

NOTES

Planning Approval
2017/1387
Reserved Matters Application
-layout
-scale Of Buildings
-design/external Appearance
Means Of Access
Landscaping
levels.....

**Covid Deadline For Submission Of
Application Extended To 1/5/21 As Confirmed
By Team Leader Matthew Smith
On 18th September 2020**

**Development Shall Be Begun Before The
Expiration Of Two Years From The Date Of
The Approval Of Last Of Reserved Matters**

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

AA2L Ltd do not provide a collateral warranty

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 Strictly At Clients Own Risk.**

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).

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!

<i>revisions</i>	<i>description</i>	<i>date</i>
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Riba Workstage 3- Developed Design:

Title: Site Layout Plan

Project: Paddock Road Residential

For : RBDS

Job No : 2020/66/RBDS

Dwg No : RM 02

Paper Size :	A0	Scale 1:200
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AA2L LTD
ANDREW BAILEY: **CHARTERED ARCHITECT**
ARB RIBA Conservation Register

Glendower House
85 Lundhill Road
Wombwell
Barnsley
S730RL

RIBA 財

T. 01226 752590/07879 442670
E. ANDREW.BAILEY@AKBARCHITECTS.COM
W WWW.AKBARCHITECTS.COM

