NOTE.
NEW POST & RAIL FENCES
TO DEFINE RESIDENTIAL CURTILAGES

new post & rail fence

existing manege

REAR GARDEN

existing post & rail fence

new post & rail fence

EXISTING LINK EXTENSION (KITCHEN & BEDROOM)
DEMOLISHED

REAR GARDEN

existing trees
& shrubs
removed

Unit 1

Unit 2

existing patio area

existing patio area

existing trees
& shrubs
removed

existing trees
removed

N e t h e r L a n e

NOTE.
NEW POST & RAIL FENCES
TO DEFINE RESIDENTIAL CURTILAGES

new post & rail fence

new five-bar
entrance gates

new post & rail fence

NEW DRIVEWAY
TO UNIT 1

EXISTING DRIVEWAY
FROM NETHER LANE

existing lawned garden

new five-bar
entrance gate

Site Layout Plan

0 2 4 6 8 10
Scale in Metres

N

Project
PROPOSED CONVERSION & PART DEMOLITION OF EXISTING DWELLING TO CREATE 2 No. DWELLINGS

Site
BRADSHAW HOUSE NETHER LANE
HAZELWOOD BELPER DE56 4AP

Client
MRS. B. BARR

Title
SITE LAYOUT PLAN AS PROPOSED

Project number	21021
Date	Oct. 2021
Drawing No.	21021.04_B
Scale	1 : 200
Plot Size	A1

Revisions:

B Oct 2022
Unit 3 removed & swimming pool to Unit 2 reinstated

NOTES.

1. DRAWING IS PROVISIONAL. Unless clearly denoted eslewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to the issue of Approved Drawings.

2. DO NOT SCALE. All dimensions to be verified on site

3. RELEVANT DRAWINGS. This drawing to be read in conjunction with all other relevant project drawings and details.

5. UNITS OF MEASUREMENT. All dimensions in millimetres unless stated otherwise.

6. LOCAL AUTHORITY APPROVALS. Approvals granted by the local authority relate only to permission under the Town & Country Planning Act and the Building Regulations. The Client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds and restrictive covenants, land ownership or tenancy, site boundaries, boundary encroachment and rights of way etc.

7. SITE BOUNDARIES. The position of any site boundaries shown on this plan is approximate. The Client shall be responsible for confirming the legal position of all site boundaries, and shall confirm legal ownership and/or responsibility for all boundary walls, fences and hedges etc. likely to be affected by the works detailed on this drawing. The Client shall be responsible for agreeing all boundary issues with the neighbouring property owner prior to any building works being commenced.

8. PARTY WALL ACT. The Client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.