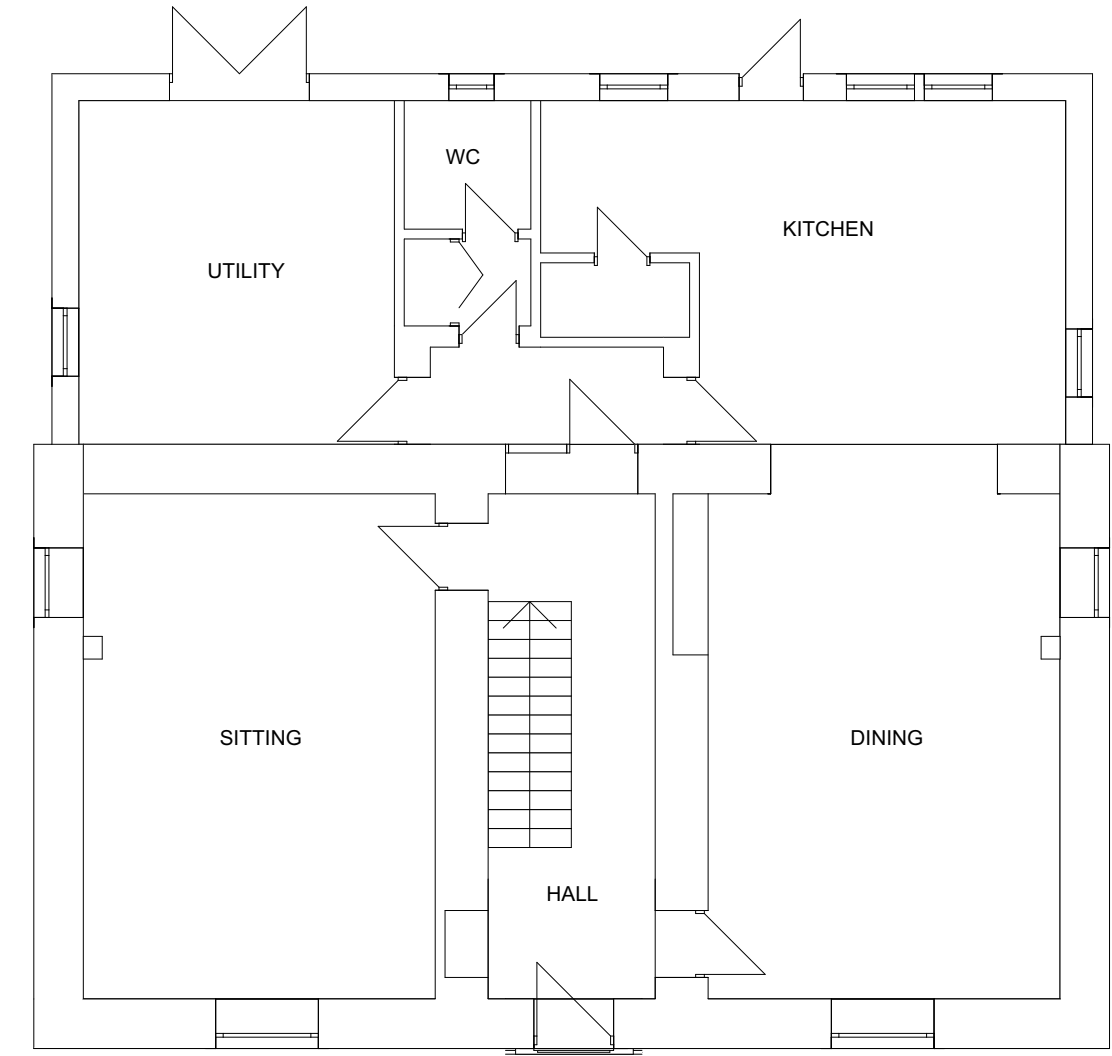
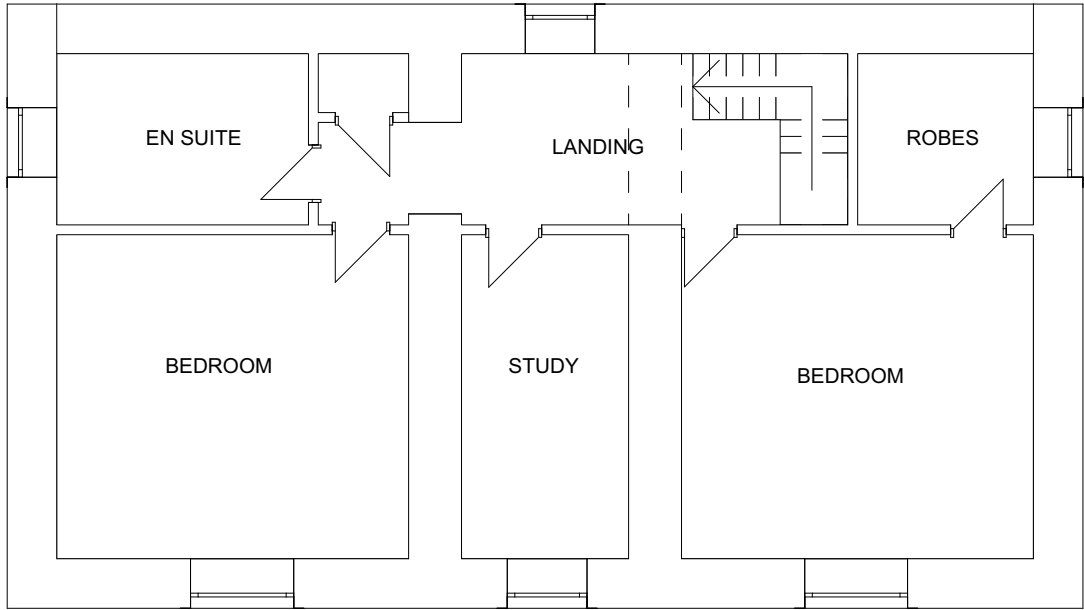
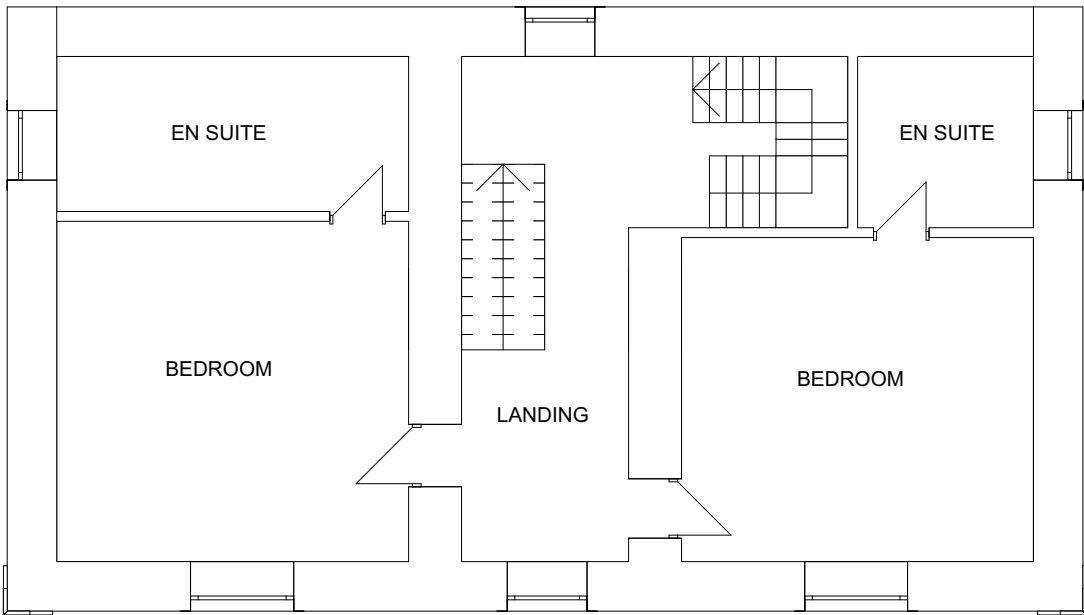




0. Ground Floor Existing 1:100



2. Loft Plan Existing 1:100



1. First Floor Existing 1:100

NOTES

DRAWING PURPOSE

Drawings are design intent only, prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Plan Check Approval only as appointed by the client. Any work carried out before these approvals have been granted will be strictly at the clients own risk.

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 instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

QUANTITIES / COSTING

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.

BOUNDARIES / PARTY WALL ACT

The client is responsible for providing the architect with correct site boundary/ ownership definitions, any covenants or easements relating to the site. The Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

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 an dispute should be followed (the party wall act 1996). Explanatory booklets can be obtained free of charge on the Government website.

LEGISLATION / OTHER CONSULTANTS

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. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of the architect. This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made.

Contractor shall discharge any conditions detailed in the approved planning decision notice, ensuring pre-commencement conditions are discharged and approval recieved in writing from the council before any works start on site.

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. IF IN DOUBT ASK.

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status: PLANNING		
client: MR & MRS MYERSCOUGH		
project: BILLINGLEY HALL, BACK LN, BILLINGLEY		
title: EXISTING PLANS		
scale: 1:100 @ A3	date: FEB '23	
project no.: 221122	number: 03	rev: -