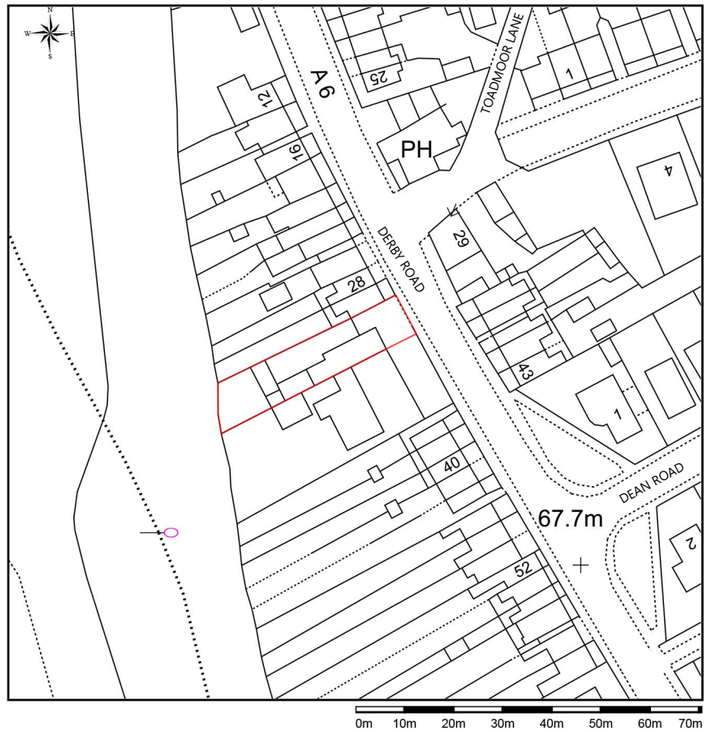
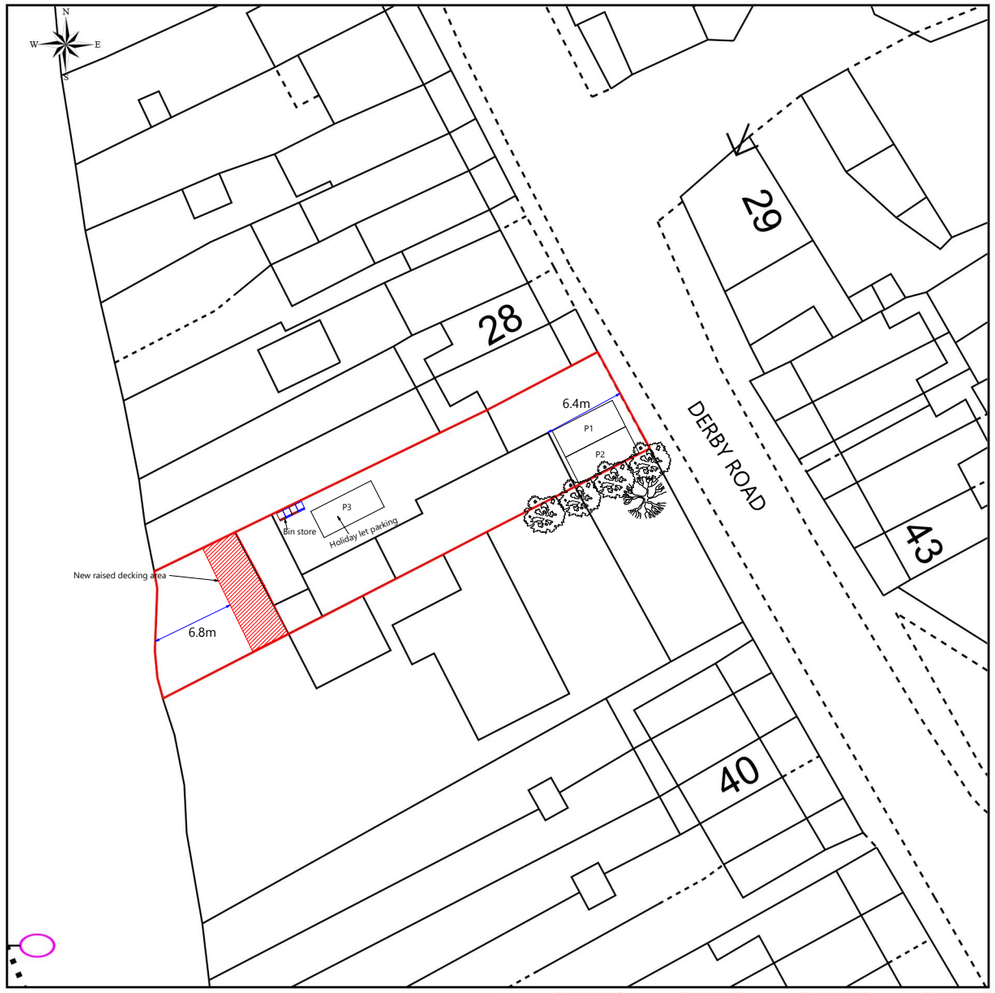



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan - 2ha by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2023. Ordnance Survey 0100031673

Scale: 1:1250, paper size: A4




This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Site/Block Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2023. Ordnance Survey 0100031673

Scale: 1:500, paper size: A4

## Design Drawings

**Description of Works:**
Commercial to residential conversion
and new holiday let with raised decking area

**Client:**
Ultra Events

**Site Address:**
32 Derby Road
Ambergate
Belper
DE562GE

**Planning Permission**
Not Approved

**Drawing Number:**
D301- 06/02/2023

**Drawing Revision:**
06/02/2023 - A

**Materiality:**
All materials to be as close as possible to existing.

**Building Control**
Not Approved

## DRAWING NOTES

This project involves a change of use from retail to residential including a new holiday let as well as a proposed rear decking.

All materials are to be as close a match as possible to the existing. This includes the uPVC windows and doors. The decking area will be composite decking.

## LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and /or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control is at the customer's own risk. It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build.

It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management) Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

## Main Project Contact:

Benjamin Heginbotham

**Email:**
hello@practicalplanningco.co.uk

**Phone:**
07743 686654

THE PRACTICAL PLANNING COMPANY