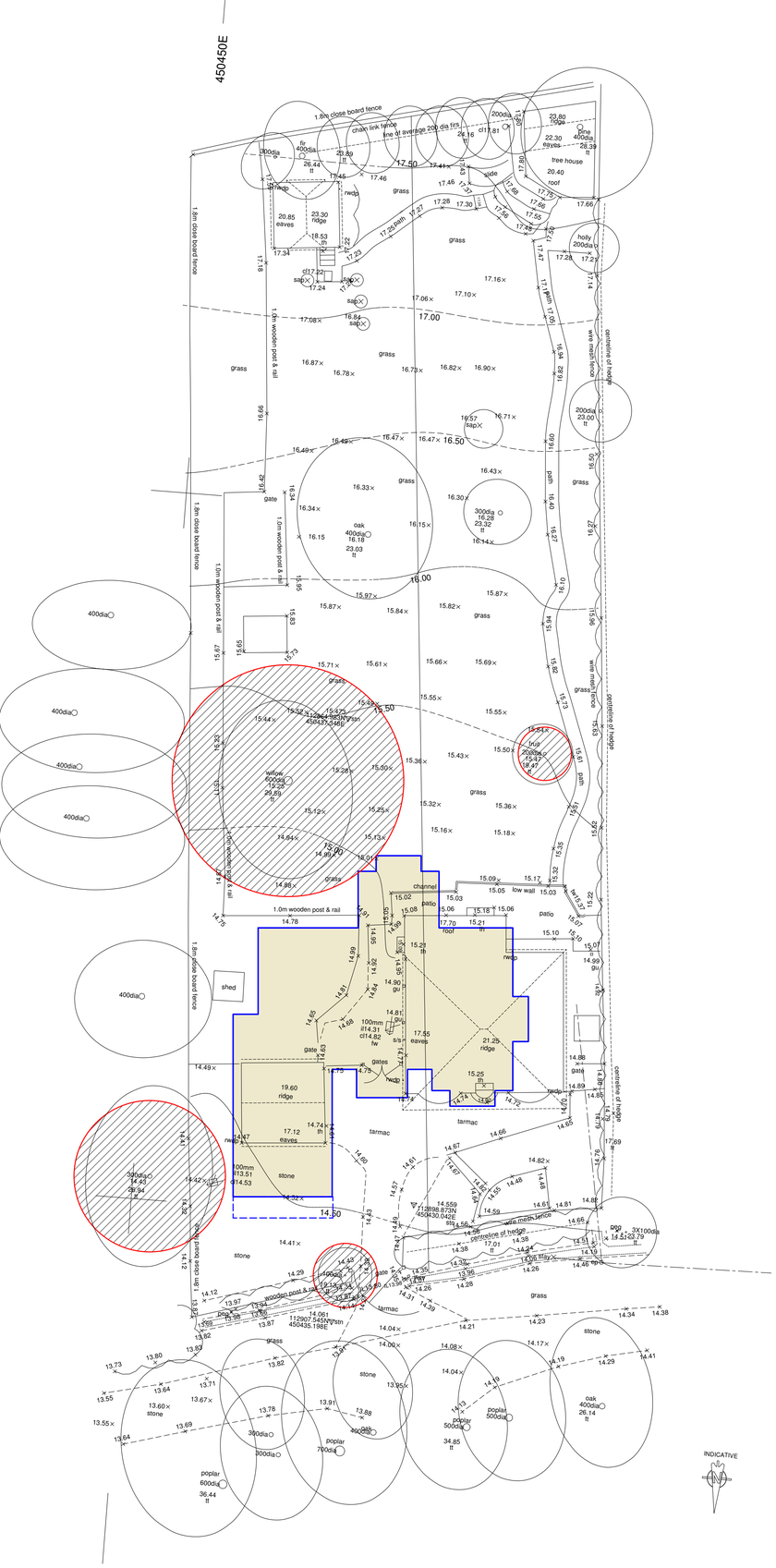
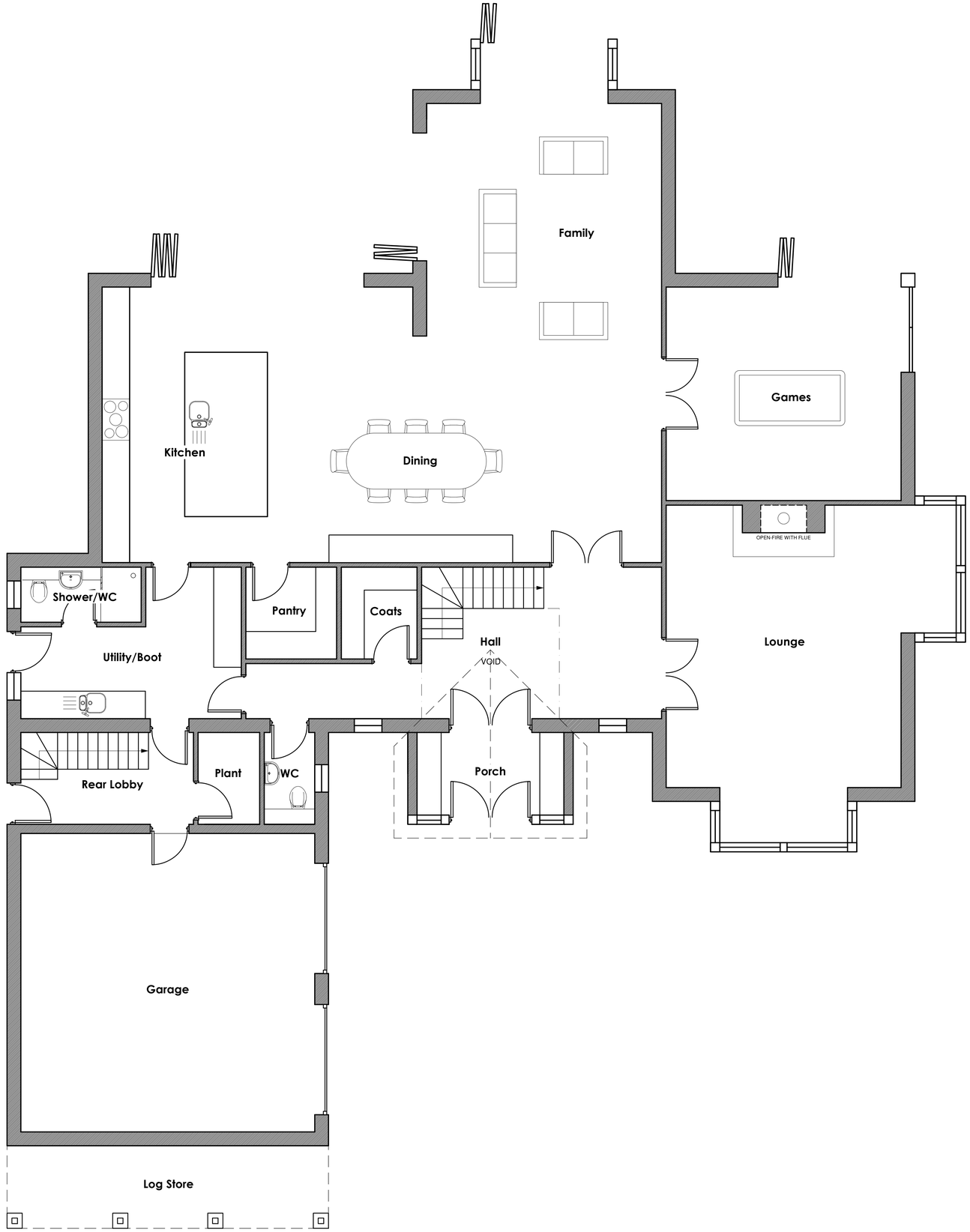


Site Plan 1:200

0 10 20 30 40



Proposed Ground Floor Plan 1:50

0 1 2 3m

Design & Planning
ARCHITECTURAL SERVICES

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78 Pitmore Road
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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 FASCIAS, 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 EXCEPT FOR PLANNING PURPOSES, 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 (CDM 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
Sam Skinner

PROJECT
'Tamella',
Brook Lane,
Botley,
Hampshire,
SO30 2ER.

STAGE
Stage 1 - Survey
Stage 2 - Design

DRAWING
Replacement Dwelling

DRAWING NUMBER
260_10_C

DATE
March 2023

SCALE
1:100 & 1:50@A1

REVISIONS
C - 17.07.24 - Roof alterations & associated revisions following L.A. comment.