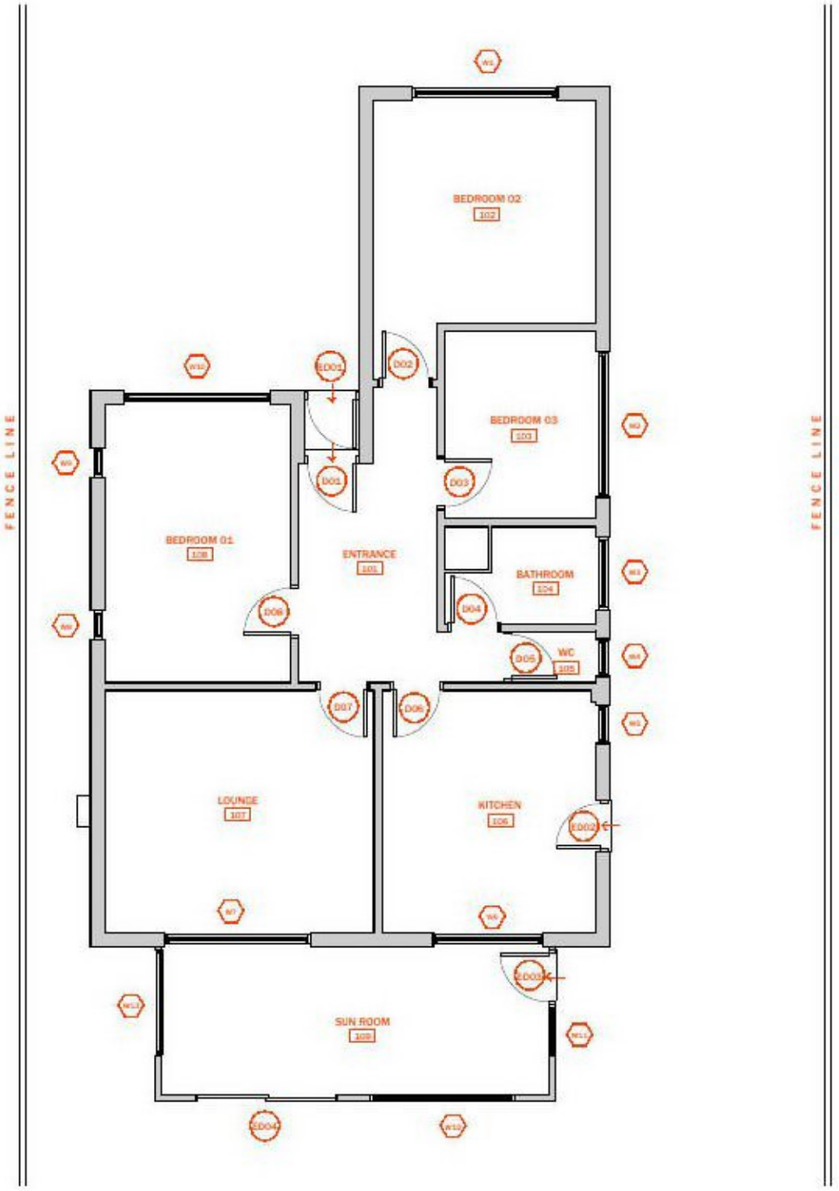
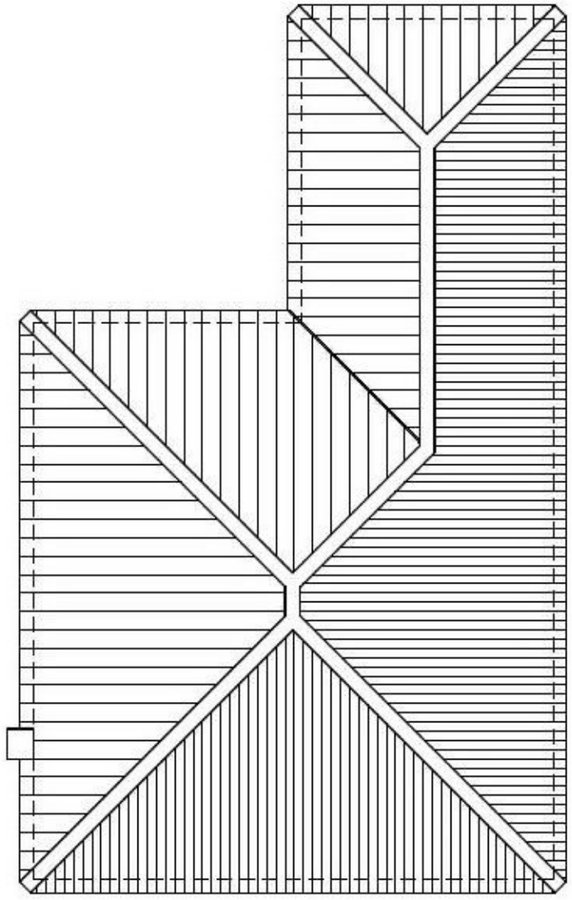


1 FLOOR PLAN

SCALE: 1:100



2 ROOF PLAN

SCALE: 1:100

1:100

2m 0 2m 4m 6m 8m 10m

EXISTING

ARCHITECTURAL DESIGN
119 Elmton Road,
Clowne, S43 4LF
[redacted]

Miss J Miles

WYNDHAM CRESCENT

Project No. 106WC

DO NOT SCALE FROM THIS DRAWING

WORK TO FIGURED DIMENSIONS ONLY. CHECK DIMENSIONS ON SITE PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO THE PROPERTY SERVICES SECTION BEFORE COMMENCING OR CONTINUING WORK.

Notes

ALL DRAWINGS ARE THE COPYRIGHT OF OB ARCHITECTURAL DESIGN. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING DESIGNERS:

- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT).
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT).
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT).

YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT. IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN (FORM) WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

WHERE THE BUILDING PROJECTS FALLS WITHIN CDM REGULATIONS 2015, OB ARCHITECTURAL DESIGN ARE NOT DESIGNATED AS PRINCIPAL DESIGNER UNDER THE TERMS OF THE ACT. THE CLIENT IS TO APPOINT THEIR OWN PRINCIPAL DESIGNER WITHIN THE MEANING OF THE ACT.

NO WORKS ARE TO START ON SITE PRIOR TO GRESANCE OF ANY / ALL PREVAILING PLANNING CONDITIONS. ALL BUILDING WORK TO BE COMPLIANT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE.

THE CLIENT IS AT DISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPLICABLE BUILDING CONTROL BODY.

ALL DESIGN RESPONSIBILITY WILL REMAIN SOLELY AT THE PURCHASER OF THE DRAWINGS, DOCUMENTS OR SERVICES PROVIDED BY OB ARCHITECTURAL DESIGN.

Rev	Description	Date

Project North

Scale: 1:50 Paper Size: A3

Floor Plan & Roof Plan as Existing

A1.1

Sheet No.