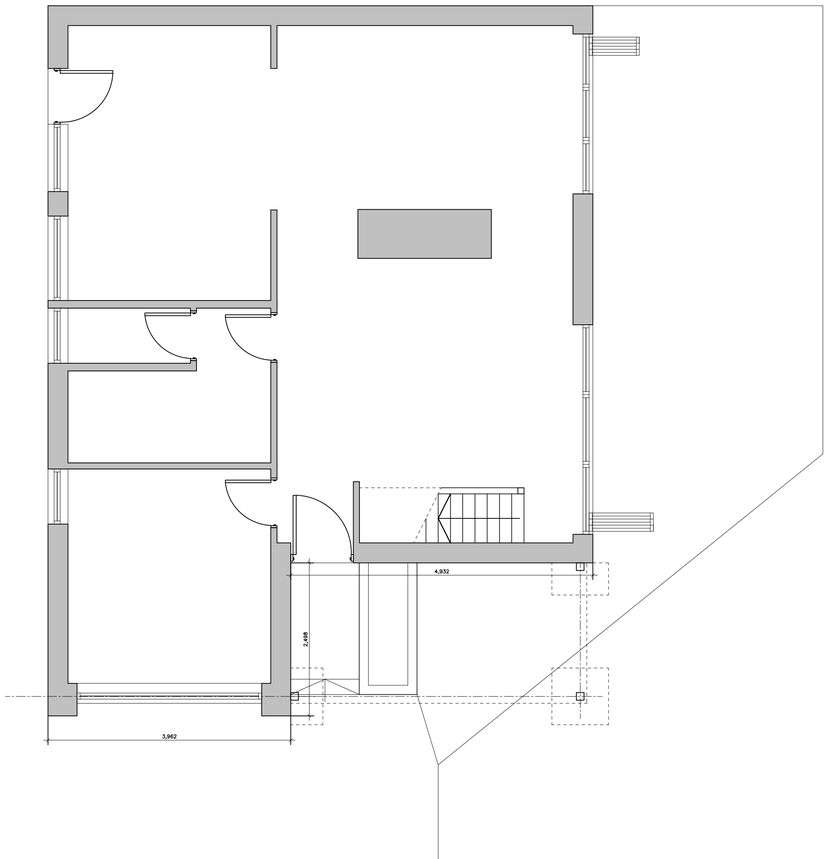
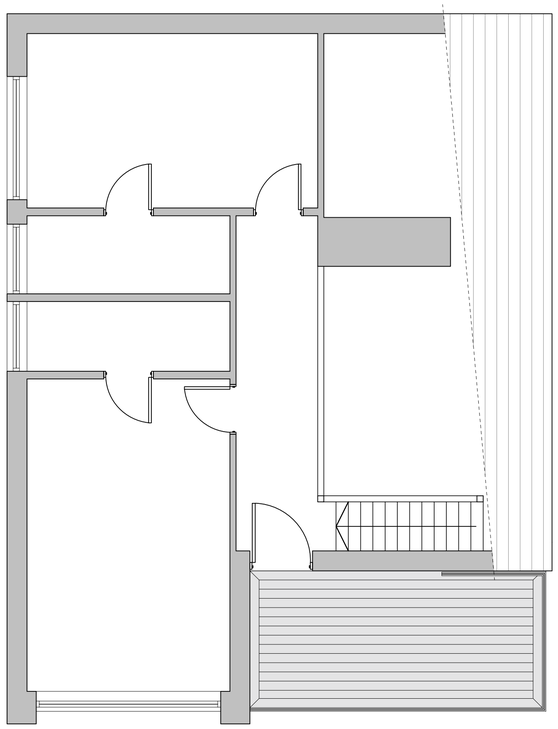
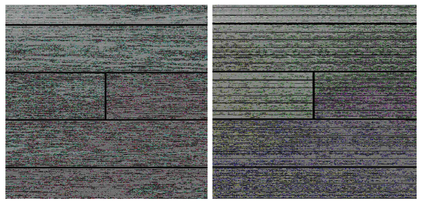


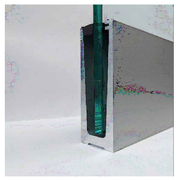
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



Ecoscape / Composite Decking



NOTES:

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CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR MAKING SHOP DRAWINGS.

ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH RELEVANT BRITISH STANDARDS.

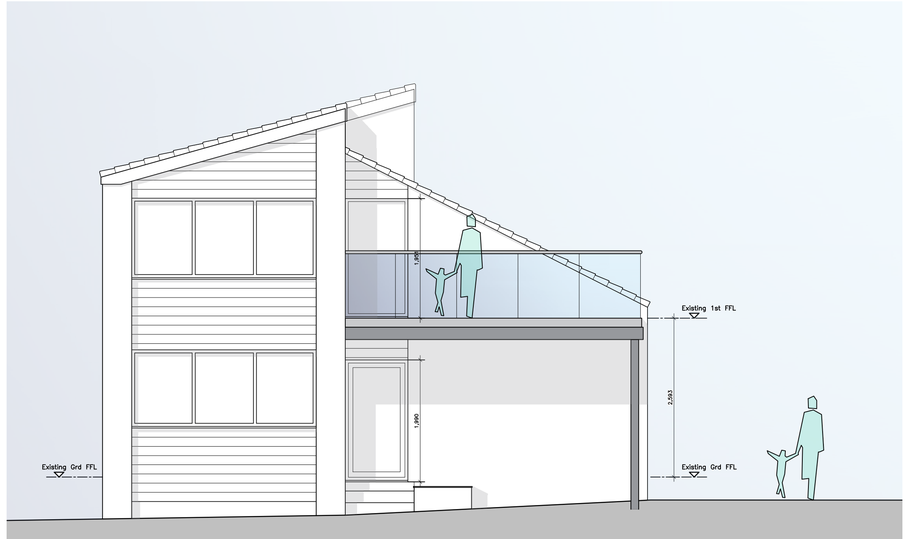
THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND AND WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:

- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT).
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT).

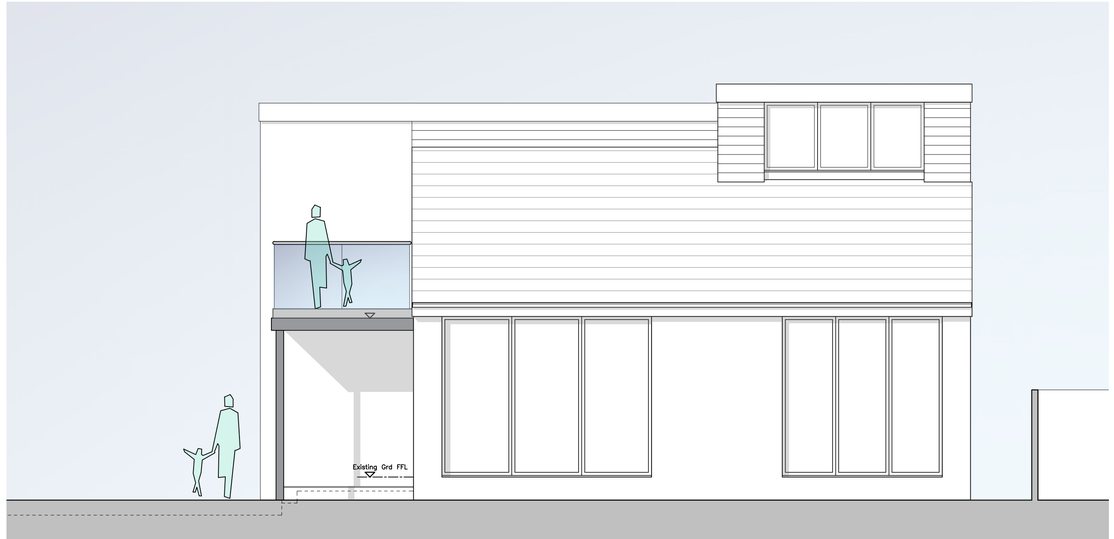
YOU MUST ESTABLISH WHETHER THAT WORK FALLS WITHIN THE ACT. IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS IRRESPECTIVE OF SIZE ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE CLIENTS RESPONSIBILITY TO ENSURE A PRINCIPAL DESIGNER &/ OR PRINCIPAL CONTRACTOR IS APPOINTED TO ENSURE HEALTH & SAFETY ON SITE IS CONSIDERED. A CONSTRUCTION PHASE PLAN IS REQUIRED FOR EVERY CONSTRUCTION PROJECT. WORKS LASTING LONGER THAN 30 DAYS WITH MORE THAN 20 WORKERS WORKING AT THE SAME TIME, OR INVOLVING 500 PERSON DAYS MUST BE NOTIFIED TO THE HSE PRIOR TO COMMENCEMENT.
NO WORKS ARE TO START ON SITE PRIOR TO CONFIRMATION THAT THERE IS NO RISK OF ASBESTOS BEING PRESENT ON THE SITE AND WHERE IDENTIFIED THIS HAS BEEN SAFELY DEALT WITH.
NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

Frameless Glass Balustrade



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

KEY:

- Existing Walls
- Existing Wall/Structure to be removed.
- Proposed Walls

REV	DATE	DR	APP	NOTES

RD Architecture + Design

STATUS DESIGN_CONCEPT

SCALE	DRAWN	APPROVED	DATE
1:50@A1	RPD	RPD	OCT`23

JOB No.	DWG No.	REVISION
RD0357	110	-

PROJECT
CROSS_LEAS
FOXROYD_LANE
THORNHILL_EDGE

Client.
MR_&_MRS_JACKSON

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Tel: 07834547300

TITLE
PROPOSED_FLOOR_PLANS