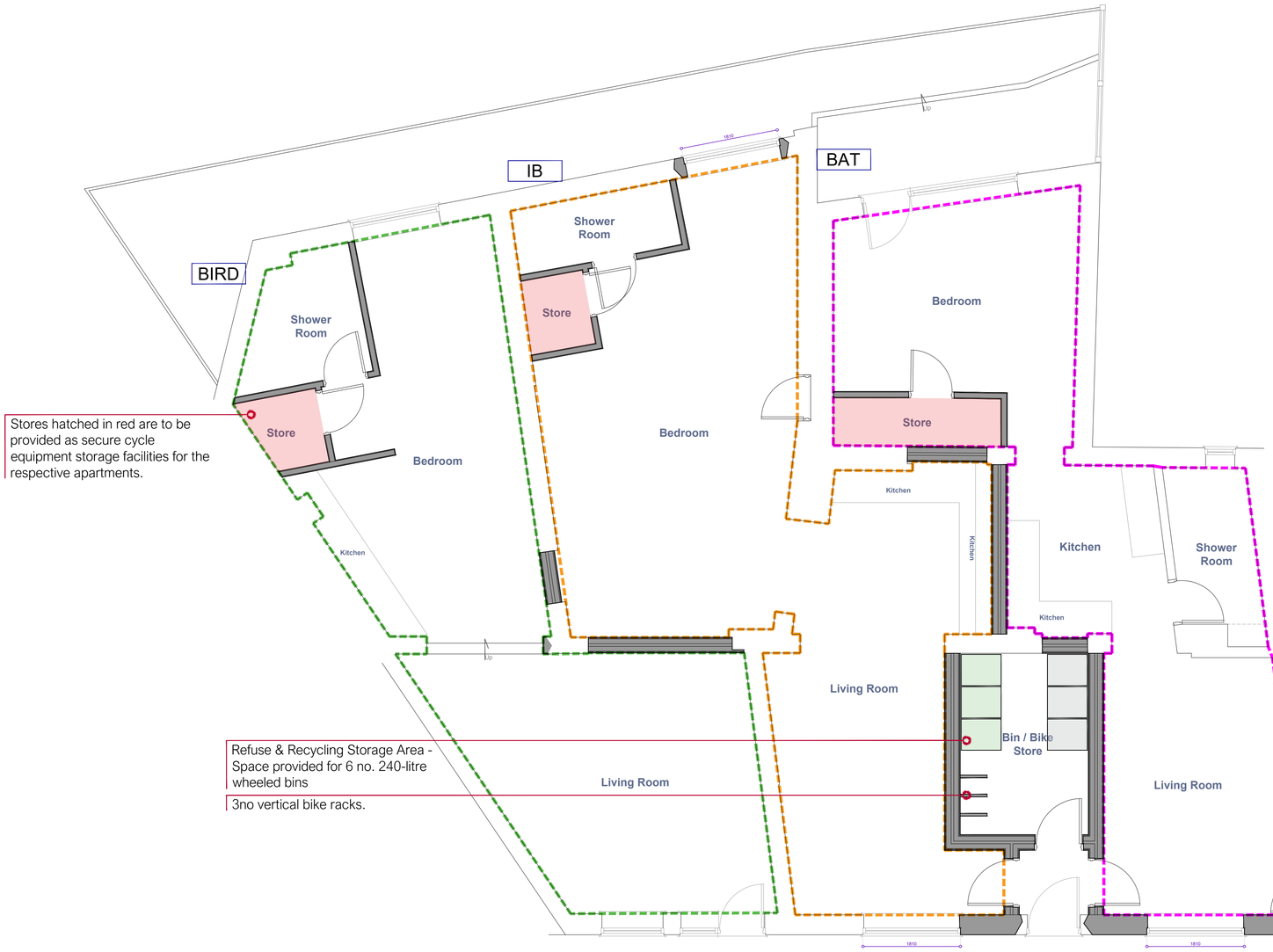


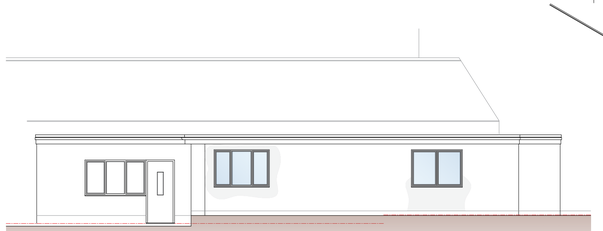
Drawing key

- Unit 1 - 57.8m²
- Unit 2 - 70.1m²
- Unit 3 - 53.2m²
- BAT — Ibstock enclosed bat box B or similar
- BIRD — Bird box installed at soffit level
- IB — Invertebrate box



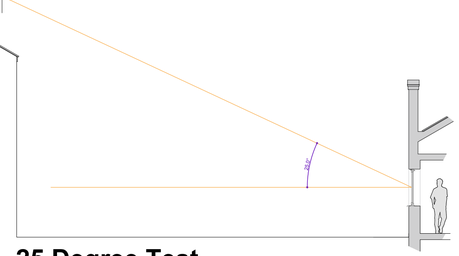
Proposed Front Elevation

Scale = 1:100

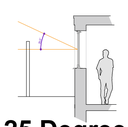


Proposed Rear Elevation

Scale = 1:100



25 Degree Test (Front)



25 Degree Test (Rear)

Scale - 1:100

5m

0m

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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.

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.

CDM REGULATIONS 2015
In line with the Construction (Design and Management) Regulations 2015 we will act as Designer, unless otherwise appointed as Principal Designer through written agreement.
As Designer we will seek to eliminate, reduce or controlforeseeable risks that may arise during construction and through maintenance/use of the building once it is built. We to provide necessary information to other membersof the project team to help them fulfil their duties.

MISCELLANEOUS
We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. Studio VII accepts no responsibility for any of the above.

Revisions.

A	Amendments following planning comments	20.05.2026
B	Amendments following planning comments	11.06.2026
C	Amendments following planning comments	02.07.2026
D	Planning amendments	03.07.2026
E	Planning amendments	06.07.2026
F	Planning amendments	07.07.2026
G	Planning amendments	24.07.2026
H	Planning amendments	24.08.2026

Site address. 44a Charles Street, Leabrooks, Derbyshire

Drawing title. Proposed layout & elevations

Project number. 113

Date February 2026

Sheet. 113.102

S/VII
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