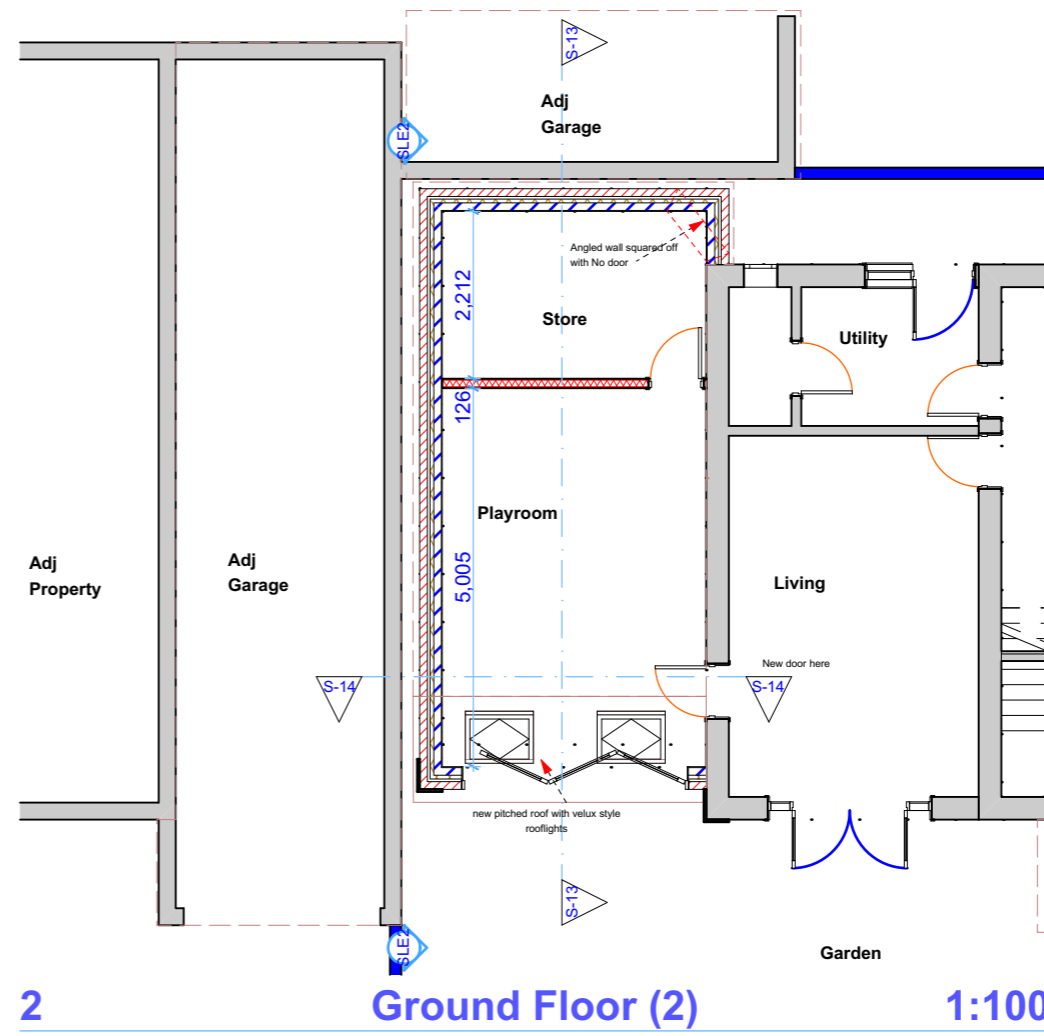


Approved GF plan Ref. No: 19/0387



Proposed GF plan showing the squared off wall at the rear right corner and the front wall brought forward slightly.

Prior to any undertaking of works to the vicinity of a party wall and its foundation the adjoining owner's permission must be received in writing in accordance with the Party Wall Act. If the proposed works involve building over or connecting to existing sewer the client must establish from the Local Authority if the sewer is designated Public or Private. If the sewer is found to be Public then prior approval is to be sought from the relevant authority before works are commenced.

It is the contractors responsibility to check all setting out, dimensions and levels prior to starting any works. No dimensions are to be scaled from the drawings. It is the contractors responsibility to locate and investigate any existing drainage, electric, gas and other services. All works are to comply with all relevant British Standards and Codes of Practices.

All new and modified electrical works are to comply with Part P of the Building Regulations and certified by a qualified person.

**Concerning new guidance - AD L1:**  
Plasterboard drylining adhesive must be continuous where it meets a window/dooropening/reveal closer, wind post or any other penetration through a wall where air can penetrate. Ceilings to undersides of ventilated roofs must be installed prior to wall linings and must be sealed around the perimeter.  
Suspended timber ground floors must be sealed around the perimeter prior to lining walls.  
Surface mounted lights are recommended to retain the thermal integrity and vapour impermeability of ceiling. However, recessed spot lights can be used IF they are airtight units fitted with energy efficient CFL type lamps (Click GU400 or similar). LED lamps are also compliant but are less practical and generally used for decorative purposes. A mains powered smoke alarm should be fitted to ground floor hallway if none exists.



**Fylde Plan Services**  
162 St.Leonards Road East  
St.Annes-on-Sea  
Lancashire FY8 2HL  
01253 720416  
07816 815762

Job Title  
**Porch to front elevation & replace garage with attached playroom**

Drawing Name  
**Planning Application Drawing**  
**Ground Floor Plans**

Drawing Scale Sheet size  
**1:-100 A3**

Layout ID Revision  
**1181 PL CLA C.1**

Client  
**Mr Clarke**  
**25 Sipton Road**  
**Lytham St.Annes**  
**Feb 21**