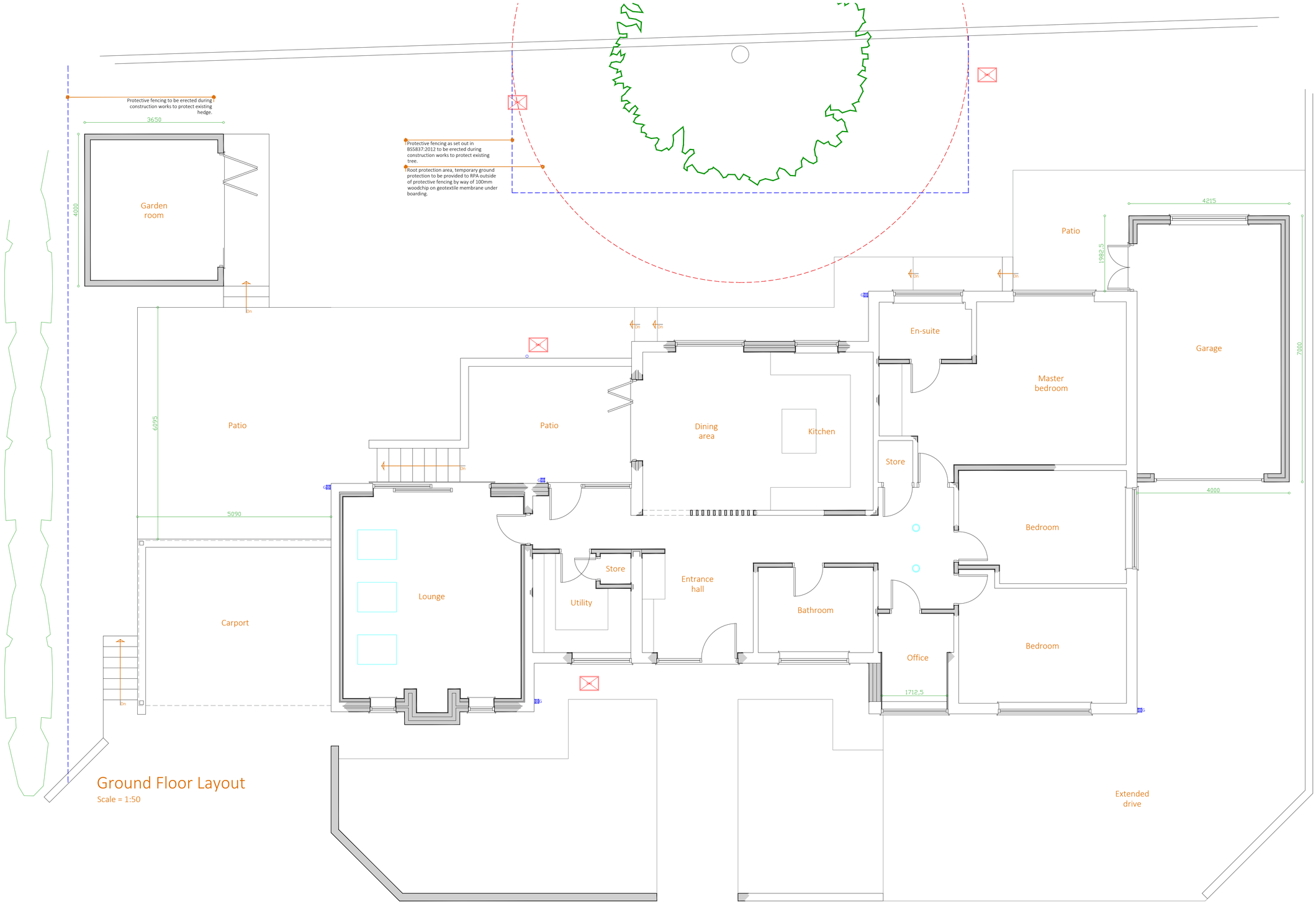
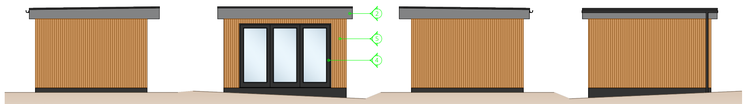


Ground Floor Layout

Scale = 1:50



Garden room elevations

Scale = 1:100

1 = Solar panels sized by specialist
2 = Grey soffit & fascia
3 = Powder coated aluminium carport by specialist
4 = Grey powder coated aluminium windows
5 = Vertical black-brown cladding
6 = Off white through coloured render
7 = Tier system cladding

0 5
Scale: - 1:50 Metres

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DRAWING NOTES

1. DRAWING IS PROVISIONAL - Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of approved drawings.
2. DO NOT SCALE - All dimensions to be verified on site.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS- This drawing is to be read in conjunction with all other relevant project drawings, documents and details.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES - The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicant land ownership.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
11. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
12. MEASURMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise and are taken from structural surface i.e. face of masonry or timber stud. Vertical dimensions taken from FFL / DPC.
13. 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.
14. CDM REGULATIONS 2015- Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.

Rev	Date	Int	Details
'D'	28/10/22	RTJ	Client amendments
'C'	20/10/22	RTJ	Revised scheme in line with client comments
'B'	21/04/22	RTJ	Tree protection measures updated
'A'	20/04/22	RTJ	Tree protection measures added to plan

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Proposed Work
Extension and alterations to existing dwelling

Drawing Title
Proposed layout

Drawn: - RTJ / TRW
Date: - Mar 2022

Job Status: - 'Planning issue'

Job No: - 1743

Sheet No: - 103
Rev - 'D'

Scale: - 1:50, 1:100 @ A1