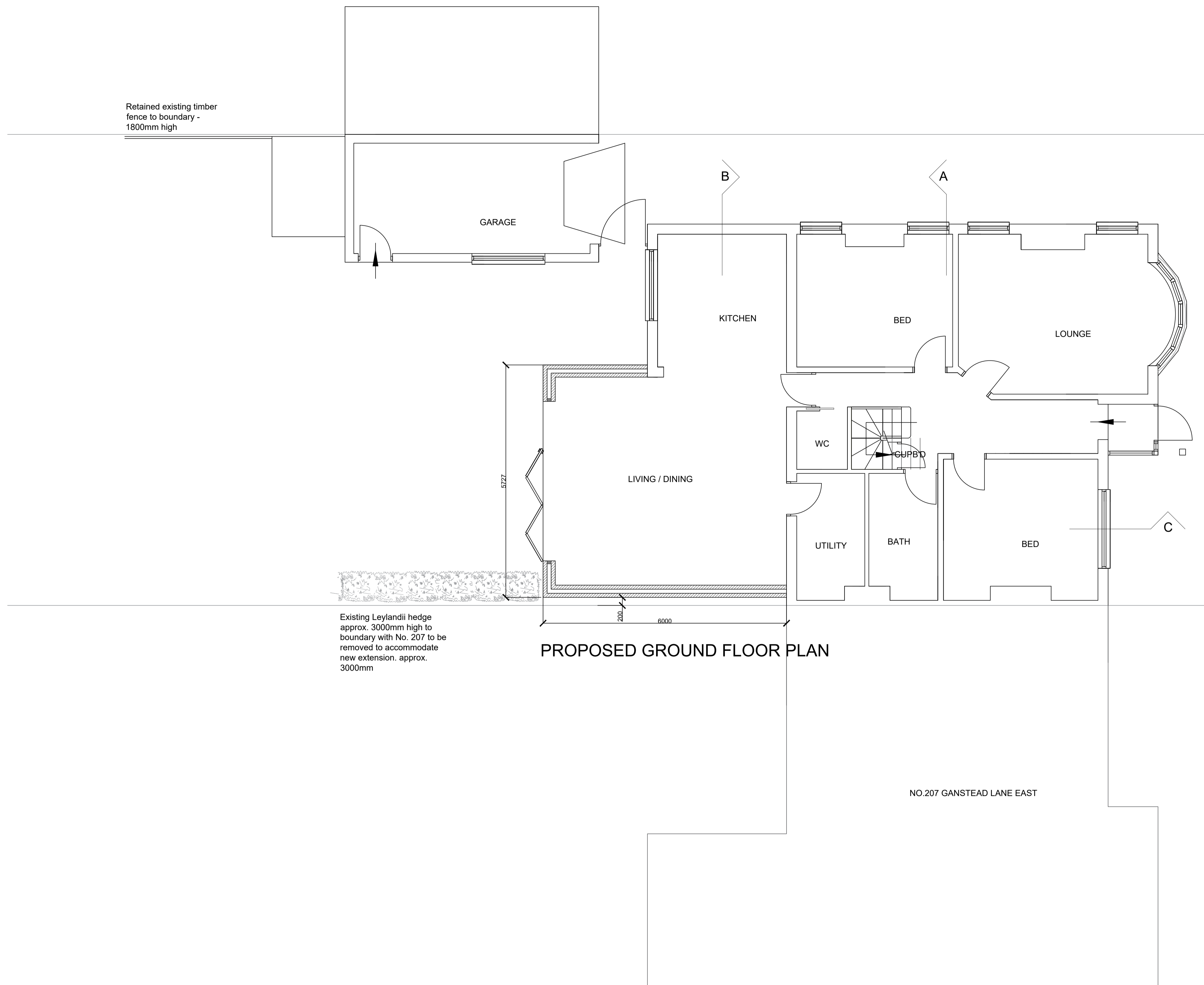


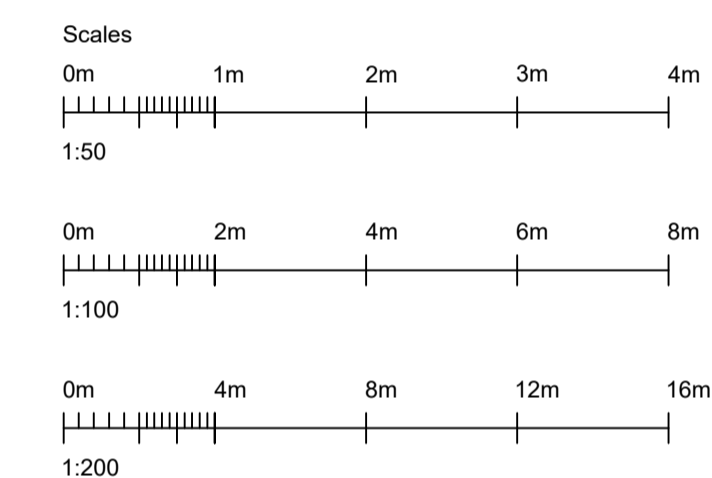
FINISHES

- Walls - Rendered blockwork.
- Bi Fold doors - UPVC
- Fascias/etc - UPVC.
- Rainwater goods - UPVC.
- Roof - Flat roof - GRP finish.



PROPOSED GROUND FLOOR PLAN

NO.207 GANSTEAD LANE EAST



NOTE

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The contractor is responsible for the setting out of the works. All dimensions must be obtained from or checked on site prior to commencement of works.

Do not scale from drawings. Figured dimensions to be used.

PARTY WALL ACT


It is the property owners responsibility that notification should be made to the adjoining owners under the Party Wall Act. Details can be obtained from the Local Authorities web site.

The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

A	Rear extension reduced to 6m from original dwellinghouse	03.02.2021



IMPROVE don't MOVE

Architectural & Interior Design Consultants

51 Howdale Road Hull East Yorkshire HU8 9JY
Tel: +44 7973 165690 - Email: info@idmhome.co.uk

Client: R LEEMAN / R THOMPSON

Project: 209 GANSTEAD LANE EAST,
GANSTEAD,
HULL.
HU11 4BG

Title: PROPOSED GROUND FLOOR PLAN

Drawn by: MR	Scale: 1:50 @ A1 / 1:100 @ A3	Rev:
Date:	Drawing No: GL-1006-PLN	A