHIRE WATER

MH

EXTENSION

P2

P1

2

PU 225 VC C

WAINWRIGHT AVENUE

37

35

1

6

64.7m

N

**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

**P1,P2 -PARKING SPACES**

# site plan

0 3M 10M

## 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 Intensions 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 | PARKING SPACE CONFIRMATION | 18-10-22 | ab9 |
| A-B | WIDTH INCREASE | 30-8-22 | ab9 |


Andrew Bailey
Architect
Registered Practice


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|---|---|---|---|
| CLIENT A AND E GILLIS | JOB NO. 2022/71/AG | DATE July 2022 | SCALE 1:500 AT A1 |
| DRAWING TITLE SITE PLAN | | DWG NO. PAE 01 | REV C |
| RIBA WORK STAGE 2 - CONCEPT DESIGN | DRAWN BY MB | | |
| | CHECKED ab9 | | |


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