

EXISTING ELEVATIONS

1:100



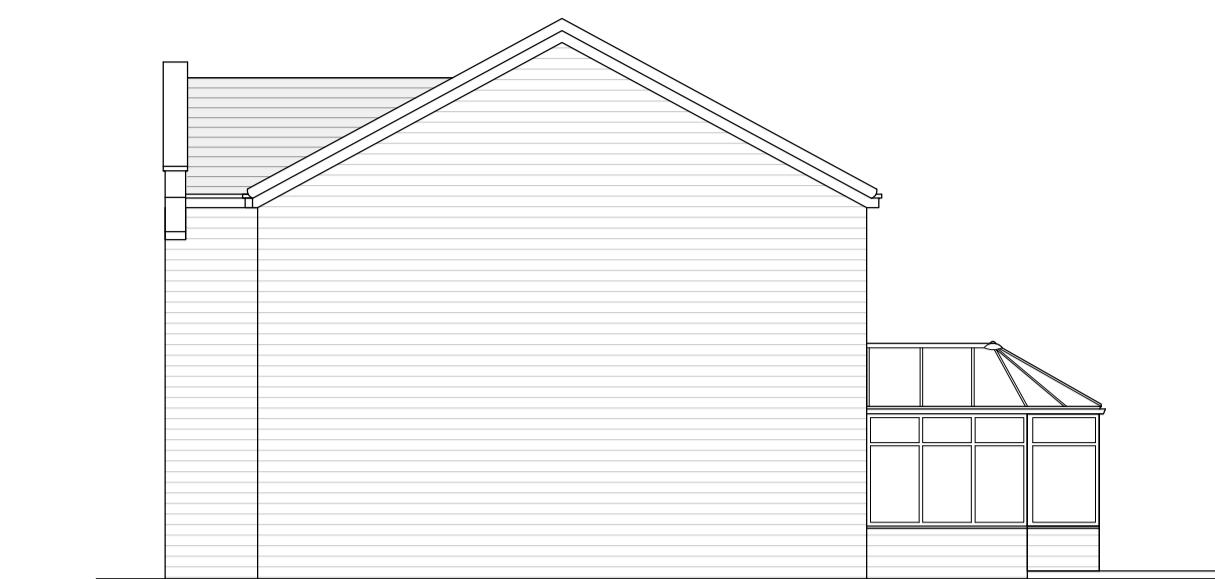
EAST



SOUTH



WEST



NORTH

PROPOSED ELEVATIONS



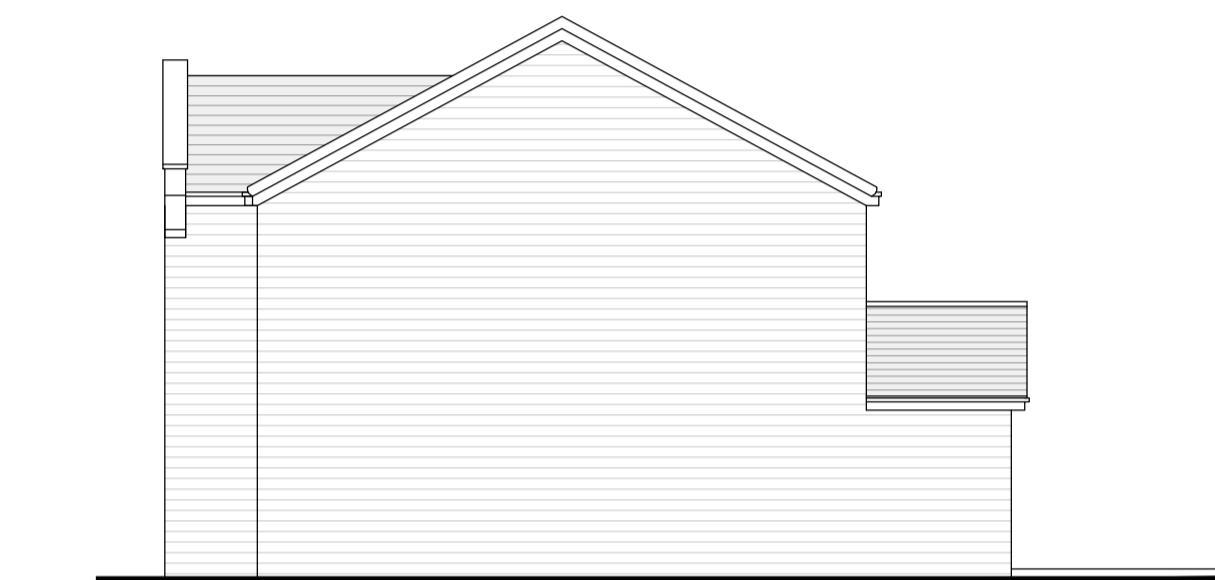
EAST



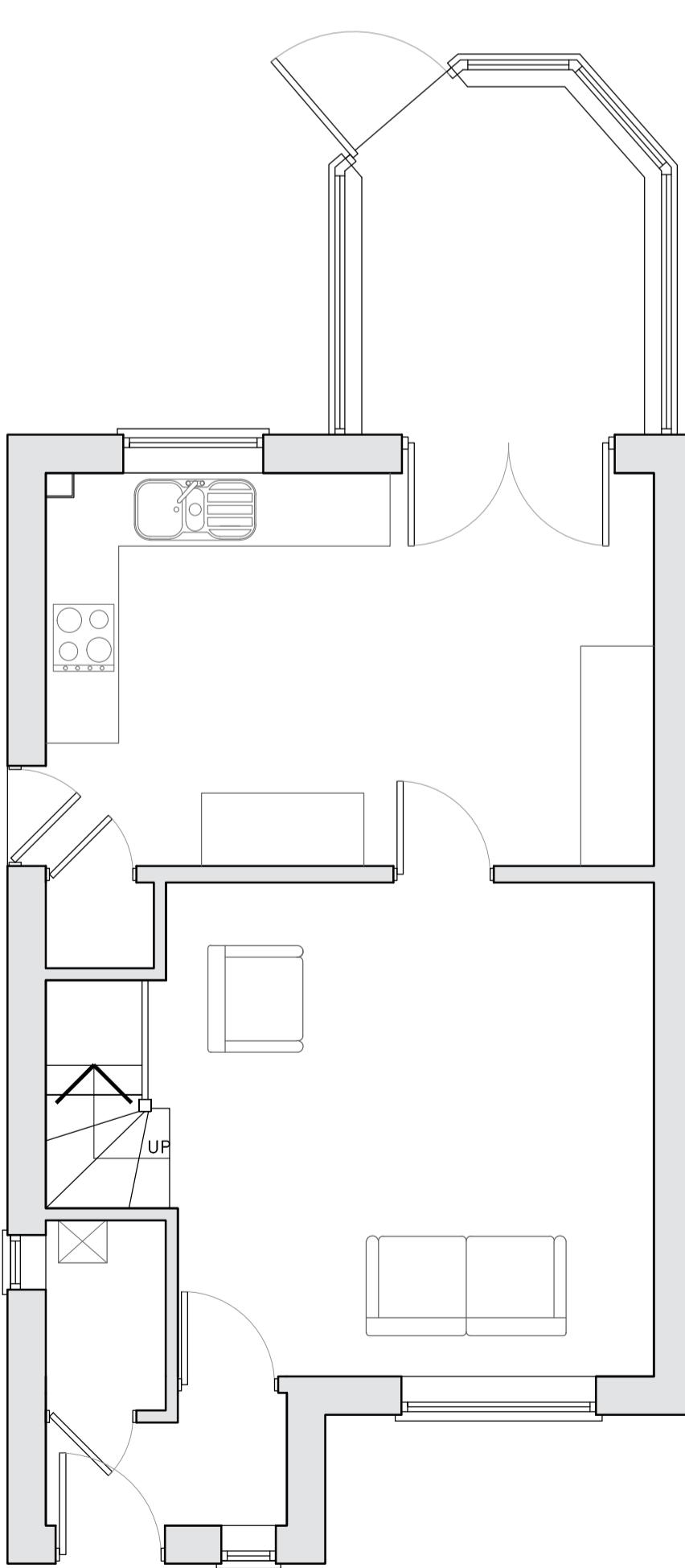
SOUTH



WEST



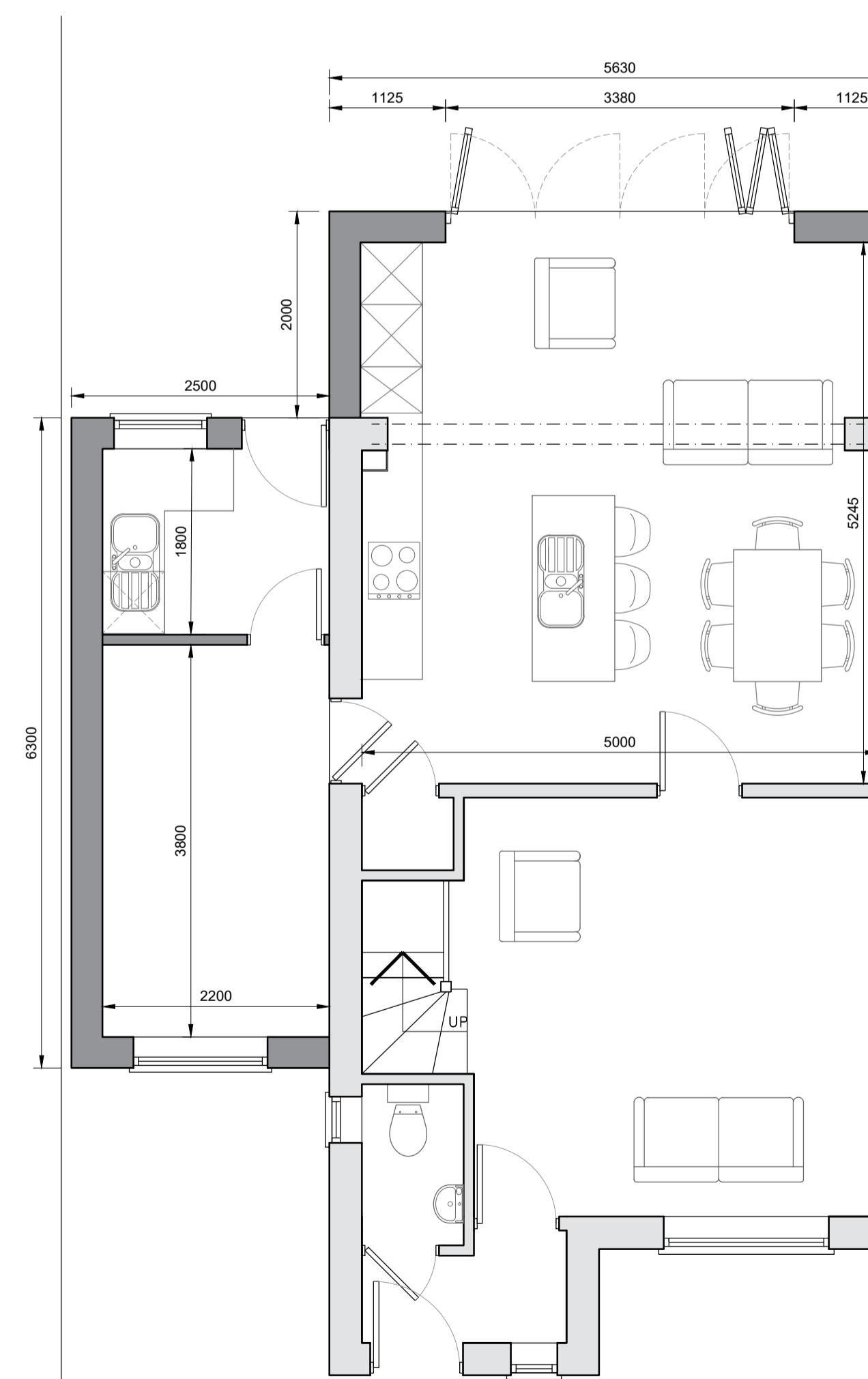
NORTH



EXISTING GROUND FLOOR PLAN

1:50

PROPOSED GROUND FLOOR PLAN



It is the responsibility of the Contractor to check all sizes, site dimensions and positions of drains and services prior to carrying out the work.
Any discrepancies to be reported to the contact details below.
Liability shall not be taken for any defects in this drawing unless prior to commencement, this drawing has been checked by the client and approved.

Proposed floor levels will be no lower than existing levels and flood protection measures in accordance with Environment Agency guidelines will be incorporated into the build.

Existing structures including foundations, beams, walls and lintels carrying new and altered loads are to be checked and checked for adequacy prior to commencement of works and as required by the Building Control Surveyor.

PARTY WALL ACT
The owner, should they need to do so under the requirements of The Party Wall Act 1996, has a duty to serve a Party Wall Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of walls
• Excavation 1.5m through wall
• Raising a wall or cutting of projections
• Demolition and rebuilding
• Insertion of lead flashings
• Excavation or within 4m of an existing structure where the new foundations will go deeper than Existing foundations or within 4m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to the start of work on site.

CDM REGULATIONS
The client, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 person days OR, longer than 30 days duration and 20 persons working simultaneously at any one time. It is the client's responsibility to appoint a Principal Designer and a Principal Contractor on all projects that require compliance with the CDM Regulations.

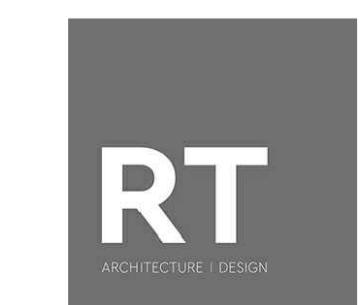
rev | date | note
DRAWING TITLE

PLANS AND ELEVATIONS

PROJECT
**16 SARMATIAN FOLD
RIBCHESTER
PR3 3YG**

CLIENT
MR J SMITH

SCALE	DATE	STATUS
AS SHOWN	18.05.22	PLANNING
SHEET SIZE	DRAWING NUMBER	REVISION
A1	22-45-1	-



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