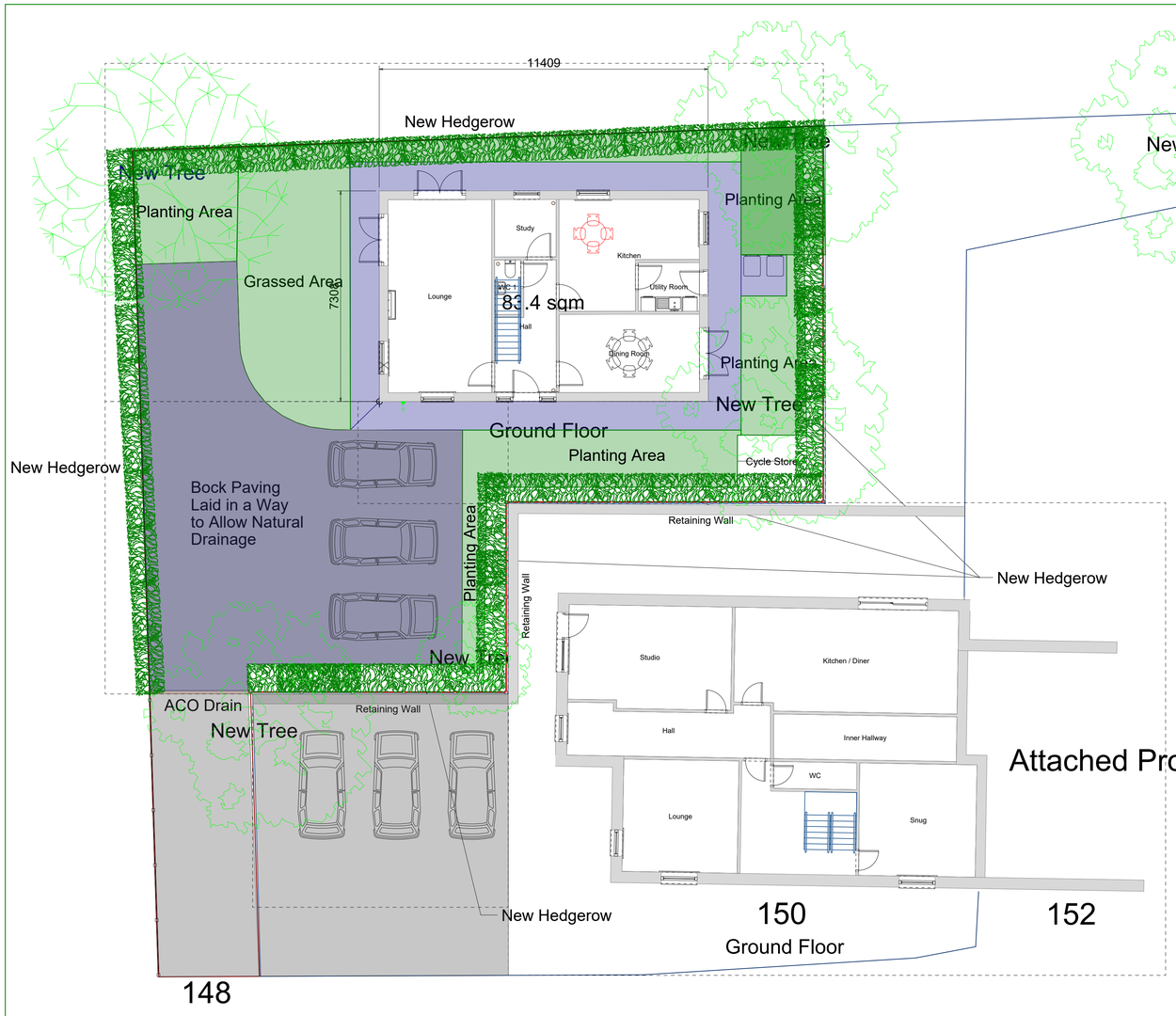

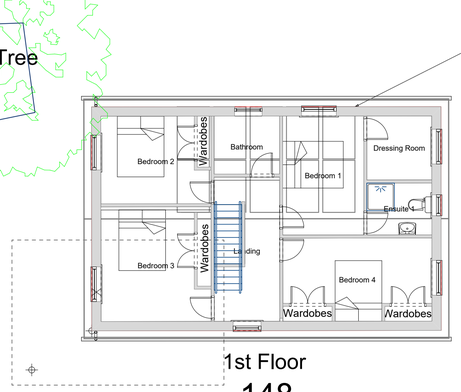

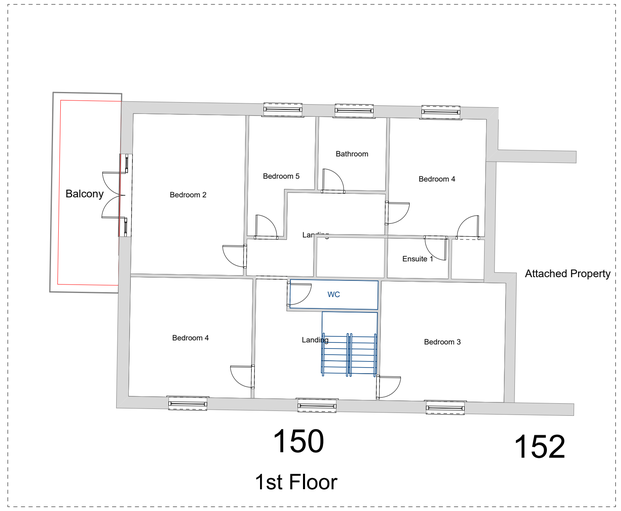

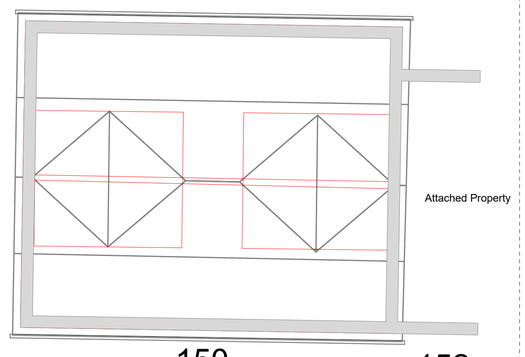

Notes

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.

GENERAL NOTES
No building works to be commenced until full planning permission has been granted or permitted development has been confirmed by local authority. Any and all conditions specified on the certificate of Planning Decision should be adhered to in order that a situation of a breach of planning condition does not arise.
All works to be carried out in accordance with best practice, current British Standards and the requirements of the Building Act 1984 and current Building Regulations, to the satisfaction of the Building Control Body.

PARTY WALL ACT
Due regard to the provisions of the Party Wall Act 1996 must be made where the proposed building may affect adjacent or attached buildings and structures; including service of all relevant notices etc.
The property owner shall take all reasonable steps to protect the property of the neighbouring properties during the construction works.
Generally before commencement of building works we recommend that the client ensures that no easements and/or conditions have been defined which may affect the permission to construct the proposed building work over existing services and rights of access to the site.
All critical dimensions, drainage positions/levels/falls, services locations, boundaries etc. to be verified on site before construction commences to ensure that any errors, omissions etc. are identified.

Nottingham Road

Biodiversity	Glazing
Existing buildings demolition = 121.6 sqm	Install external shading devices like overhangs, awnings, external blinds, or brise-soleil (sun baffles) to block the sun before it hits the glass.
New build = 84 sqm	Fit windows with solar-control low-E glass with low g-values to reduce unwanted heat transmission without sacrificing natural daylight.
Nett Gain = 37.6 (30%)	Recess windows deep into walls to provide natural frame shading during peak sun hours.
Plus	
Garden landscaped Trees planted New hedgerow	



Project
Demolish Commercial Building and Construct 3 Bedroomed Dwelling
Site Address
150 Nottingham Road Belper DE56 1JJ
Drawing Title
Proposed Plan Views

Client
Daniel Rimmer
Drawing No.
DE561JJ1148
Date
09 / 2026
Scale
1:100
Drawn by
SGB
Checked by
Name
Page Size - A1
5000 mm

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