Rick Cobham Design Ltd
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O.S Map Licence Number MEM 00000111

This drawing is to be read in conjunction with any structural engineers' drawings and details. Prior to commencement of work the contractor and client are to check on-site all exterior dimensions, setting out positions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval; ensure that the appropriate planning permissions, building control requirements and any other third-party agreements are in place

The requirement of the "Party Wall Act 1996" will apply to certain schemes. If the proposed work affects the Party Wall or is within 3 meters and deeper than the foundations of the nearby building the "Building Owner" has a responsibility to inform (in writing) and agree the works with the "Adjoining Owner(s)". If an agreement cannot be made then it may be necessary to engage a Party Wall Surveyor. Rick Cobham Design Ltd takes no responsibility for this.

The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences. Any proposed building works within 3 metres of a public sewer will require a "building over/close to" application to be submitted and approved by the water authority prior to work commencing.

All work to comply with CDM 2015. The principle contractor (for projects with more than one contractor) must take on the legal duties of the client in addition to their own as principle contractor. If the domestic client has not appointed a principle contractor, the client's duties must be carried out by the contractor in control of the construction work.

CLIENT:	**Mr. Chris Fido**
LOCATION:	**23 Denby Common, Denby Village, Derbyshire, DE5 8PW**
PROJECT:	**Convert existing barn to a disabled dwelling**
DRAWING TITLE:	**Existing and proposed floor plans, elevations and site location plan**
DRAWING NUMBER:	**RS/CF/01/12/21/01**
REVISION:	
SCALE:	**1/50, 1/100 1/200 and 1/1250**
BY:	**Rick Somersby DATE: 01ST December 2021**

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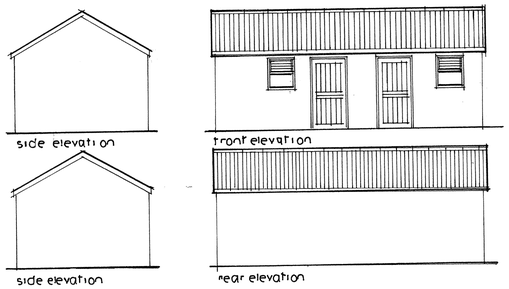
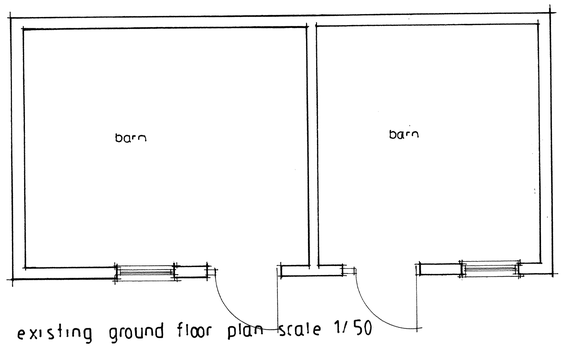
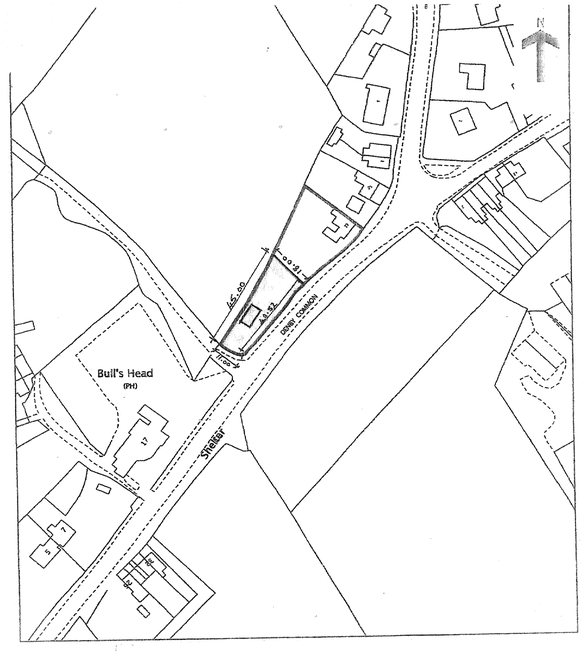
existing elevations scale 1/100





existing ground floor plan scale 1/50

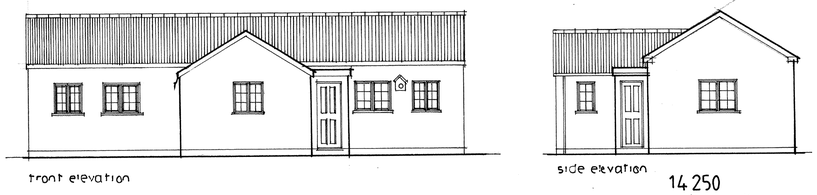


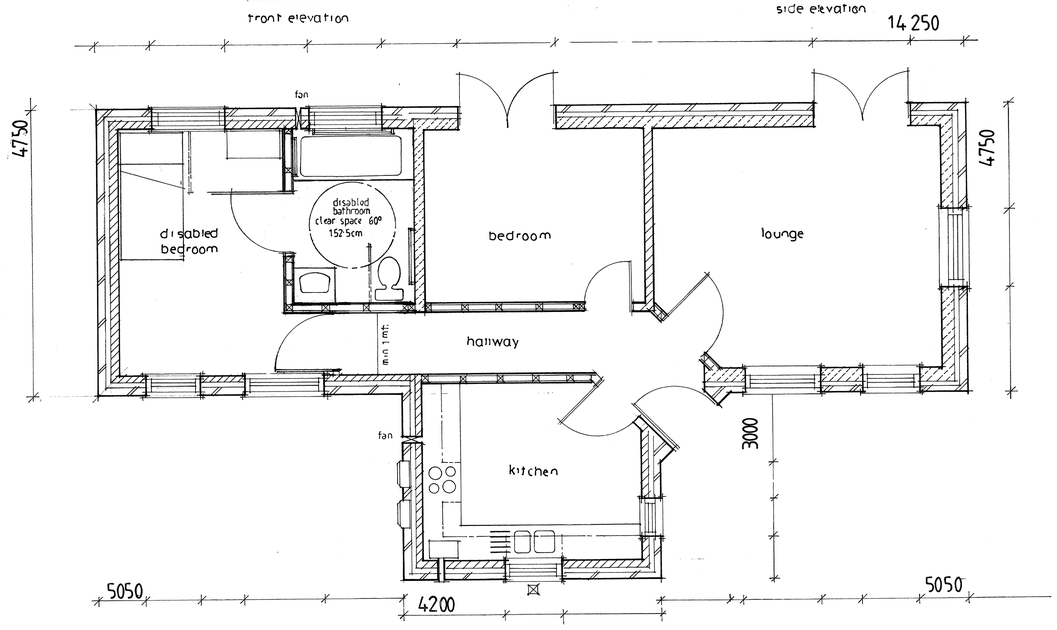
site location plan scale 1/1250

proposed materials

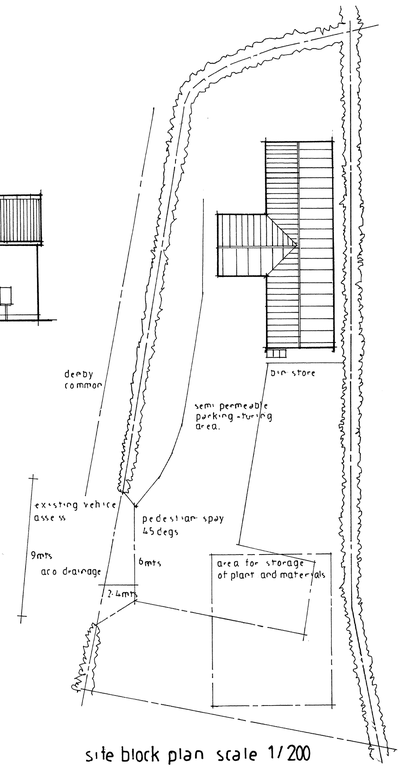
reclaimed bricks (commons)
windows and doors to be upvc (french grey)
roof natural slate.

proposed elevations scale 1/100





proposed ground floor plan scale 1/50



site block plan scale 1/200