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This drawing has been prepared for the sole purpose of applying for town planning and building regulations only and is not a complete working drawing it is not to be scaled from or used for construction. Any figured dimensions are shown only as a guide to planners not for the contractor/builder/self builder

The contractor/ builder/client shall assume full and complete responsibility for all and any works constructed as a result of obtaining planning / building regulation permissions / approvals whether the drawings are referred to or otherwise all dimensions should be checked by the builder before any construction is carried out .

The contractor /builder should satisfy himself as to the suitability of all materials and details referred to and their intended use

All dimensions and levels are to be checked on site by the Contractor /client before any work is started.

All the work is to comply with the local authorities requirements, planning conditions british standards the current building regulations and recognized good building practice.

Any alterations from the approved plans are to be checked with the building control and planning departments of the local authority and approved prior to that part of the works taking place

All materials and workmanship is to be carried out in accordance with current British Standards and codes of practice and any Agreement certificate where applicable

The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works.

Tenders must include for all the works described or being apparent on the drawings or can reasonably inferred as being necessary for the proper execution of the works.

L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFRE/DTLR guidance document

"Limiting Thermal Bridging & Air Leakage : Robust Construction

Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.

Position and depth of services within the vicinity are to be checked and any relevant permission obtained before work commences

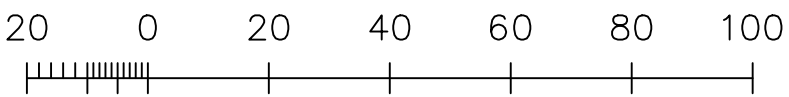
The planning design building levels are critical, should any discrepancy be found or deviation be required ,permission from the local authority must be obtained in writing before proceeding .

PLEASE NOTE :Notice may have to be issued on the neighbour if works are carried out on or within close proximity to a boundary /party wall .Please see local authority web site for details or

[www.odpm.gov.uk/partywall-1996](http://www.odpm.gov.uk/partywall-1996) or e mail [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

drainage -assumed fall of 1:80 contractor to assume suitability of the fall and drainage if shown on drawing is a guide only to satisfy building regulations not to satisfy on site conditions which may be different

PZ Plans fees do not include the fee you must pay for the planning and building regulation applications to be processed nor any other 3rd parties eg engineers etc only work that is required to make a planning and building regulation application is undertaken -no advice or working drawings beyond this point is undertaken



Metres

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LOCATION PLAN 1:1250

SITE PLAN 1:500



Metres

PZ PLANS-Robert Boardman Bsc(Arch) PGDip(Arch) Architectural Plans and Designs prepared for Residential Planning Permission and Building Regulations approval Swallows Barn Trezelah Gulval Penzance TR20 8xd T/F -01736331919 079408396663 pzplans@btinternet.com	CLIENT	MR CLIVE AND DALE THOMPSON FLAT ONE TUDOR CHIPPY WEST END MARAZION TR17 0EF	<b>AMENDMENT DETAILS</b>	DATE	3 JAN 2022	SCALE	see
	PROJECT TYPE			DRAWING NO	012200	<b>A3</b>	
	DRAWING TITLE	LOCATION AND SITE PLAN					