



THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL, THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ON SITE. ANY ANOMOLIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

FOR PLANNING PURPOSES ONLY

Drawings prepared for Planning purposes only, NOT for construction, ALL major annotated dimensions must be checked on site PRIOR to construction works commencing and any anomalies found, MUST be reported.

External materials and finishes IE. Roof tiles or other roof finishes, Elevational finishes - brickwork / render / dashing, etc., Window and door types, MUST all be as stated on the approved plans, alterations in ANY materials MUST be referred back to the relevant Planning Dept., or Planning Case Officer for written confirmation that alterations are NOT considered to be a 'material change' that would affect the relevant Permission that has been granted for the proposal[s].

Any alterations to the approved plans MUST be notified to the Planning Dept., or Planning Case Officer for formal written approval PRIOR to altering any part of the approved plans. Should the Client (or their Contractor / Sub-Contractor) alter any part of the works - from the approved Planning drawings - then they do so at their own risk.

Client [or their Contractor] to ensure that any conditions attached to the Planning Permission regarding material samples IE. facing / roofing / windows are deposited at the relevant Planning dept., and formally approved in writing by the Planning Case Officer or Planning Department PRIOR to commencement of works on site.

Where trees and tree protection methods are material considerations, then no works or development shall take place until a scheme for the protection of the retained trees- The Tree Protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. Prior to the commencement of works on site. Tree Protection Barriers shall be installed. Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the Planning Dept., or client's own arboriculturist and shall remain in a functional condition throughout the entire development.

Client to ensure that the proposal is commenced within the time period stated in the Planning Approval [generally three years from the date of Approval].

	Load bearing walls		Non Load bearing walls / partitions
	New Masonry		New Partition
	Clear glazing		Obscure glazing
	Leadwork to valley		Render / dashed finish
	Existing opening to be built up		Concrete Padstone
	Formed opening		Structural beam UBeam or similar
	New Brickwork		Roof Tiles
	Underground drainage [FW]		Underground drainage [SW]
	Existing roof / geometry		Proposed roof / geometry
	Land boundary		Masonry wall above / below
	600x600 base unit		600x600 wall unit
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Morning Room & Gym added to Ground Floor
 27-08-21 En-Suites & Dresser added to First Floor **AMENDED PROPOSALS**

Native CAD Format	- AllyCAD2013
Resolution	- 300dpi
Colour Format	- 256 colours
Plotting Software	- Adobe Acrobat
Printed & Verified	- Yes
Satisfied with Accuracy	- Yes

DATE: 27th of August 2021
 PROJECT: New Detached Dwelling
 FOR: Mr. & Mrs. Burns
 AT: 78 Dawstone Road, Gayton, Wirral CH60 8ND
 DRAWING: 003-Proposed Second Floor Plan
 PROJECT No: Burns07
 SCALE: 1:50 @ paper size - A1 / 1:100 @ paper size - A3
 EXISTINGS: JJ PLANNING: CJ BUILDING REG'S: CJ

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