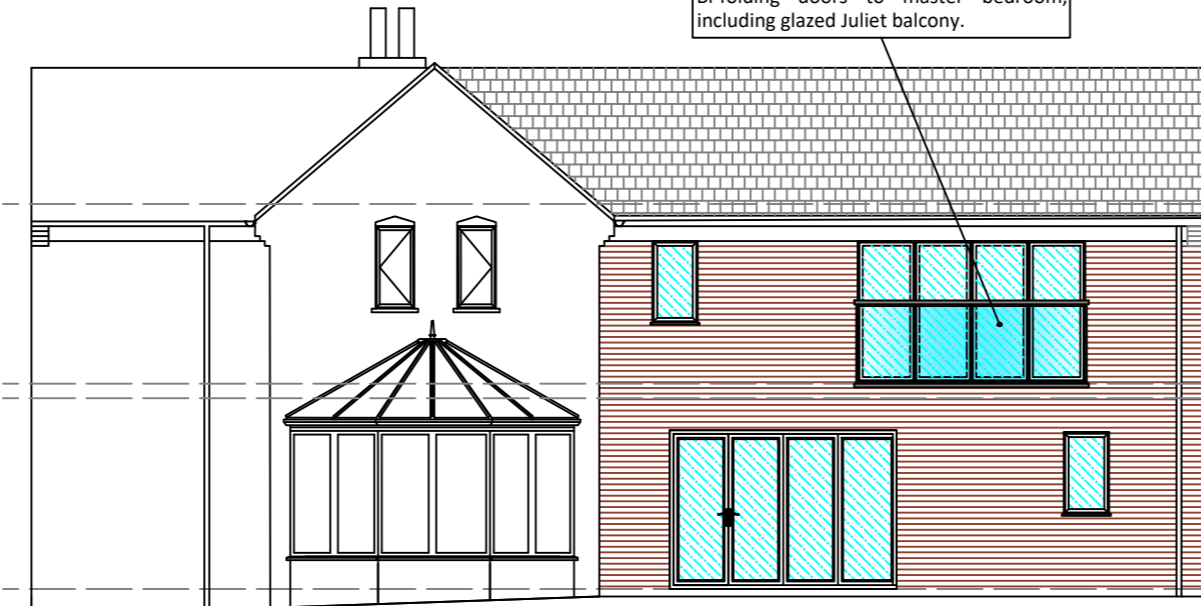


**NOTE: Rear Elevation not shown as (unchanged)**



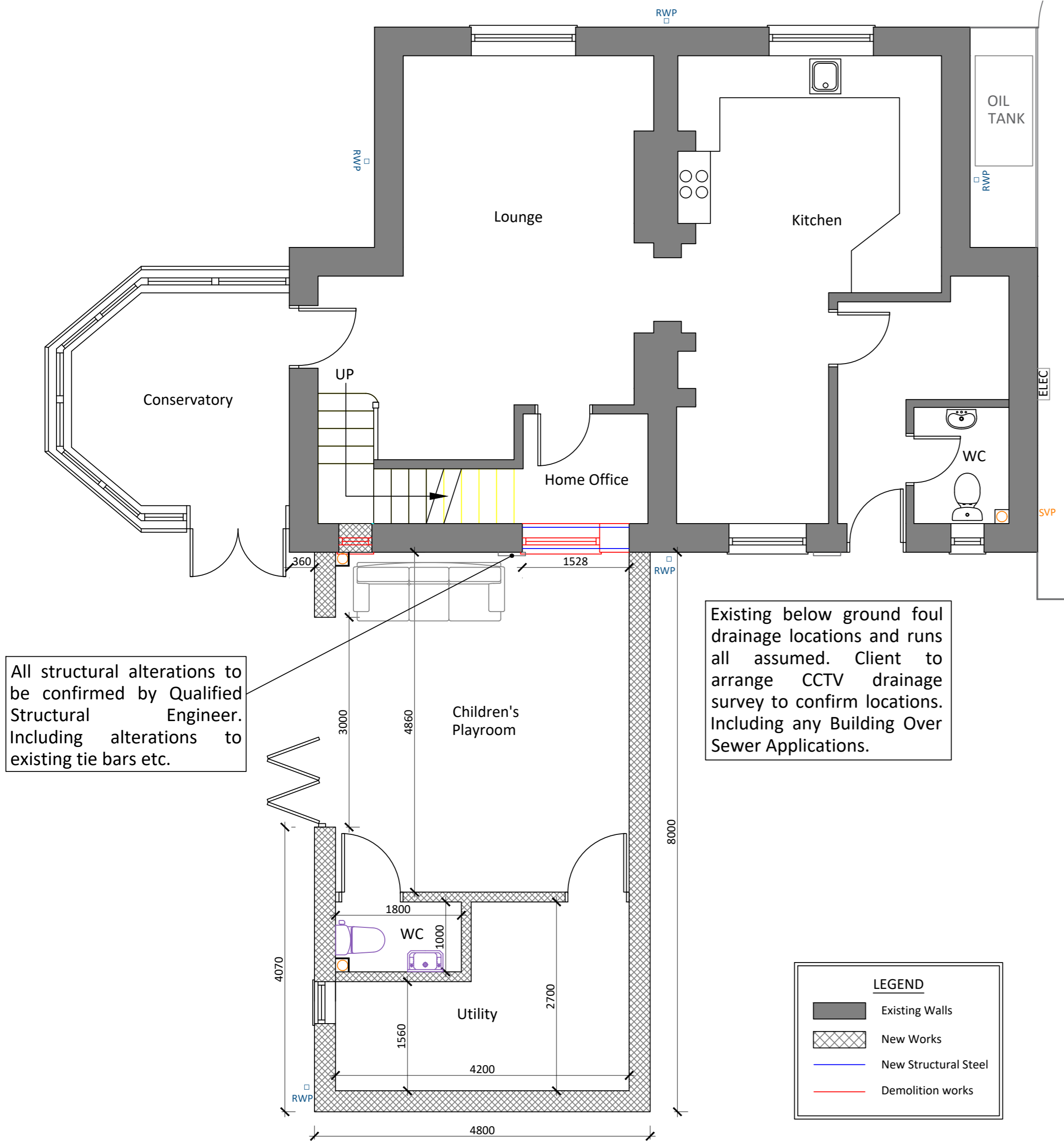
**Proposed Front Elevation @ 1:100**



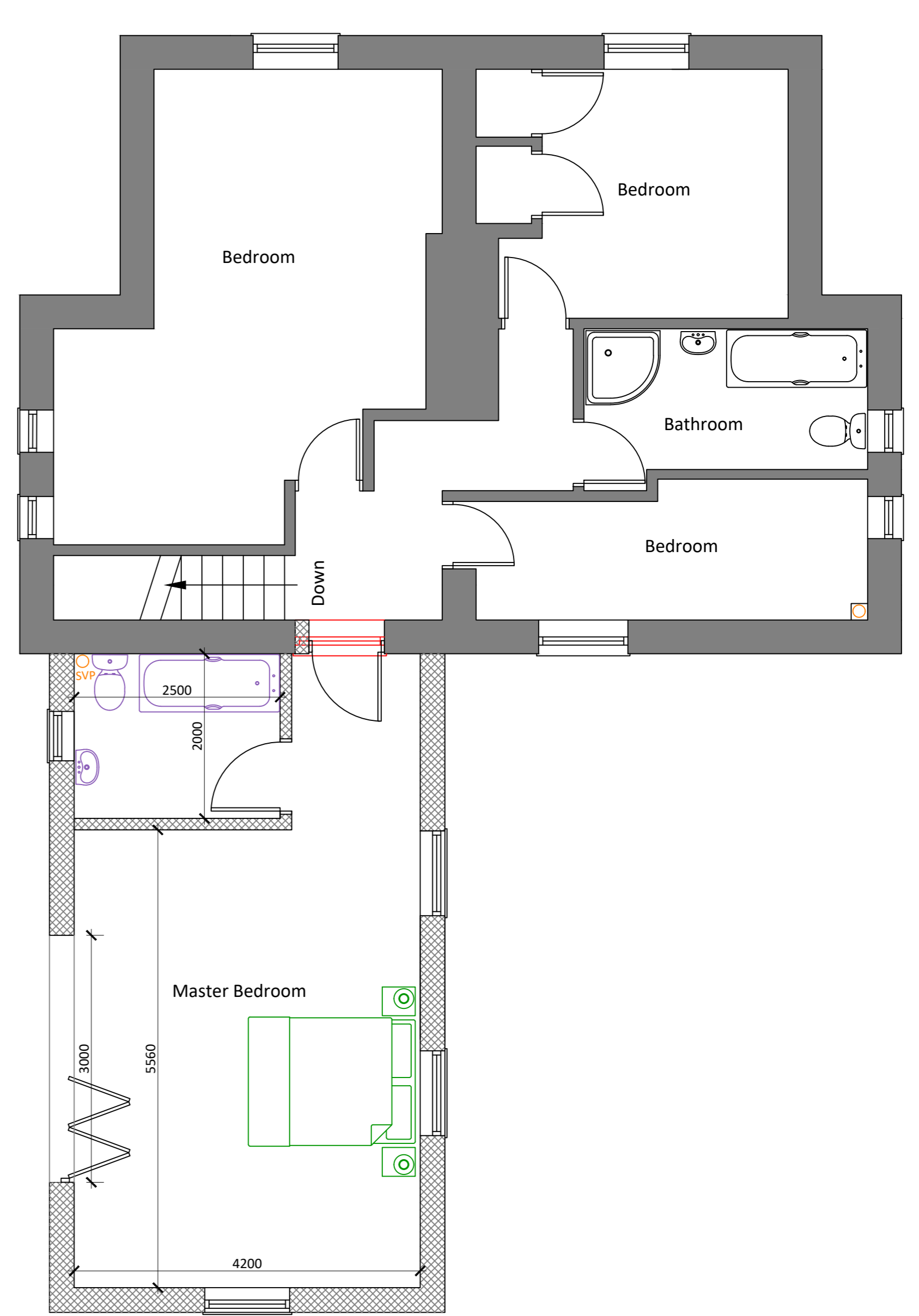
**Proposed Side Elevation @ 1:100**



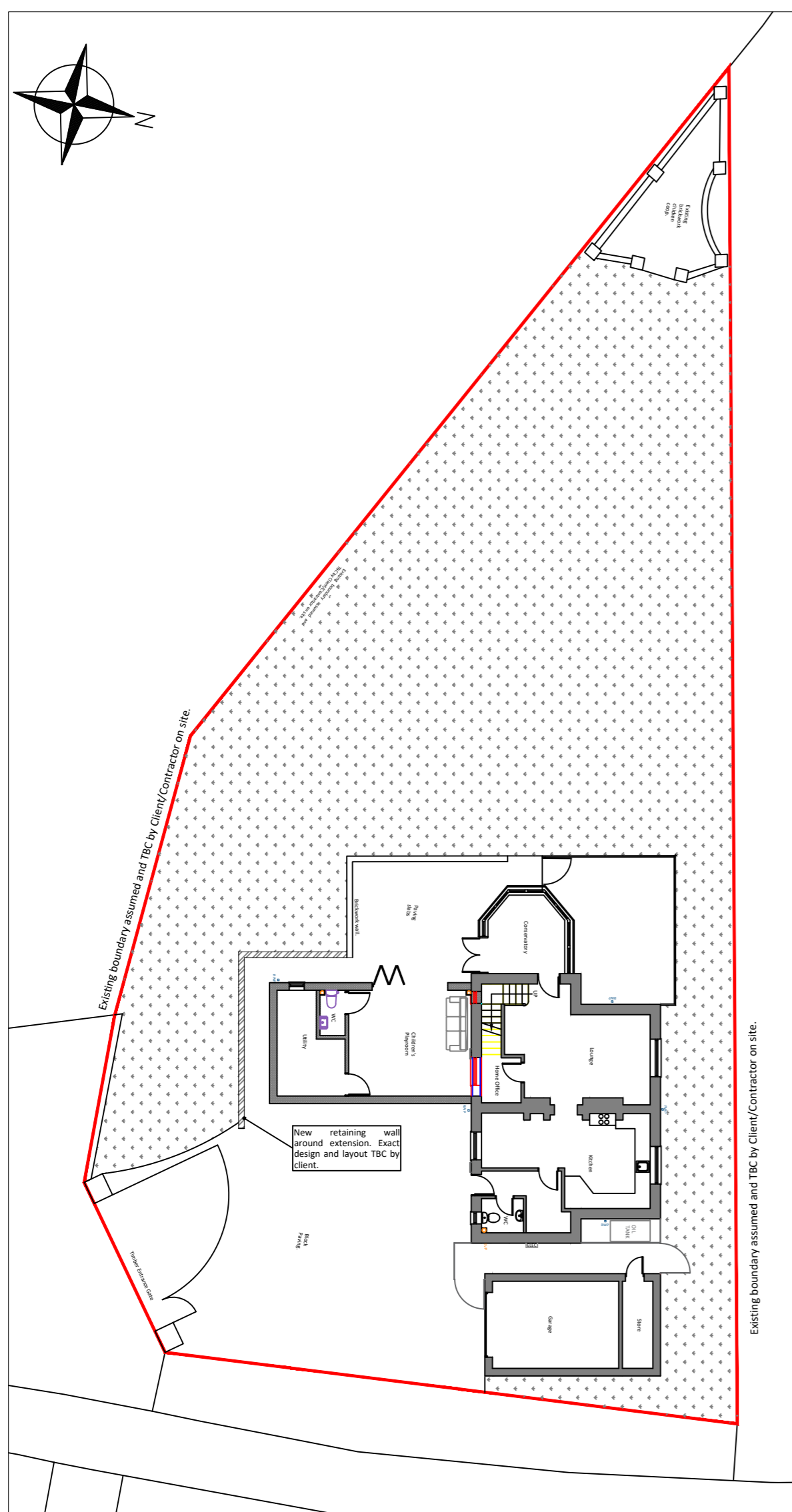
**Proposed Side Elevation @ 1:100**



**Proposed Ground Floor Plan @ 1:50**



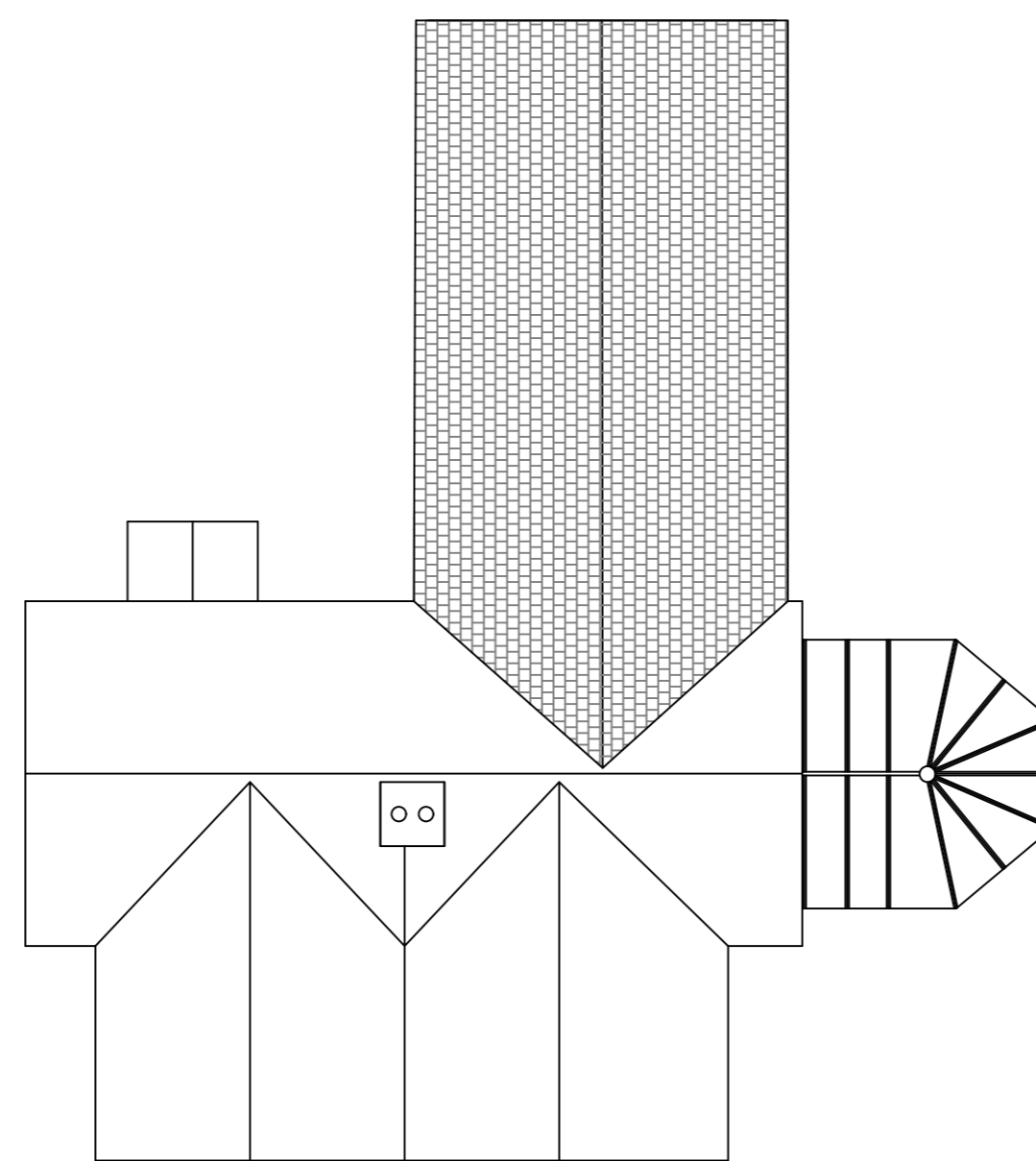
**Proposed First Floor Plan @ 1:50**



**Proposed Site Plan @ 1:200**



**Site Location Plan @ 1:1250**



**Proposed Roof Plan @ 1:100**

**Note: All existing measured survey, site and building information provided by a T. Green Surveyor. No measured survey has been carried out by Bsurv.**

**Drawing Notes:**

- DO NOT SCALE off drawing. All dimensions must be checked on site by the client and/or building contractor.
- The client is responsible for all matters relating to the Party Wall etc Act 1996, including Rights to Light.
- The client is responsible for all matters relating to drainage, including checking positions of all private and public drains and obtaining all necessary permissions with statutory bodies and utility providers. This includes all applications for building near / over existing drains and all drainage alterations.
- Where existing drain runs are shown these are assumed only. The client and/or building contractor are to ascertain actual position and flow direction prior to commencement.
- The client is responsible for consulting with local Gas, Water, BT, Electricity & drainage authorities as necessary.
- The client is responsible for the appointment of a qualified structural engineer to confirm all structural alterations are acceptable and obtaining all calculations / specifications as required.
- The drawings are for planning purposes only. Separate Building Regulations approval and drawing package will be required prior to commencement of construction.
- The client is responsible for checking that boundaries are correct and the proposals do not conflict with any restrictive covenants which may be in the title deeds.
- The client is responsible for ensuring no part of the proposal should encroach beyond any boundary unless the prior written consent of the owner of the adjoining property has been obtained.
- The drawings provide basic information relating to the general size, arrangement of the existing facility. The drawing of existing does not provide details of any existing services, equipment and or structure.
- All works to be executed to the satisfaction of the Local Authority and to comply with all current Building Regulations, Planning Requirements, British Standards and Codes of Practice.
- The client is responsible for all matters relating to Construction (Design and Management) Regulations 2015, including the appointment of a Principal Designer.

<b>Client Name:</b> Mr Peter Cross	<b>Site Address:</b> Mickle Hill Cottage, Lychgate Lane, Aston Flamville, Hinckley, LE10 3AQ
<b>Drawing Title:</b> Proposed Plans & Elevations	<b>Scale:</b> 1:50, 1:100, 1:200 & 1:1250 @ A1
<b>Drawing No:</b> 2021-03 -PL-02	<b>Issue:</b> Planning
<b>Date:</b> 08-03-2021	<b>Revision:</b> -