THIS DRAWING IS COPYRIGHT AND MAY NOT BE COPIED, SHARED, TRACED OR ELECTRONICALLY TRANSMITTED WITHOUT THE EXPRESS PERMISSION OF THE ORIGINATOR – BUILDING DESIGN

ALL BUILDING WORK TO COMPLY WITH THE CURRENT BUILDING REGULATIONS IN FORCE AT THE TIME. CHECK ALL DIMENSIONS ON SITE PRIOR TO STARTING ON SITE. REPORT ANY DISCREPANCIES IMMEDIATELY.

0 1 2 3 4 5 linear scale

meters

NOTES

1. DO NOT SCALE

All dimensions are to be verified on site and any discrepancies reported to the designer.

2. DIMENSIONS

All dimensions shown are between structural elements (brickwork/studding) and exclude for dry-linings, plaster, internal finishes, wall and floor coverings unless stated otherwise.

3. RELEVANT DRAWINGS

This drawing to be read in conjunction with all other relevant project drawings, documents and calculations.

4. PLAN COPYRIGHT

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5. UNITS

All dimensions in millimetres unless stated otherwise.

6. LOCAL AUTHORITY APPROVALS

Approvals granted by the local authority related only to permission under the Town and Country Planning act and/or the Building Regulations currently in force. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property with particular regard to property title deeds, covenants, land ownership or tenancy, site boundaries, boundary encroachments and rights of way, etc.

7. SITE BOUNDARIES

The position of any site boundaries indicated on this drawings is approximate. The client shall be responsible for confirming the legal position of all relevant site boundaries, and shall confirm ownership and/or responsibility for any boundary walls, fences and hedges, etc. likely to be affected by the works detailed on this drawing. The client shall agreed all boundary issues with the neighbouring property owner prior to any works being commenced.

8. PARTY WALL ACT

The client shall be responsible for discharging their duty under the Party Wall Act 1996 which requires persons intending to carry out building work likely to affect an adjoining or nearby building or property boundary, to give written notification to all neighbouring property owners affected.

9. DRAINAGE

No guarantee is given for the accuracy of the existing drainage layout on site. The Builder/Client is responsible for confirming the existing drainage layout prior to commencing on site.

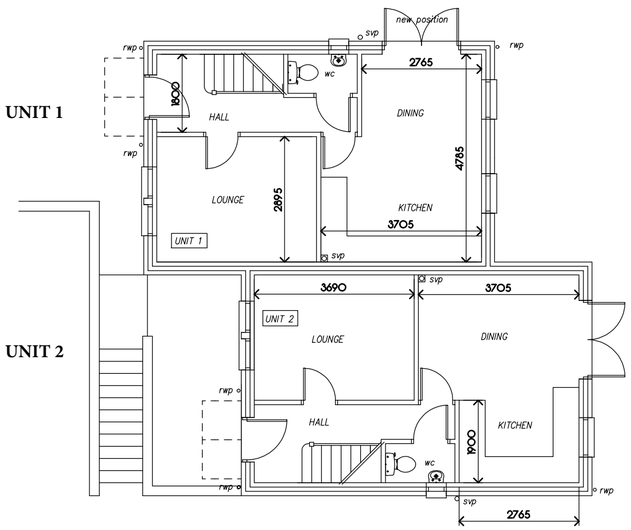
10. BUILD OVER AGREEMENT

The works may require that the client enters into a Build Over Agreement with the Sewage Undertaker if it is deemed to be required by the Undertaker. All associated costs and additional works that may be required are the responsibility of the client.

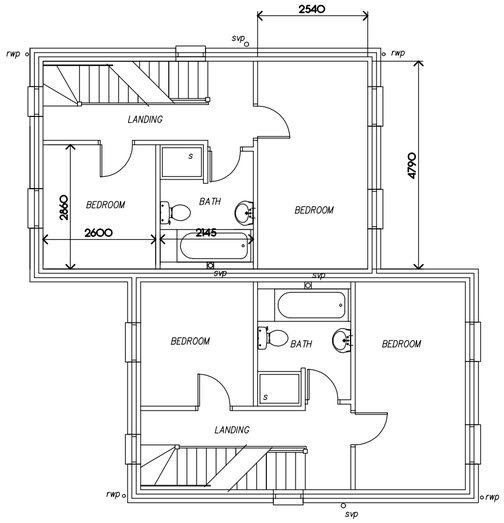
Any deviation from the above specification or the adjacent plans elevations or sections must be approved in writing as an amendments by the Local Authority Building Control Inspector and Planning Officer before construction begins. All dimensions, quantities and levels are to be taken from and checked on site before work begins. All work to conform to current building regulations and to the approval of the local authority planning department.

UNIT 1

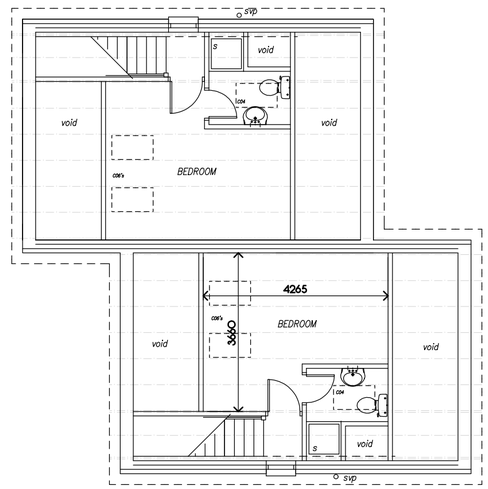
UNIT 2



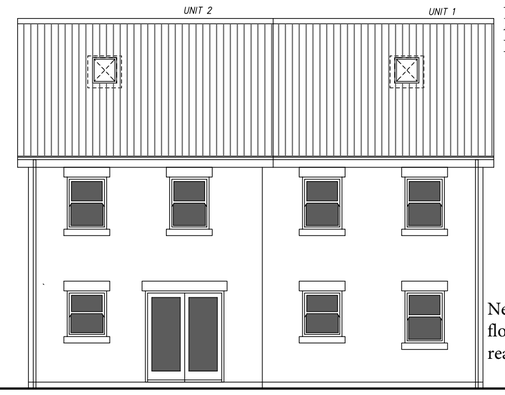
GROUND FLOOR



FIRST FLOOR



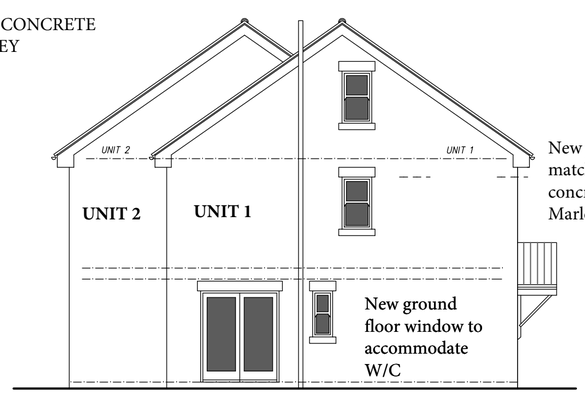
SECOND FLOOR



Pitched roof in MARLEY PLAIN CONCRETE IN SMOOTH GREY

New ground floor window to rear of unit 1

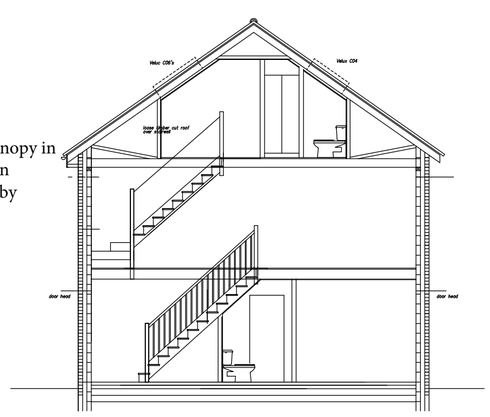
NORTH EAST REAR ELEVATION



New porch canopy in matching plain concrete tiles by Marley

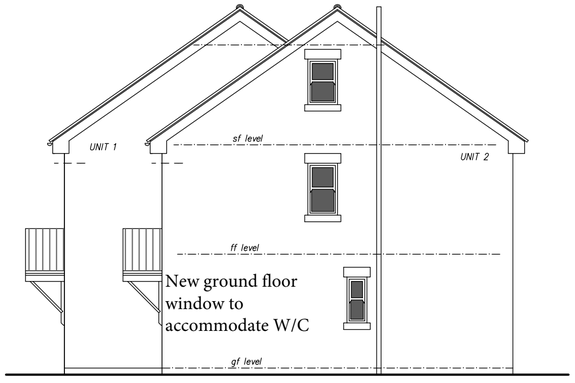
New ground floor window to accommodate W/C

NORTH WEST ELEVATION

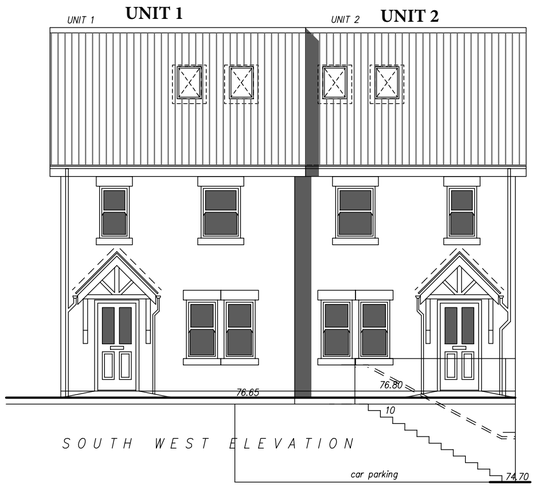


SECTION

External walls rendered in WEBER RENDER COLOUR SILVER PEARL



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Variation application AVA/2021/0788

Original application AVA/2017/0503

A2

building design (Nottm) Ltd.

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PROJECT
SEMI DETATCHED DWELLINGS
UNITS 1 & 2

ADDRESS
1 RIVERSDALE
AMBERGATE

DRAWING NUMBER	DATE
21/1002/01	March 2021
	SCALES 1:100

REV	DATE	DRAWING TITLE
A	steps added 23/03/21	PROPOSED FLOOR PLANS & ELEVATIONS (Amended)