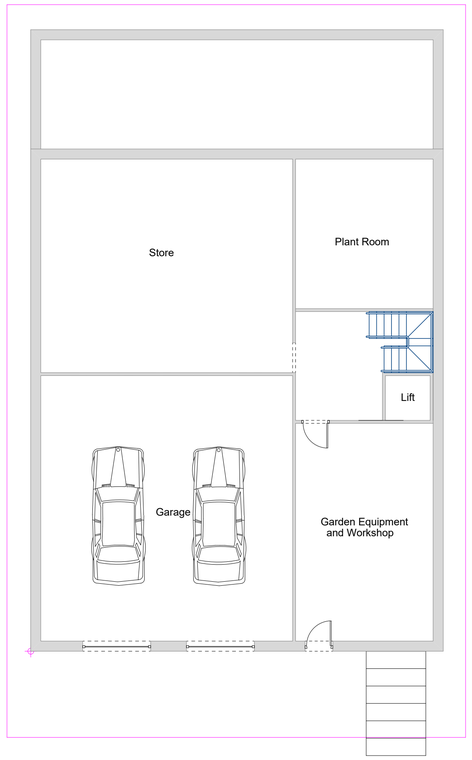
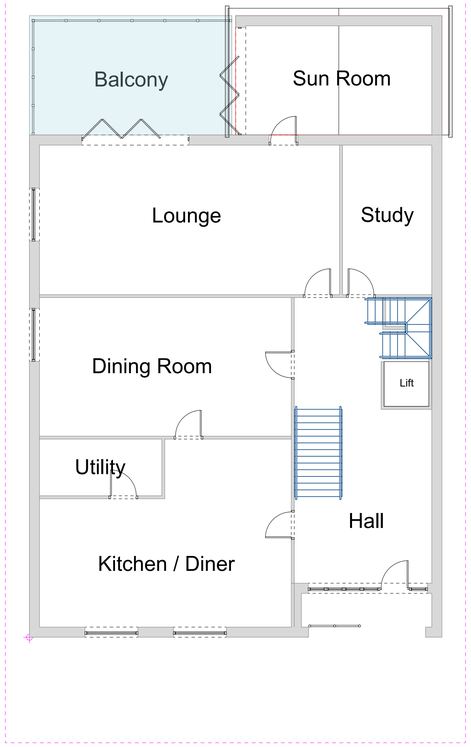
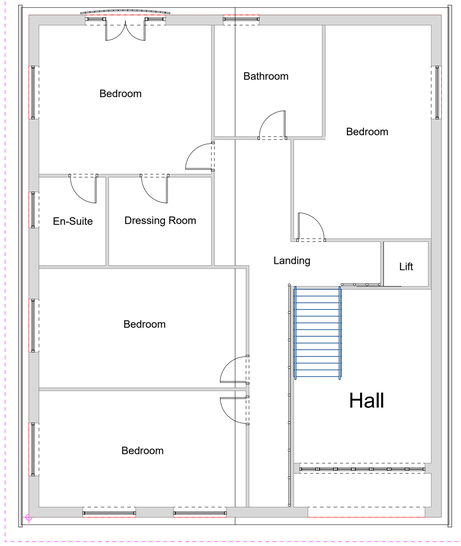


Basement



Ground Floor



1st Floor

Packard Lane

Notes

Do not scale from the drawings.
Dimensions to be checked on site, where discrepancies occur, seek advice from the client's representative for clarification.
The drawings & specifications are a guide as to what is required to comply with the current building regulations. This does not imply that this is the only acceptable way of achieving building regulations approval. Alternative 'similar approved' products may be used at the discretion of the Building Inspector.
No liability is accepted for any loss of any sort or additional expense incurred consequent on any variation to the layout or specification that may be required as a result of site conditions, availability of materials, custom or practice, the requirements of the Building Inspector or any other circumstances.

All work to be carried out in strict accordance with the current Building Regulations Approved Documents, DEFRA – Limiting thermal bridging and air change, Robust Details (if designing separating walls and floors), material association and manufacturer's details together with all relevant British Standards and Codes of practice; to the full satisfaction of the respective Local Authority Building Inspector and associated Engineers.

All work to comply with the Town & Country Planning Act 1990, and all relevant codes of practice, British & European Standards and The Party Wall Act 1996.

Contractor to inform Local Authority Building Control at least two working days before commencement of work, and at all stages as required by the Local Authority Building inspector.

Appointed contractor is responsible for notifying all statutory authorities including all utility companies (electric, gas, telecoms, water etc) as necessary throughout the duration of the works & should obtain record drawings from utility companies to ensure care is taken during excavation work to protect any existing services.

Any work carried out prior to obtaining Building Control approval is at the clients own risk.
This specification & associated plans are not an exhaustive list of all the works to be carried out, nor do they constitute full working drawings. The plans & specifications have been prepared for Building Regulations, Town & Country Planning & construction estimates only. No liability is accepted for any loss of any sort or additional expense incurred consequent on any failure, real or alleged, of the drawings and specification to meet the requirements of any other body, statutory or otherwise, neither is any liability accepted whatsoever for the works so erected. The reader must ensure they are referring to the latest revised drawings & specifications in all cases as supplied by the Client.

Party Wall Act 1996
If building near or working on party wall or party fence walls the owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice to any adjoining owner.
This could involve a Party Wall in any of the following situations:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement must be in place prior to the commencement of building works on site.



Project
4 Bedroomed Detached Home
New Build
Address
Random Ridge
Pickard Lane
Heage DE56 2BD
Drawing Title
Proposed Plan Views
Client
Mr & Mrs Holtam
Drawing No.
DE562BD - 03
Date
05 / 2023
Scale
1:100
Drawn by
SGB
Page Size - A1
5000 mm

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