

This drawing is to be read in conjunction with all engineers and specialists drawings along with all relevant specifications.

All permissions & approvals are to be obtained prior to commencement of any works on site.

All gridlines, dimensions, building lines, etc. are to be checked carefully on site prior to the commencement of any works.

All workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and N.H.B.C. requirements.

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications and all materials shall be suitable for their purpose.

Any discrepancies between the information given by engineers and other specialists must be brought to the attention of the designer prior to the commencement of any works.

Where it is required that inspection be made by the local authority this shall be arranged by the contractor to suit their program.

The contractor shall comply with the health and safety requirements as set out by the CDM Regulations, The Health and Safety Executive.

Prior to commencing work the contractor shall carry out an internal and external condition survey of the existing building and shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether indicated on the drawing or not.

THE PARTY WALL ACT 1996

The proposed works involve the construction of new foundations close to the boundaries with adjoining properties. As a result, the works may fall within the provisions of the Party Wall etc. Act 1996.

In particular, the Act may apply where excavation for foundations takes place within 3 metres of a neighbouring structure and to a depth greater than the foundations of that structure.

As neighbouring properties have existing extensions close to the boundary, it is likely that the proposed foundation excavations will fall within these distances.

It is the responsibility of the building owner (client) to determine whether the Act applies and to ensure that the necessary Party Wall Notices are served on adjoining owners and that the appropriate procedures are followed prior to the commencement of works. A Party Wall Surveyor may need to be appointed where required to determine this.

Drawing Reference List	
Drawing Number	Drawing Title
001	Existing Plans, Elevations, 3D Views and Site / Location Plans
100	Proposed Plans, Elevations and 3D Views

Rev	Description	Date
P01	Issued to Local Authority for Householder Planning Application	18.03.20

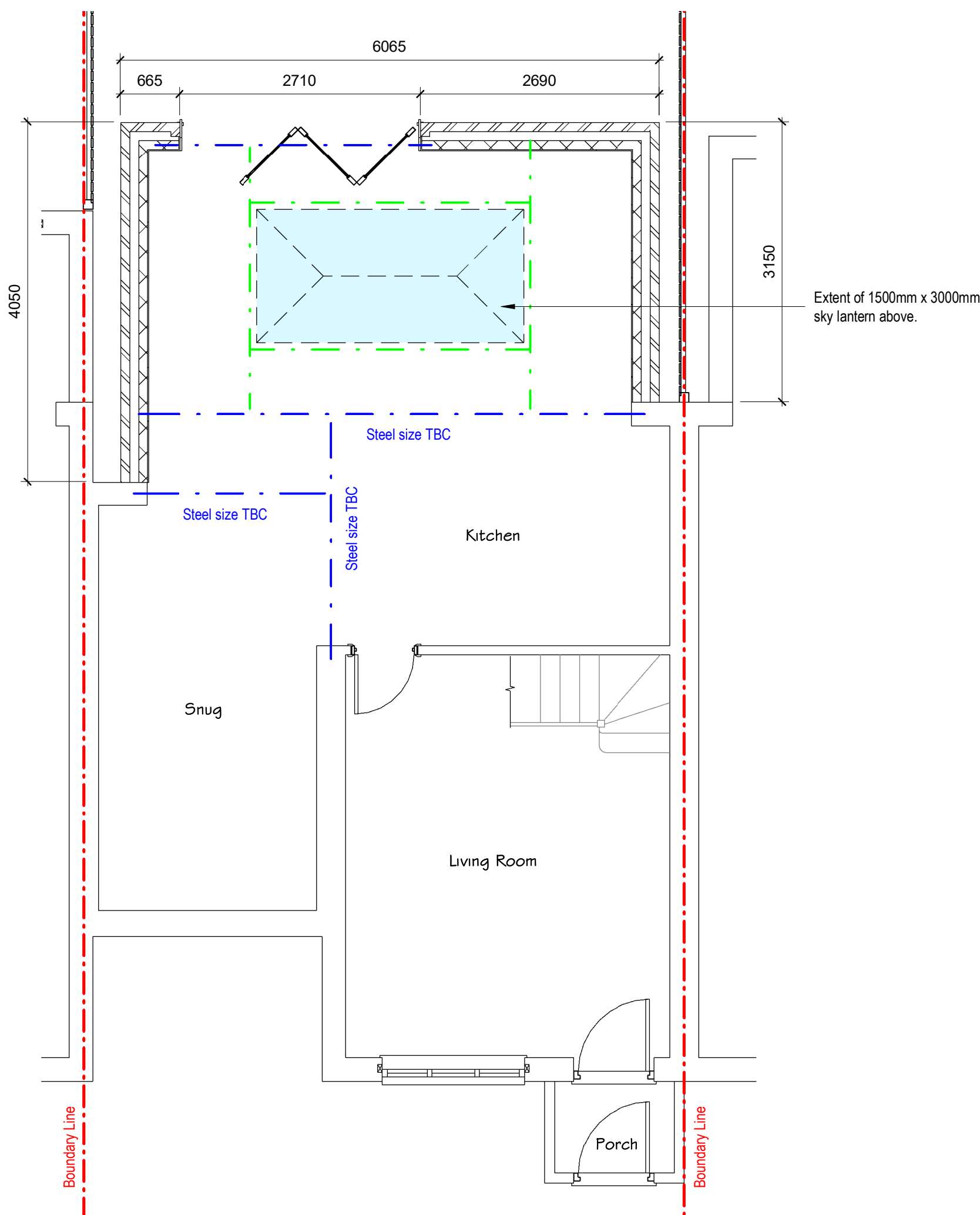
Client Name: Claire Bresnahan

Site Address:
6 Hobart Drive,
Kirkby,
L33 4EQ

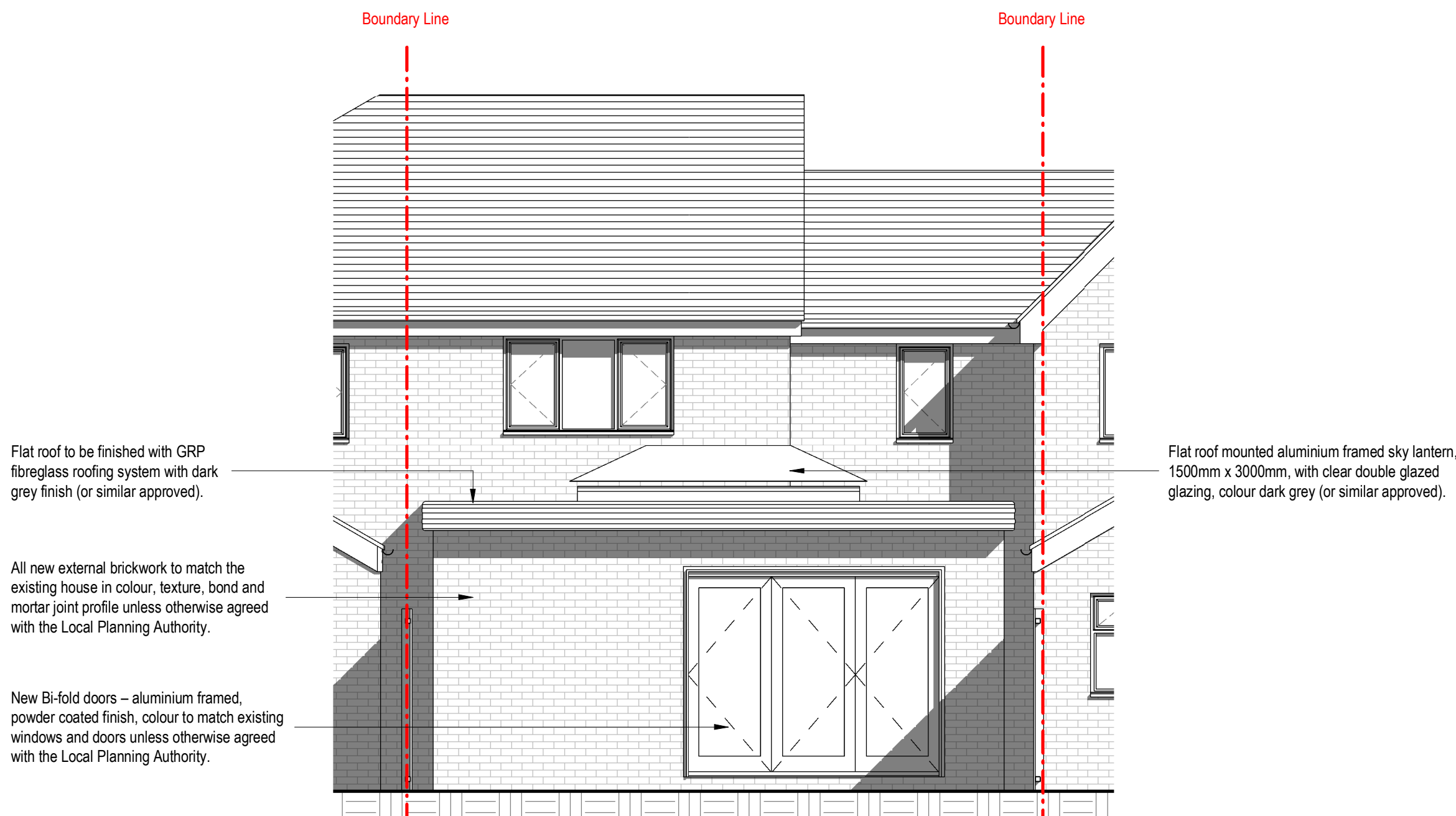
Drawing Title:
Proposed Plans, Elevations and
3D Views

Drawn:	Status:
JC	Full Planning Application

Project No:	Drawing No:	Scale @ A1	Revision:
26.009	100	1 : 50	P01



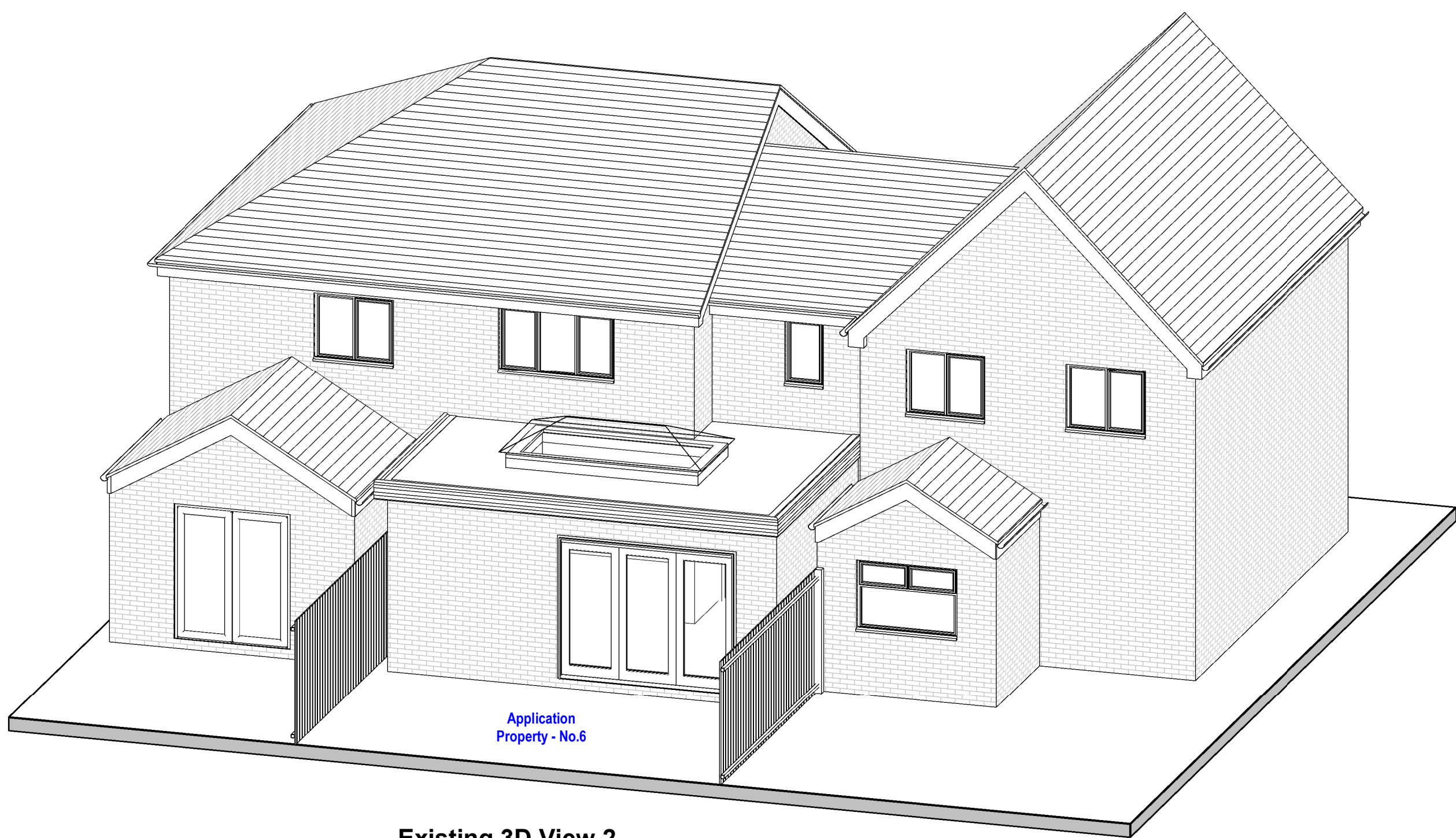
Proposed Ground Floor Plan



Proposed Rear Elevation



Proposed 3D View 1



Existing 3D View 2