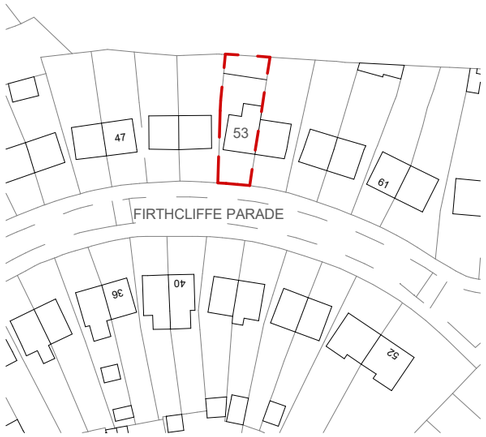
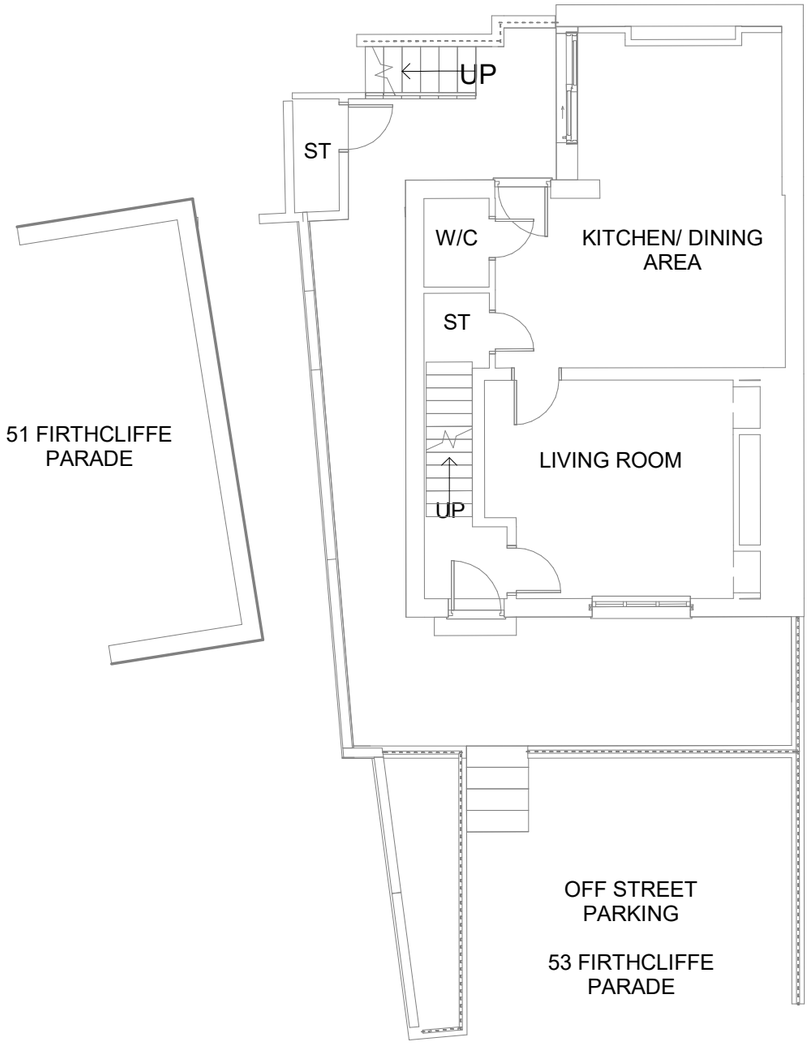


LOCATION PLAN - 1:1250@A3



EXISTING GROUND FLOOR PLAN - 1:100@A3

Notional Site boundary in RED, to be confirmed by the applicant. If there is any doubt, a boundary determination application should be applied for and a survey conducted by a Chartered Land Surveyor.

Plans Direct ltd is not responsible for the validity of existing approvals for depicted conditions, buildings, or structures.

EXISTING FIRST FLOOR PLAN - 1:100@A3

0 1 2 4m

Notes

This drawing has been prepared for the relevant stage of the project noted on the drawing. Do not scale from the drawing, use figured dimensions only.

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All dimensions must be checked and verified on site prior to commencement of work, and the architect must be notified of any discrepancies prior to commencement of works. Noted measurments are from wall finishes.

The Party Wall etc Act 1996 came into force on 1st July 1997 throughout England & Wales. If you intend to carry out building work which involves one of the following categories:

· Work on an external 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 neighboring property (Section 1 of the Act)
· Excavating near a neighboring building (Section 6 of the Act)

You must find out whether the work falls within the Act (your project manager will be able to advise you on this). If it does, you must notify all affected neighbors.

A notice must be given even where that work will not extend beyond the center line of a party wall.

All construction projects, large and small, are subject to the CDM Regulations (2015). If the development is for a domestic client or less than 30 days in duration, then the responsibility for health & safety is passed on to the main contractor. In all cases, the client may devolve the responsibility to a CDM planning supervisor, who will act on the client's behalf. Please refer to the planning supervisor for advice.

Before starting work, you need to check if any asbestos is present. In commercial properties, there should be a plan/register - ask to see it. You need to check that the plan covers the area of the building that you will be working on and, if you are doing refurbishment work, that it includes a survey that tells you what types of asbestos are present and their condition. If there is no register or survey or the report is not clear, do not start work and seek further advice.

No work should start on site prior to the discharge of any/all pre-start planning conditions.

The client is at risk if any work is started prior to approval by the appointed building control body.

revisions

No.	Description	Date	By
P01	ISSUED FOR PLANNING	12/04/24	WH

stage.	PLANNING PERMISSION
client.	DANIELLE MAGUIRE
address.	53 FIRTHCLIFFE PARADE
project.	SIDE & REAR EXTENSION
drawing.	LOCATION PLAN & EXISTING FLOOR PLANS
checked by.	WH
revision.	P01
issue date.	03/04/2024
scale.	As indicated@A3
dwg ref.	**1030-PD-ZZ-DR-A-S2-0001-P01**
sheet.	**0001**

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