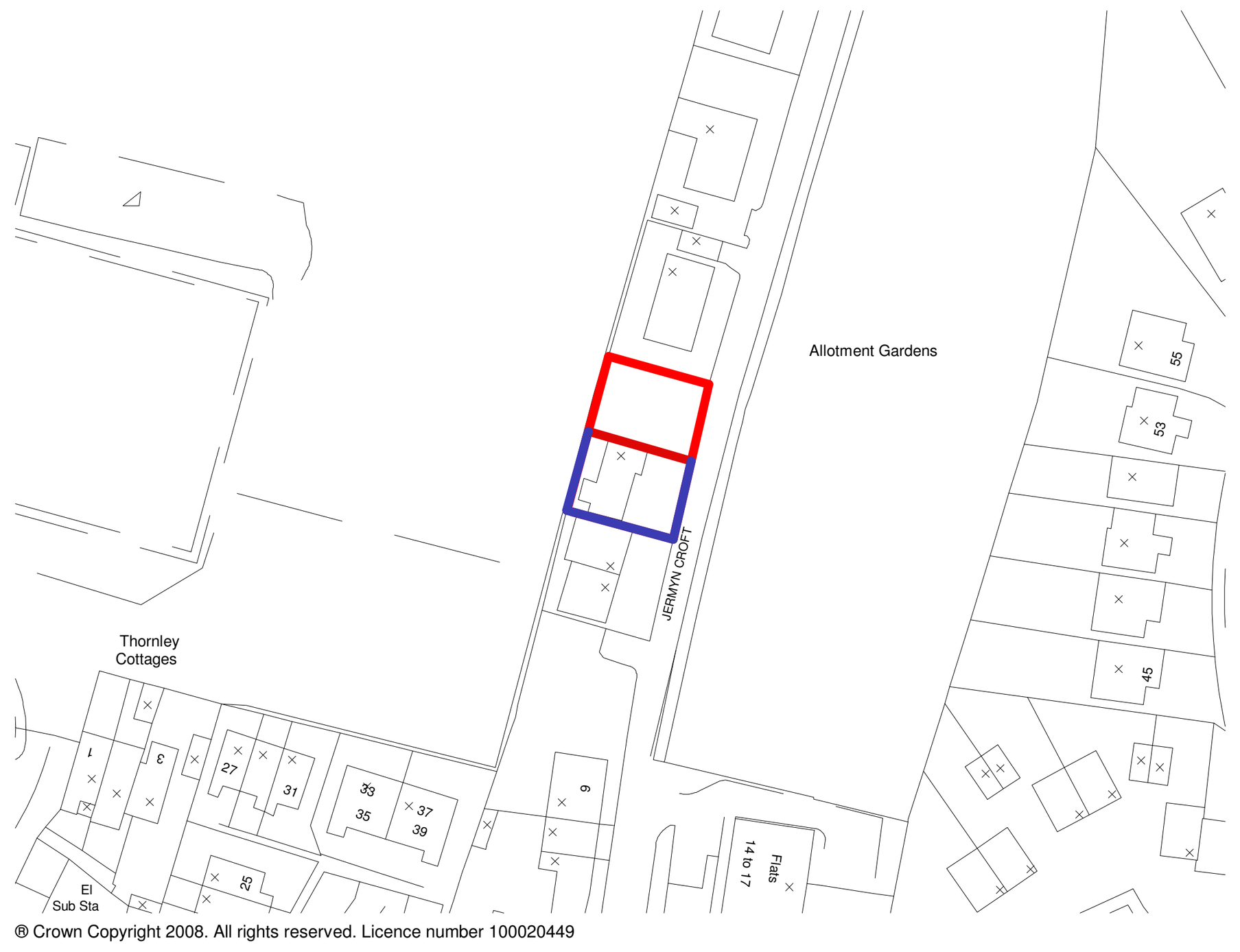
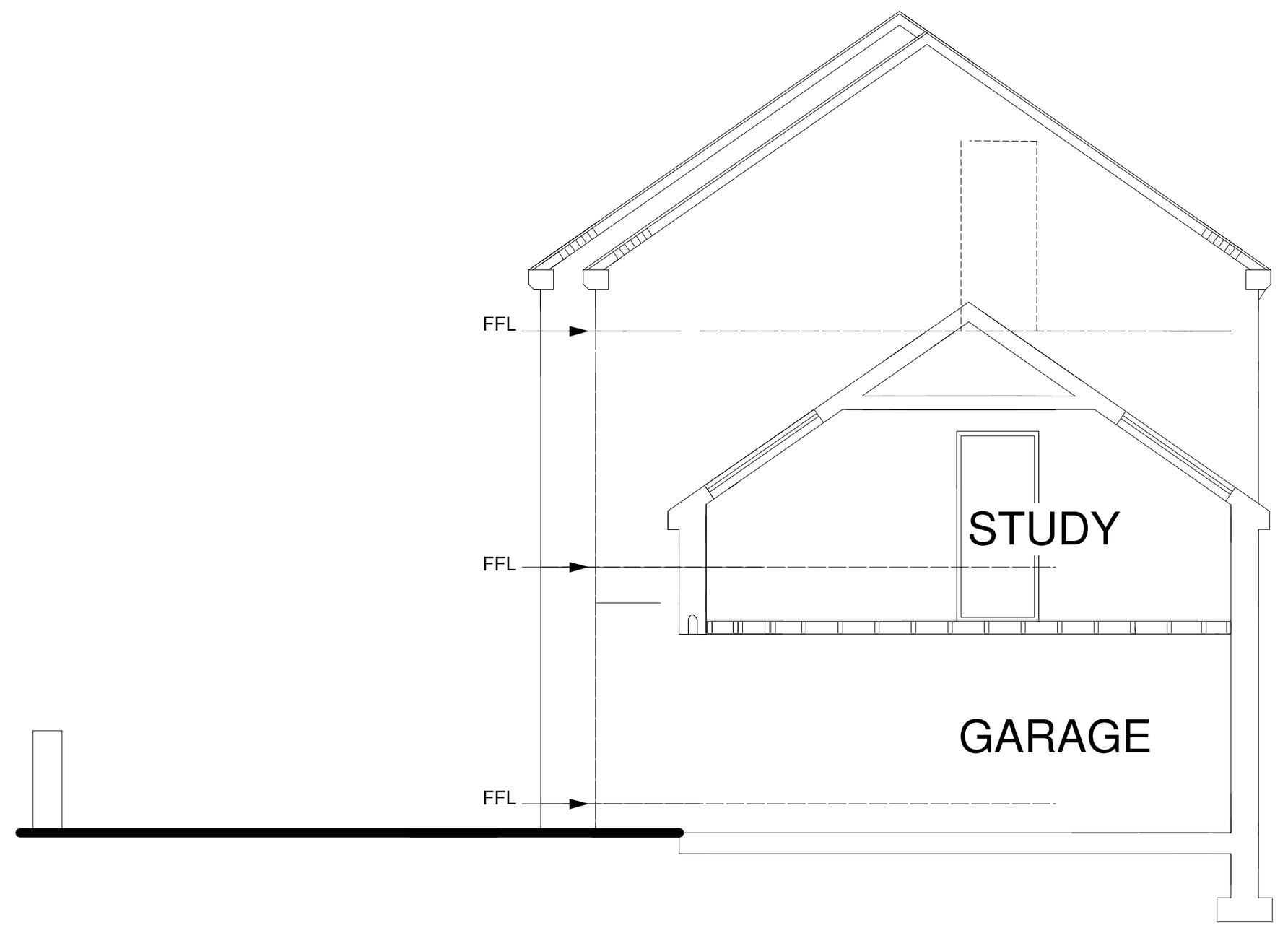


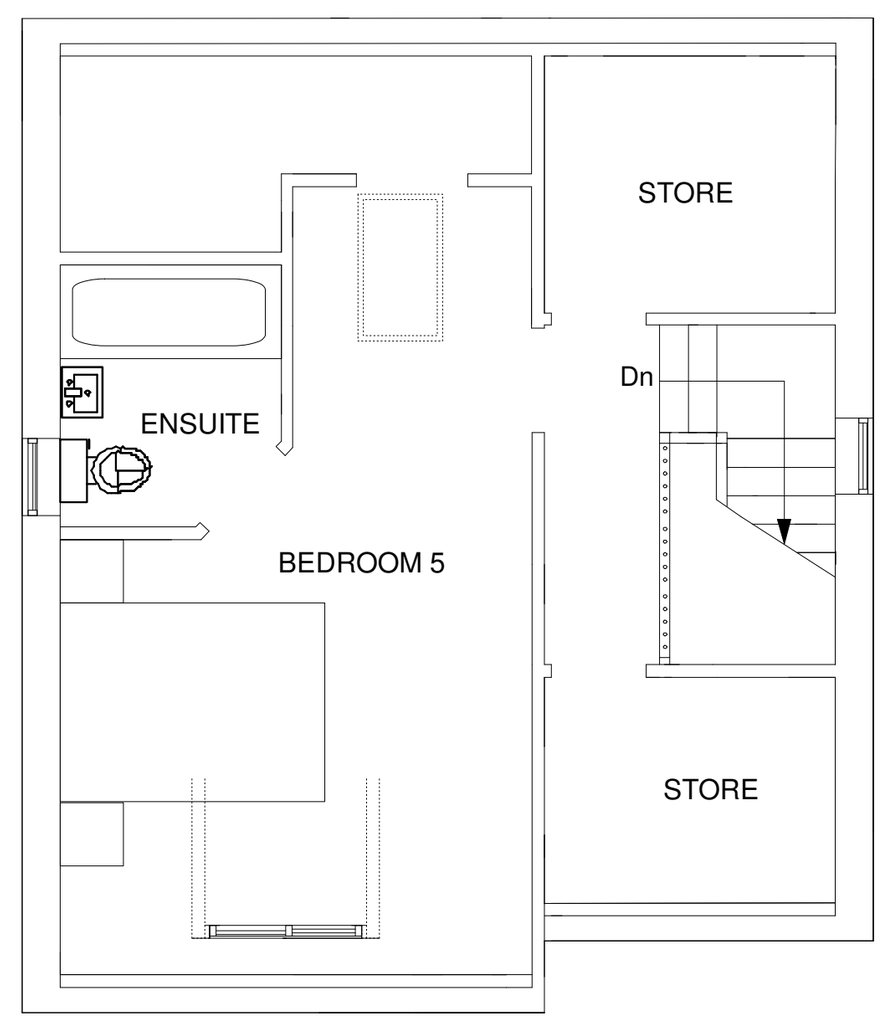

LOCATION PLAN 1:1250



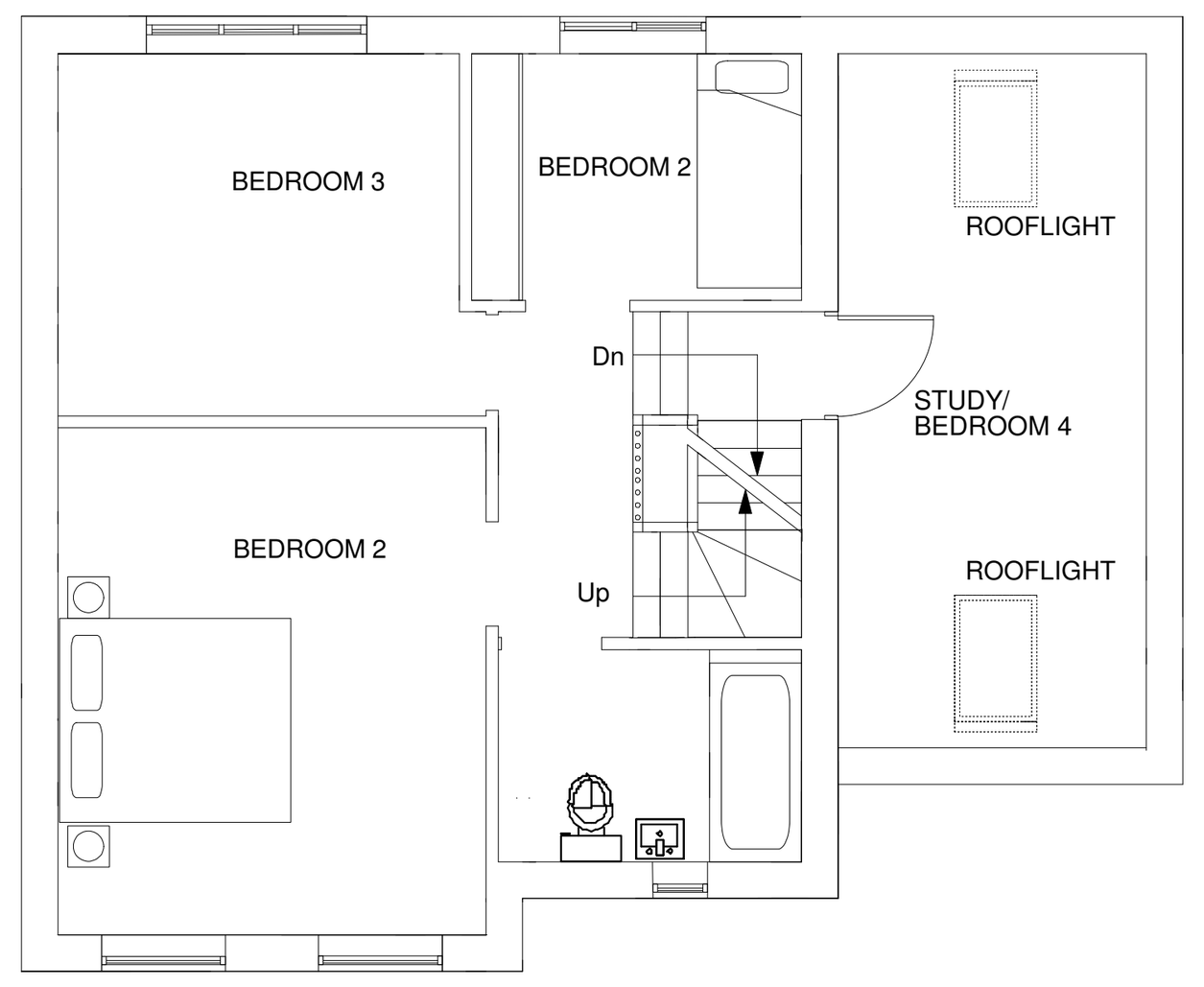

REAR ELEVATION



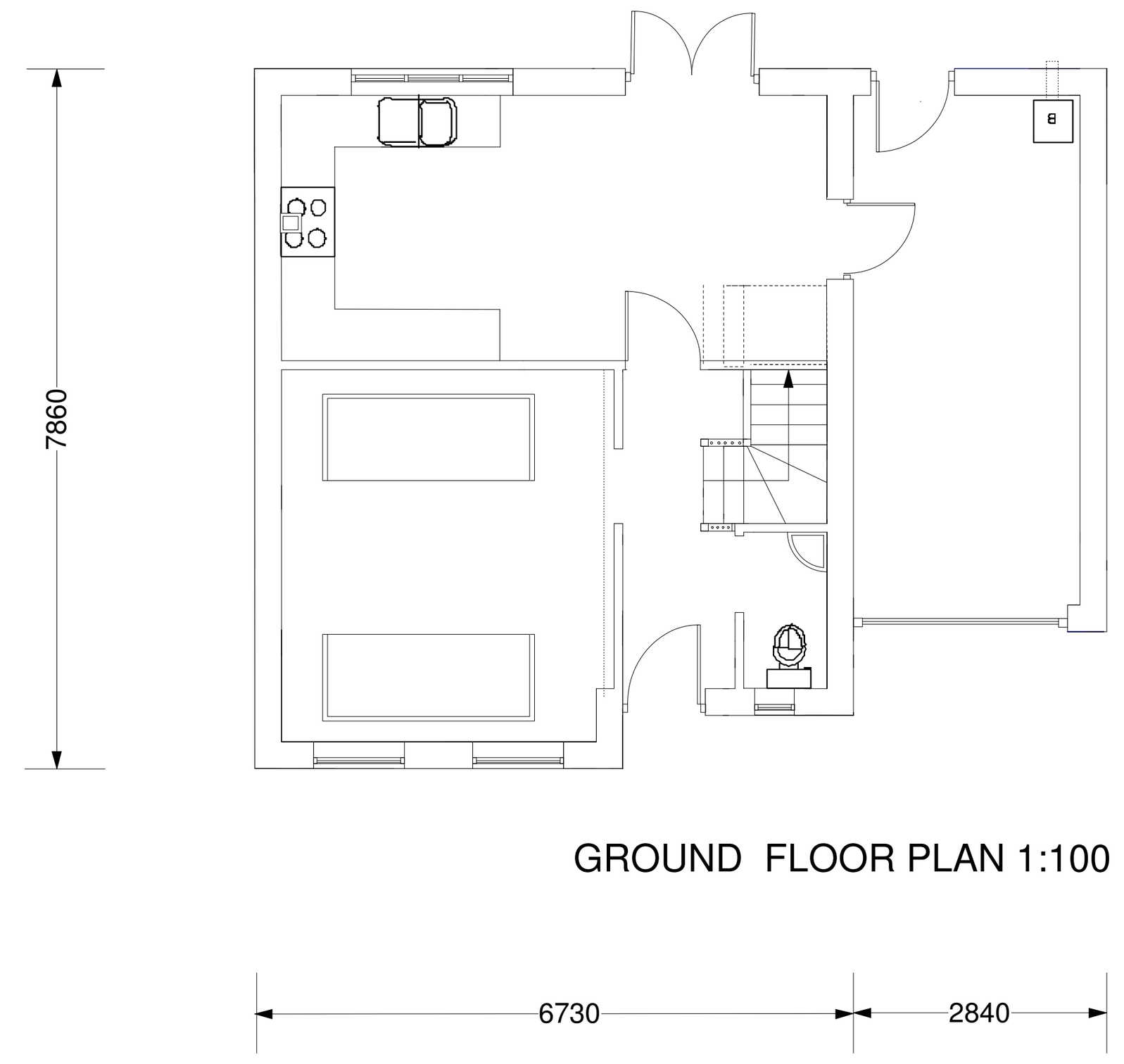

CROSS SECTION



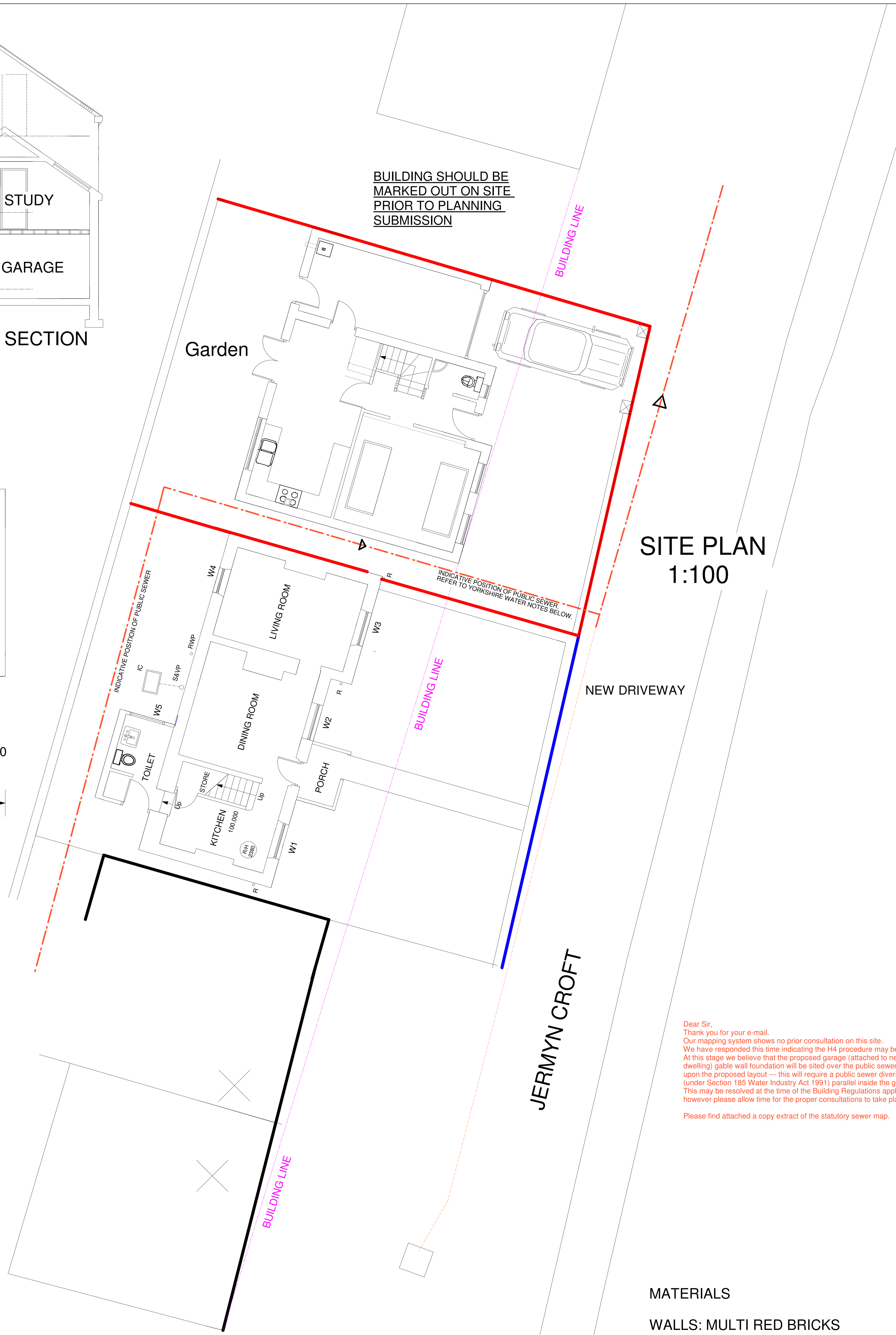

SECOND FLOOR PLAN 1:100




FIRST FLOOR PLAN 1:100

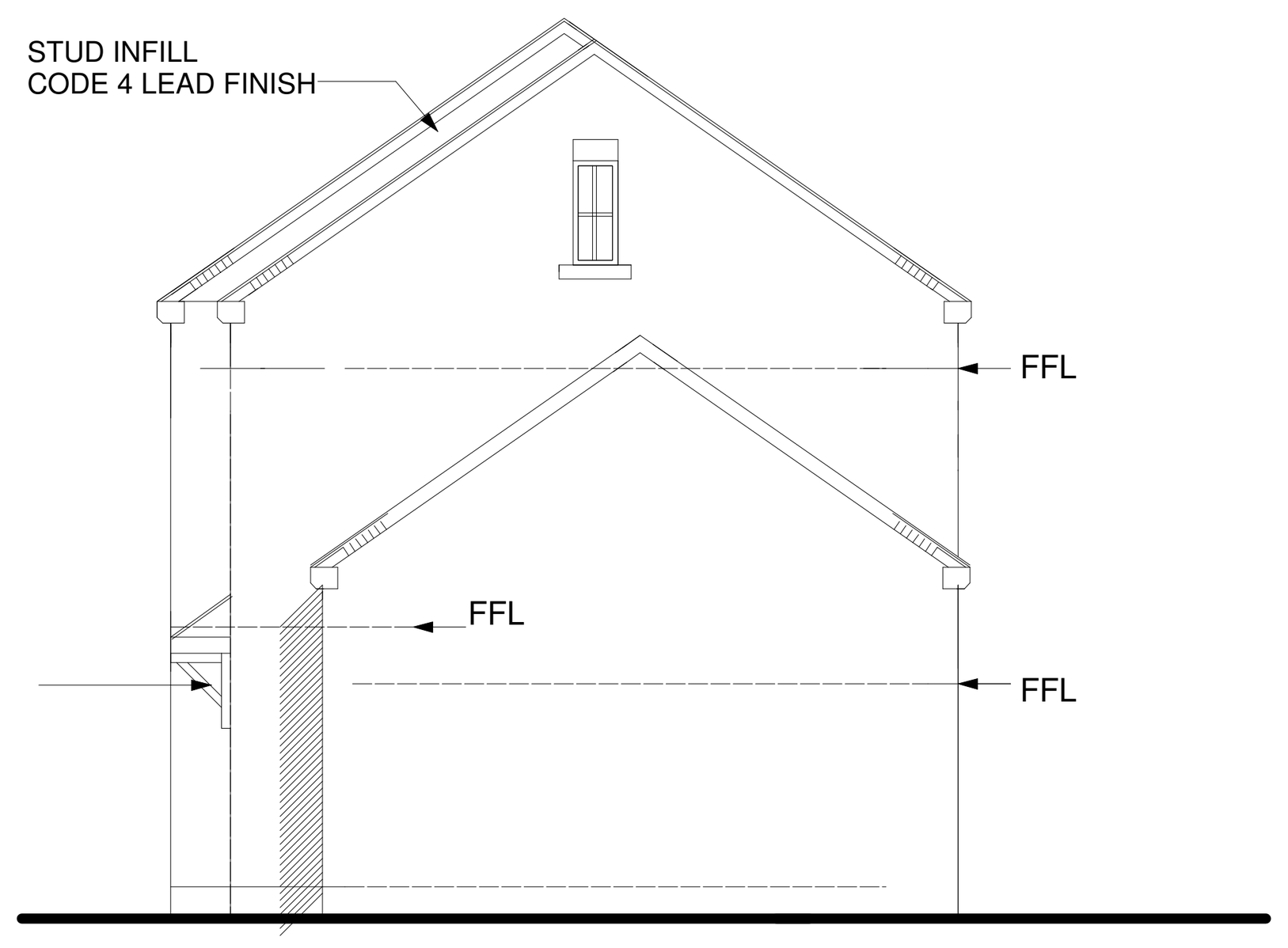



GROUND FLOOR PLAN 1:100

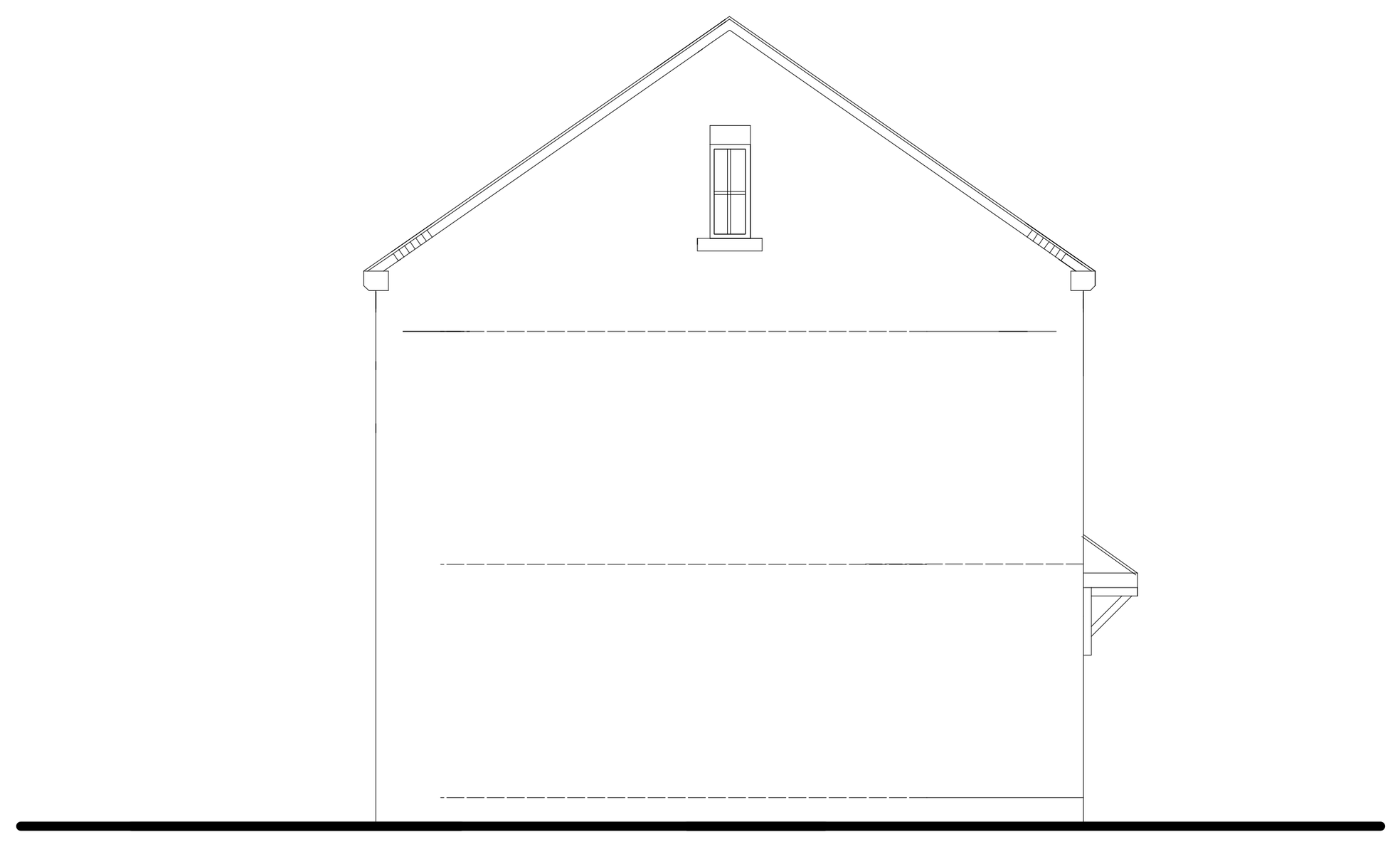



Dear Sir,
Thank you for your e-mail.
Our mapping system shows no prior consultation on this site.
We have responded this time indicating the H4 procedure may be utilised.
At this stage we believe that the proposed garage (attached to new dwelling) gable wall foundation will be sited over the public sewer. Based upon the proposed layout --- this will require a public sewer diversion (under Section 185 Water Industry Act 1991) parallel inside the garage.
This may be resolved at the time of the Building Regulations application, however please allow time for the proper consultations to take place.

Please find attached a copy extract of the statutory sewer map.




SIDE ELEVATION (NORTH)



SIDE ELEVATION




JERMYN CROFT ELEVATION

MATERIALS

WALLS: MULTI RED BRICKS
WINDOWS- UPVC
ROOF- SLATE OR TILE
DOOR- METAL
FASCIA- UPVC
VERGE - SNAPPED HEADER/CLOAKED

BOUNDARY - STONE

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING WHICH IS THE PROPERTY OF THE COMPANY. IT IS NOT TO BE USED OR DISCLOSED IN ANY WAY EXCEPT AS AUTHORISED BY THE COMPANY.CLIENT IS RESPONSIBLE FOR PROVIDING ARCHITECT WITH CORRECT SITE BOUNDARY/OWNERSHIP DEFINITIONS AND ANY COVENANTS OR EASEMENTS RELATING TO THE SITE. ARCHITECT WILL ASSUME SITE BOUNDARIES AS CLEARLY DEFINED, UNLESS OTHERWISE INFORMED BY CLIENT. NO WORK TO BE CARRIED OUT WITHOUT PLANNING PERMISSION 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 3M 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 DEAILING WITH AN DISPUTE SHOULD BE FOLLOWED (THE PARTY WALL ACT 1996).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE.

| REVISIONS | | Date |
|---|---|---|
| A | | 1.12.09 |
| B | public sewer | 11.1.2010 |
| C | HANDED PLAN DORMERS REMOVEDublic sewer | 14.1.2010 |
| | | |
| E | EXTENSION AND GARAGE CONVERSION | 24.3.2010 |
| F | DWELLING SET BACK | 24.3.2010 |
| G | 45 DEGREE RULING | 29.3.2010 |
| H | SET BACK TO BUILDING LINE. GARAGE FORWARD | 12.4.2010 |
| J | INCREASED GARDEN AREA TO REAR | 8.6.2010 |
| | | |
| | | |
| | | |

N

ANDREW BAILEY
Chartered Architect

PROJECT:
DETACHED DWELLING LAND ADJACENT TO . 12 JERMYN CROFT DODWORTH S75 3LR (RESUBMISSION)

CLIENT
JEREMY THOMAS

DRAWING
PLANNING

| DWG NO. | | JOB NO: 1:09:4128 |
|---|---|---|
| 01 | REV. J | DATE: Nov. 2009 |

NOTES

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