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Location Plan 1:1250

native hedgerow
GATE
post and rail fence
post and rail fence
native hedgerow
Boden Barn
existing area of hardstanding, originally the base for a recently demolished barn
existing mixed planting
post and wire fence
gap
native hedgerow
GATE
native hedgerow
LYNAM ROAD
Boden Farm
Boden House
Orchard Cottage
Yew Tree Cottage
The Old Dairy

NOTES:
All dimensions must be checked on site and not scaled from this drawing, any discrepancies to be reported.

In general, dimensions shown (mm) are between structural elements (brickwork/studding) and exclude for dry-linings, plaster, internal finishes, floor coverings etc unless stated otherwise.

This drawing is to be read in conjunction with all other relevant drawings, documents and calculations.

- subject of application
- extent of previously approved Class Q application
- land in ownership
- extent of 'domestic curtilage' - as previously approved

A	-	-
	Date	Revisions

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Approvals granted by the local authority related only to permission under the Town and Country Planning act and/or the Building Regulations currently in force. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property i.e. title deeds, covenants, land ownership etc.

The client shall be responsible for discharging their duty under the Party Wall Act 1996.

Any deviation from the approved plans and notes must be approved in writing as an amendment by the Local Authority Planning Officer/Building Inspector.

The position of any site boundaries indicated is approximate and the client shall be responsible for confirming the legal position of all relevant boundaries. The client shall agree all boundary issues with the neighbouring property owner prior to commencement.

The builder/client is responsible for confirming the existing drainage layout prior to commencement and the client should enter into a Building Over Agreement with the Undertaker should one be deemed to be required.

Client
Mr and Mrs Chamberlain

Job Title
Proposed Extension to Domestic Curtilage at;-

Boden Barn
Lynam Road
South Wingfield
Alfreton
Derbyshire
DE55 7LS

Drawing Title
Existing Site Plan

Scale
1:200 @ A1

Date	Drawn by
Aug 2025	-

Drg No.	Rev.
0825/2533 - 1	-