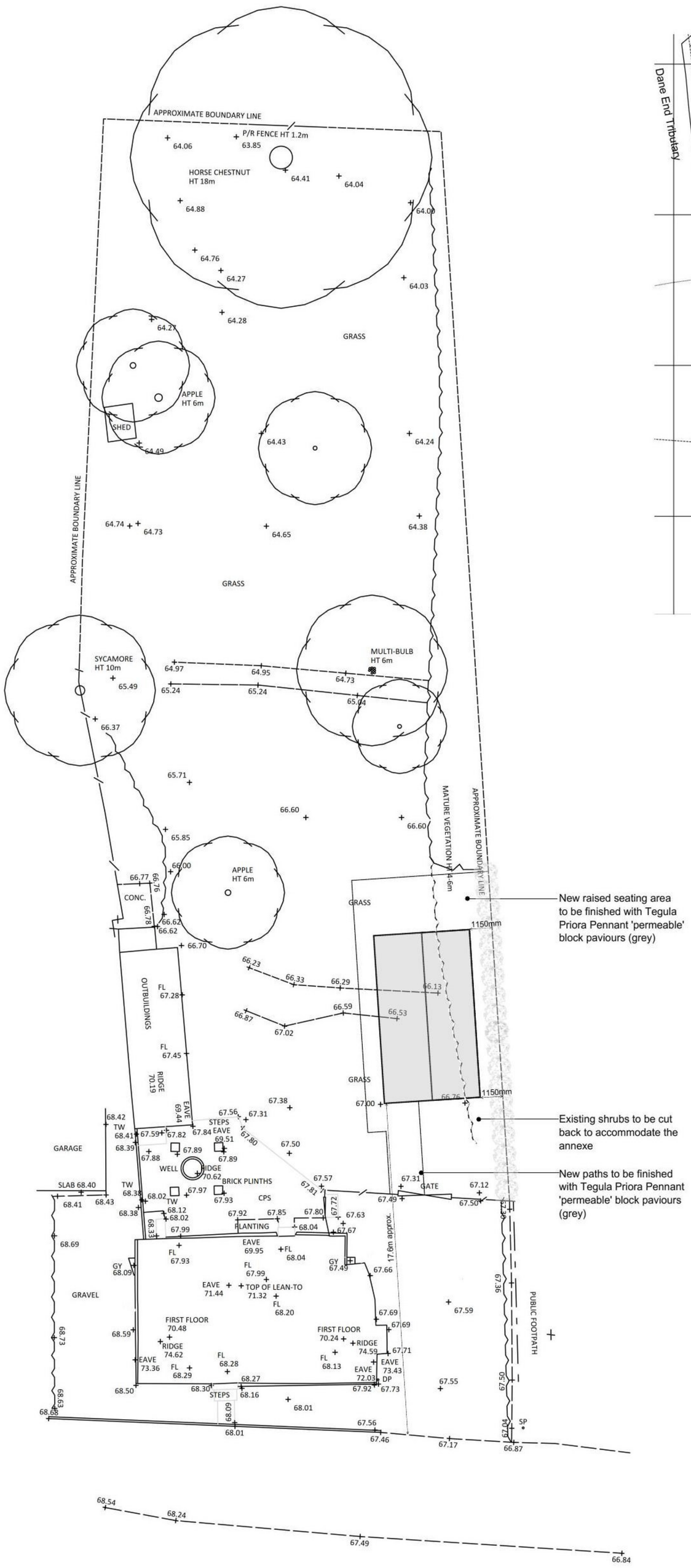
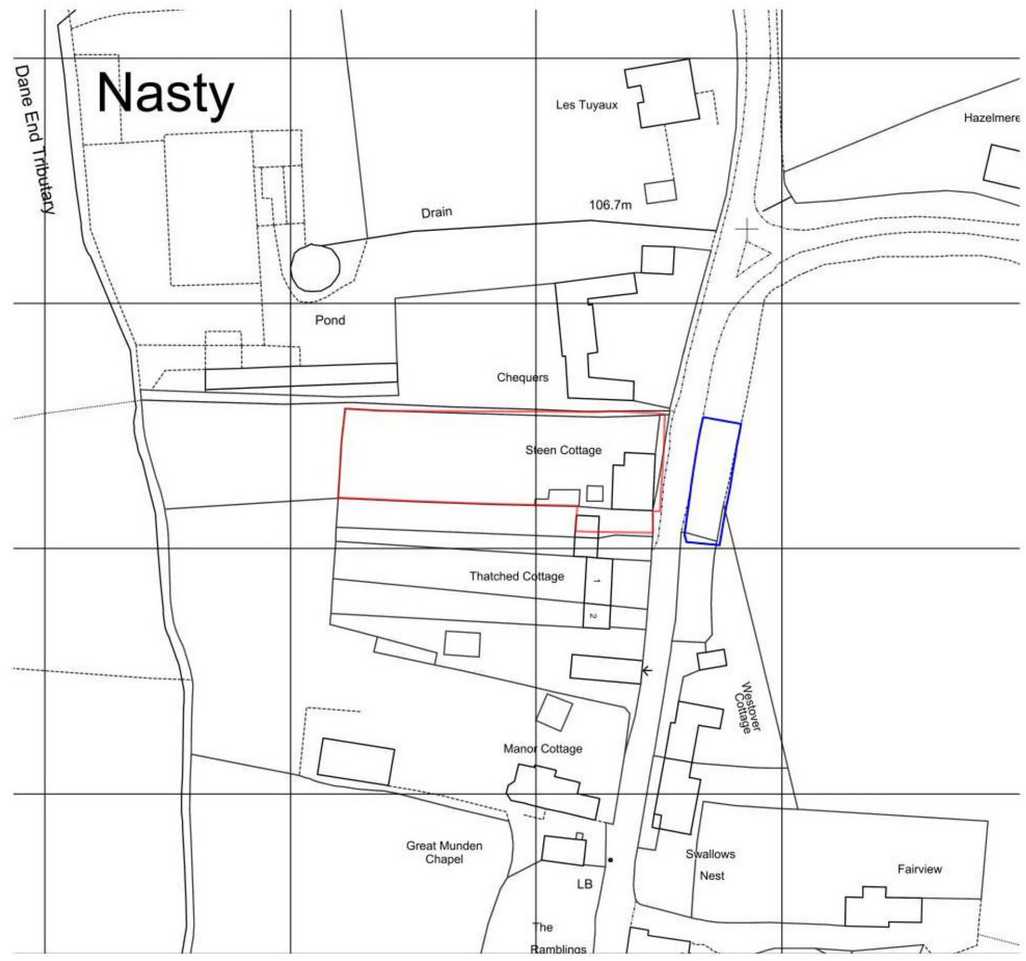
A2
DWG





LOCATION PLAN

50m Scale 1:1250

N

General Notes

1. This design drawing has been prepared for the purpose of applying for Planning 'Permission' for the proposed development from the LPA (local Planning Authority) and statutory Building Regulation 'Approval'. Dixon Surveying & Design accept NO liability or any costs if the Client advances the development before the requisite permissions/approvals have been obtained (in writing) from all regulatory bodies!

2. All Planning and Building Regulation Conditions must be discharged by the homeowner or their building contractor before any work commences on site.

3. All new work to comply fully with the most up to date Building Regulation Legislation

4. No covenants have been considered in the preparation of these plans and it is the Client's responsibility to advise if any such covenants exist that may affect the development proposal. The Client is responsible for obtaining consent to extend from all parties with a legal (or other) interest in the subject property i.e. mortgage lender, developer/builder of the property, building warranty provider and inform their building insurer of the resultant increase in the 're-building' value.

5. All work, including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and strutting. All work by the Principal Contractor and all Sub-Contractors must be undertaken in strict accordance with all relevant CDM Regulations, Health & Safety legislation, BS Publications, trade manufacturer literature and any requirements of statute or the local authority.

6. The 'Principal Contractor' is responsible for taking on the 'Client Duties' unless the 'Client' has instructed a 'Principal Designer' or an 'Advisor to Principal Designer' to undertake the 'Client Duties'.

7. Figured dimensions must be read as opposed to dimensions scaled from the drawing at all times!

8. The Client's builder/Principal Contractor must check all dimensions and setting-out before the work proceeds on site and continually monitor the setting-out and dimensions as the work proceeds.

9. This drawing to be read in conjunction with all other relevant information whether produced by this company or by others.

10. Planning Permission approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 may apply. The Client/homeowner is responsible for compliance with this act prior to commencement of any building/excavation works and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.

11. 'Build-over / Adjacent to' public sewers – all foundations or structures within 3 metres of a public sewer are to be taken below the invert level of the sewer in accordance with the water utility company's requirements. The Client is responsible for organising, financing and obtaining all 'Build-Over / Adjacent-To' agreements before any work commences on site.

12. This Drawing must be read in conjunction with Dixon Surveying and Design's 'Outline Schedule of Works/Specification' document and the Structural Engineer's design pack.

13. The Client/homeowner is responsible for appointing/commissioning a specialist consultant to check and confirm that the proposed development does not breach the guidance for Daylight/ Sunlight and 'Right of Light'.

14. The legal boundaries must be established before any work commences and all setting-out for the development must be checked before any work commences. No part/component/ structure of the proposed development to extend over the legal boundary.

15. This drawing is the copyright of Dixon Surveying and Design and must not be copied or reproduced without written permission of this company.

	Revisions	

BLOCK/ROOF PLAN
1:200

N

Ground levels which are shown on the above drawing are as existing only, these are to be altered where required to accommodate the proposed development.

Scale Bar

1:200	0	2m	4m	6m	8m	10m	12m	14m	16m	18m	20m
1:100	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50	0		1m		2m		3m		4m		5m
1:500	0		10m		20m		30m		40m		50m

Project Title:	Proposed Annexe and associated ancillary development Steen Cottage, Nasty, Herts, SG11 1HP [redacted]
Drawing Title:	Block/Roof Plan and Location Plan
Scale: 1 : 200 & 1 : 1250	Drawing No: JD/202006.13
Date: March 2021	Revision:

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