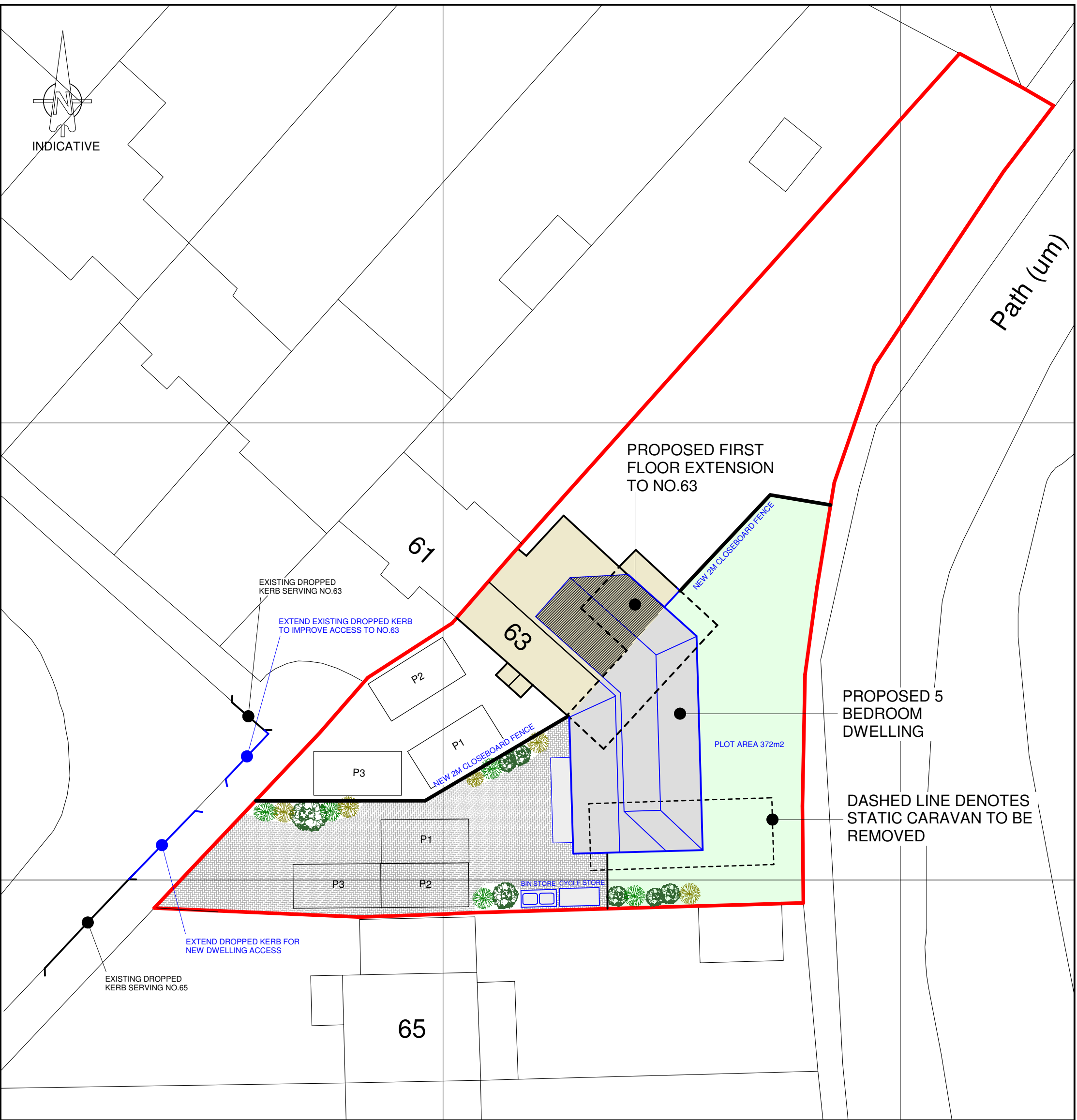
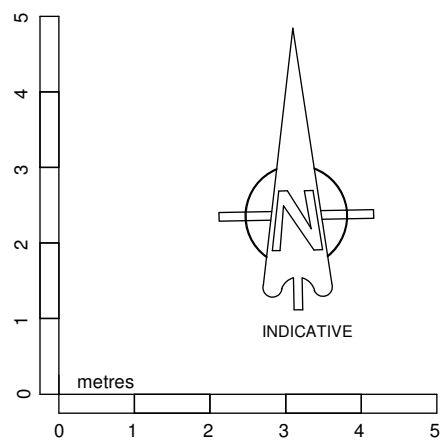




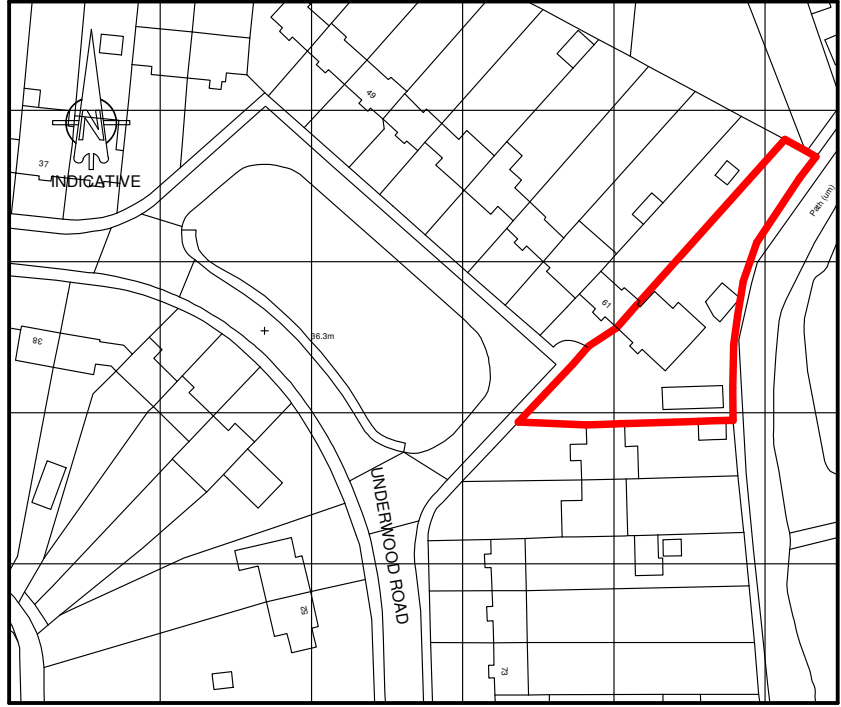
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Site Plan 1:200

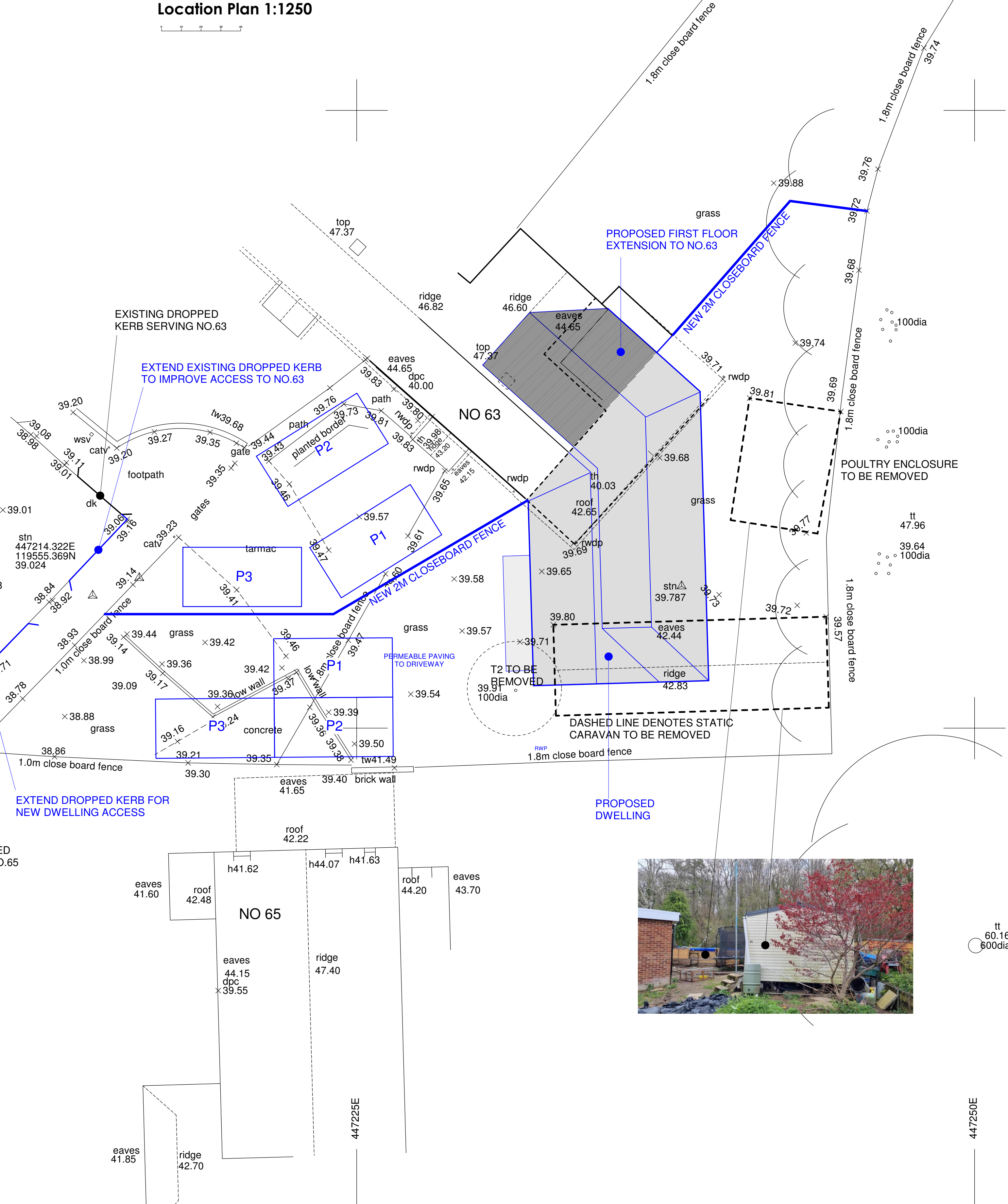
KEY:	
bt	British Telecom
cb	Control Box
cl	Cover Level
ctv	Cable Television
dk	Drop Kerb
el	Electric
ep	Electricity Pole
fh	Fire Hydrant
gu	Gully
gsv	Gas Stop Valve
ht	Height
ic	Inspection Cover
il	Invert Level
lp	Lamp Post
mkr	Marker
oh	Overhead
pb	Post Box
pxg	Pavement Crossing
rp	Road Sign
rs	Road Sign
sv	Stop Valve
tb	Telephone Box
tl	Traffic Light
tt	Top of Tree
th	Threshold
tw	Top of Wall
utl	Unable to Lift
vp	Vent pipe
wm	Water Meter
wsv	Water Stop Valve



Topographical Plan 1:100



Location Plan 1:1250



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IMPORTANT NOTES

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO COMPLY WITH THE PARTY WALL ACT 1996.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO DRAW UP ALL LEGAL AGREEMENTS WITH ADJOINING PROPERTY OWNERS TO COVER THE OVER HANGING OF ANY FASCIA, GUTTERING, FOUNDATIONS OR ANY PART OF THE BUILDING. J DESIGN & PLANNING LTD MAY NOT BE HELD RESPONSIBLE IN ANY WAY FOR ANY LEGAL COSTS OR OTHER COSTS INCURRED THROUGH NEIGHBOURHOOD DISPUTES.

USE FIGURED DIMENSIONS ONLY, DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED. CLIENTS AND CONTRACTORS TO CHECK ALL DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORKS COMMENCING. ANY DISCREPANCIES IN DIMENSIONS OR BOUNDARY LOCATIONS TO BE BROUGHT TO THE ATTENTION OF J DESIGN & PLANNING LTD BEFORE ANY FURTHER WORKS TAKE PLACE ON SITE.

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BUILDING REGULATION DRAWINGS

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS UNDER SEPARATE COVER. ALL STRUCTURAL ELEMENTS INDICATIVE IN APPEARANCE ONLY. REFER TO STRUCTURAL ENGINEER'S REPORT FOR DETAIL & DESIGN OF STRUCTURAL ELEMENTS AND CONNECTIONS. CONTRACTOR TO DETERMINE INSTALLATION HEIGHTS OF BEAMS & PADSTONES ON SITE AS REQUIRED.

ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK.

SPECIFICATIONS SUBJECT TO CHANGE UNTIL BUILDING REGULATION 'FULL PLANS' APPROVAL HAS BEEN ISSUED.

WORK CARRIED OUT PRIOR TO RECEIPT OF BUILDING REGULATION 'FULL PLANS' APPROVAL AT CLIENT'S OWN RISK.

CLIENT TO CONTACT SOUTHERN WATER TO ESTABLISH ANY POTENTIAL SEWERS WITHIN OR CLOSE TO THE SITE BOUNDARIES AND TO ACCURATELY LOCATE MAINS SEWER POSITIONS, DEPTHS AND DIAMETERS, PRIOR TO ANY WORK COMMENCING ON SITE.

FOLLOWING BUILDING CONTROL 'FULL PLANS' APPROVAL (INCLUDING CONDITIONAL APPROVAL), ALL RESPONSIBILITIES IN RELATION TO 'CONSTRUCTION (Design and Management) Regulations 2015 (COM 2015)' ARE DEEMED TO BE PASSED TO THE PRINCIPAL CONTRACTOR APPOINTED BY THE CLIENT. J DESIGN & PLANNING LTD CANNOT BE HELD RESPONSIBLE THEREAFTER FOR ANY FAILURE OF THE CONTRACTOR TO ABIDE BY THE REGULATIONS.

CLIENT

Miss N. Primmer &
Dr. G. Chaffey

PROJECT

63 Underwood Road,
Bishopstoke,
Eastleigh,
Hampshire,
SO50 6FX.

STAGE

Stage 3 - Planning

DRAWING

Proposed Site Layout,
Location & Topo.

DRAWING NUMBER

400_22

DATE

September 2023

SCALE

1:100, 1:200, 1:1250
@A1

REVISIONS