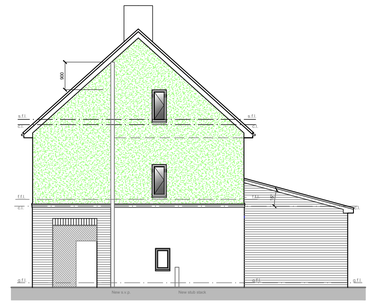


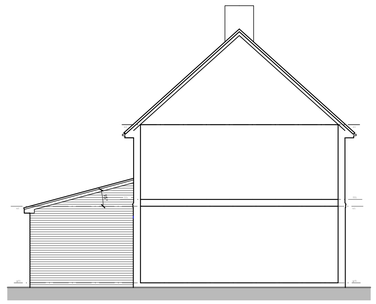
Front Elevation. Scale 1:50

BOUNDARY:
It is the responsibility of The Applicant to serve Notice on the Adjoining/adjacent neighbour if the proposed works affect the party wall. This will apply for a shared wall facility or footings within 3.0m and lower than neighbours footings. Notification to the neighbour will be made under The Party Wall Act 1996. Anexplanatory booklet can be obtained free of charge from the DOE publications Despatch Centre, Blackhorse Road, London. SE9 96TT. Tel 01810691 9191.

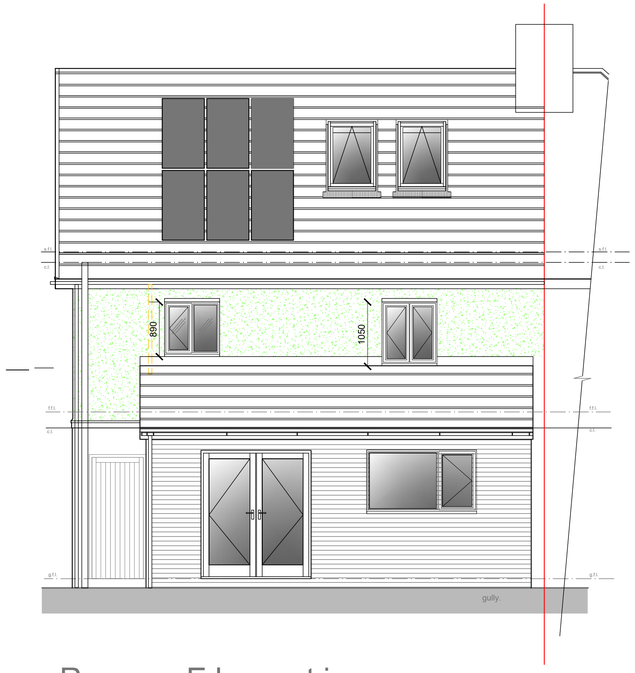
No part or portion of the proposed works is to either project or overhang the boundary of the adjoining property without first obtaining the written permission of the owner.



Side Elevation. Scale 1:100



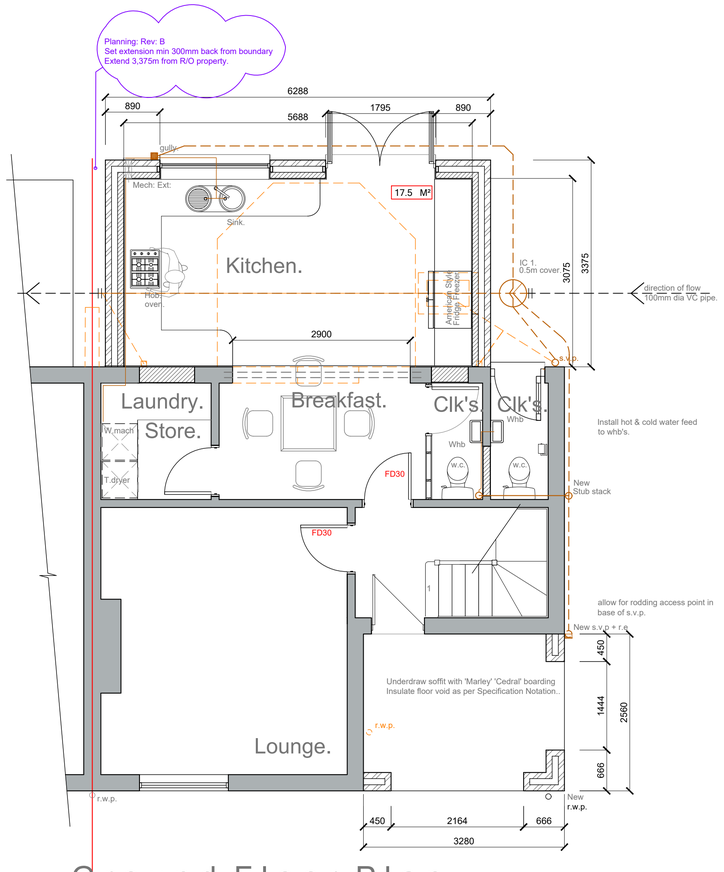
Side Elevation. Scale 1:100



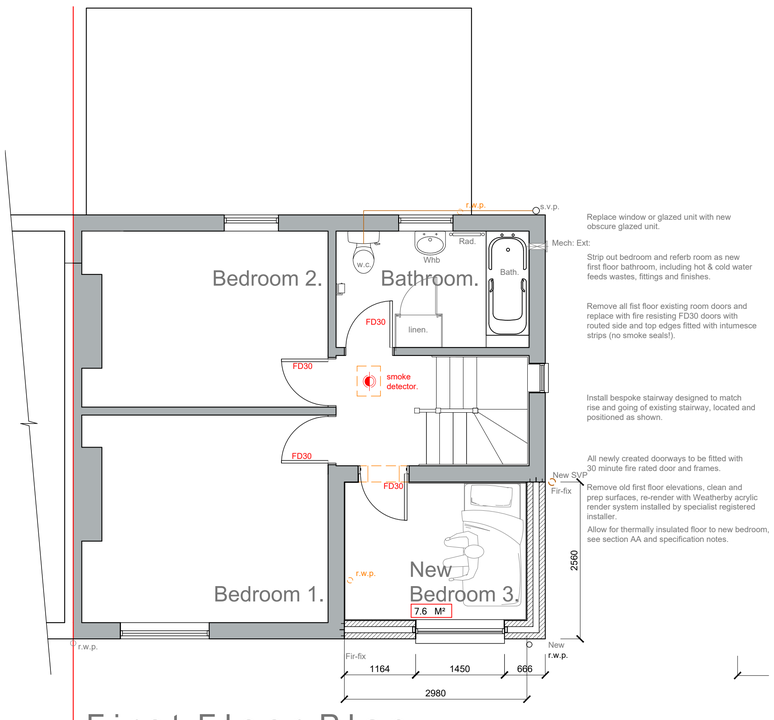
Rear Elevation. Scale 1:50

BUILDING CONTROL:
Full plans approval fees are payable upon submission of the application and site inspection fees by the site inspecting authority are payable upon commencement of the works.
Building Control is to be made aware when any work subject to the Building Regulations commences on site. All necessary building notices are to be submitted under the terms and conditions of the Building Regulations.
Where an approved inspector is appointed a period of five days is required from the submission of the initial notice to the local council by the appointed approved inspector prior to fulfilling that requirement is entirely at the clients risk and could jeopardize the application as it could be deemed as unauthorised works.

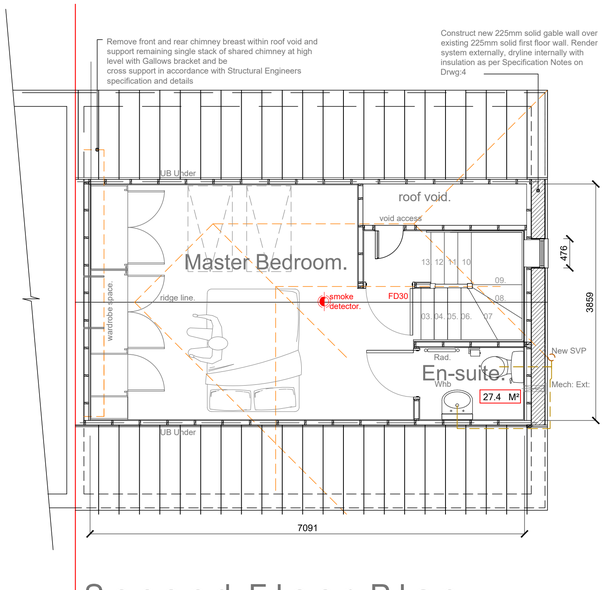
PLANNING APPROVAL:
Full Planning Approval is required. No works should be undertaken prior to Planning Permission being granted. Care should be taken to discharge the conations to which the Planning Approval has been granted.



Ground Floor Plan. Scale 1:50



First Floor Plan. Scale 1:50



Second Floor Plan. Scale 1:50

This drawing has been prepared for PLANNING & BUILDING CONTROL APPROVAL, and should not be used for any other purposes. Drawing measurements shall not be obtained by scaling. Verify all dimensions on site prior to construction or product manufacture. Immediately report any discrepancies on this document to the owner. This document shall be read in conjunction with associated models/drawings, specifications and related consultants documents. This drawing is copyright © .

General Notes:

Refer to Drwg 01 for Survey & OS Location Plan

Refer to Drwg 02 for Planning Layout

Refer to Drwg 03 for General Arrangement

Refer to Drwg 04 for Details & Specification

Key:

Existing Building Structure/Elements

Demolished and Removed Structure/Elemets

Proposed Building Structure/Elements

Red Line indicates boundary

Overall dimensions are to structure and not finishes.

Existing drainage route is unknown, indicated indicatively and will require further site inspection by contractor on site in order to connect new to existing or create new soakaway.

Proposed drainage route

Proposed Inspection Chamber

or Existing Inspection Chamber

Indicative existing drainage run, TBC by contractor on sit

SITE SAFETY:
The client / contractor should at all times consider the safety of persons working on, visiting or passing near the vicinity of the site. All site personnel should at all times wear personal protective equipment.

The site should be kept clean and tidy at all times with waste removed from site via suitable means.
Deep excavations are to be suitably protected.
Forming new openings in existing structure or demolitions are to be suitably supported.
Any detailing considered unsafe is to be terminated until a safe method of working has been established and agreed.
In the event of dangerous materials being discovered such as asbestos; removal is to be undertaken by a licensed contractor only.

All scaffolding is to be erected supported and fully braced by a competent person. Guard rails, toe boards and safety netting to be provided on all platforms. Ladders are to be tied secure.

PARTY WALL ACT 1996:
It is the responsibility of the building owner to serve notice on any adjoining/adjacent neighbours for the proposed works under the "The Party Wall Act" involving the following works:

1. Work to an existing party wall, such as taking support for a new beam, inserting full width dpc's, under pinning, raising, rebuilding or reducing a wall.
2. Building a new party wall on or astride a boundary line between two properties.
3. Constructing foundations for a new building within three metres of a neighboring building where the excavation will go deeper than the neighboring foundations.
4. Constructing foundations for a new building within Six metres of a neighbouring building where the work will cut a line drawn downwards at 45deg: from the bottom of the neighbours foundations.

An explanatory booklet can be obtained free from charge from the ODPM Fee Literature.
Tel: 0870 122 6236.
It is recommended that a check is made with the property deeds to establish that all boundary lines are in the correct position to avoid any possible future disputes.

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DEPOSIT DRAWINGS

23 06 21 Resize rear ext'n overall dimensions..... Plan'g & Client.. B
02 06 21 addendum to foul waste layout..... Gen. A Revisions.

Drwg Title.
GENERAL ARRANGEMENT DRAWING

Client.
MRS M . PEPLER

Job Title.
PROPOSED EXTENSION & ALTERATIONS AT 14 MILTON AVENUE ALFRETON.

Scale.
1:50, 1;100 @ A1

Rev: **B**

Ref: **1058/04/21 - 03**