

General Notes

All dimensions to be checked on site and not to be scaled off these drawings.

All walls to be checked to see if they are load bearing and report findings to the engineer and agent

A competent builder to confirm the exiting structure makeup at the 'opening up' stage. The foundation to be determined prior to any structural work taking place. **DO NOT ASSUME. IF IN DOUBT PLEASE ASK**

Any Drains owned by Yorkshire water may need permission to be built over, built near or connected onto. A Survey to be carried out by others onsite to determine the existing route and ownership. Existing or new drains that need to be altered or moved should be done so with the written approval of the current owner. All work should meet the approval of the BCO.

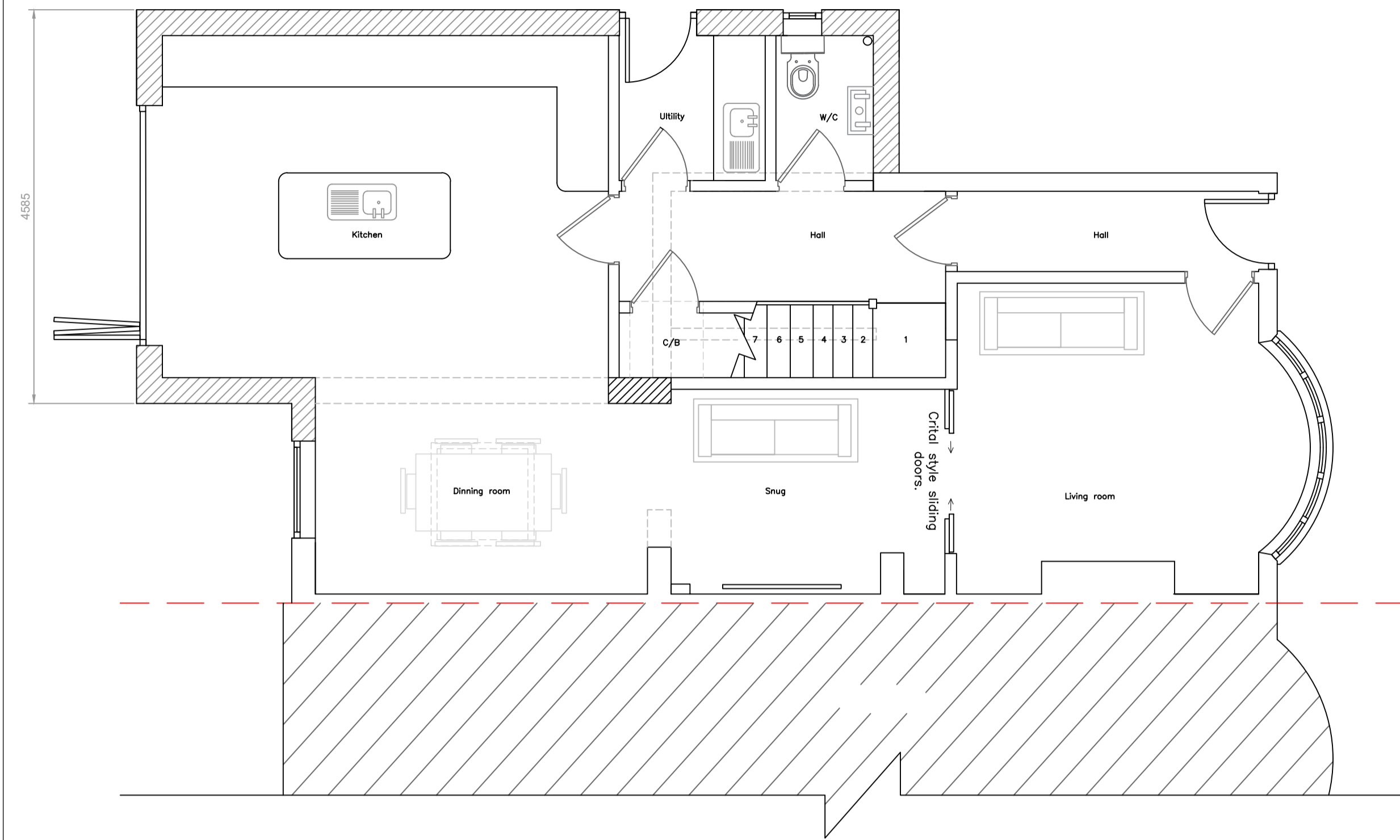
Its the home owners responsibility to seek advice from a party wall surveyor to determine if a party wall act should be served. All boundary's to be checked on site. report any discrepancy's immediately to the agent.

No work to be done without checks and approval of the boundaries. Please ensure the Footprint of the extension falls within the homeowners boundary and that all relevant checks and paperwork has been agreed with all parties.

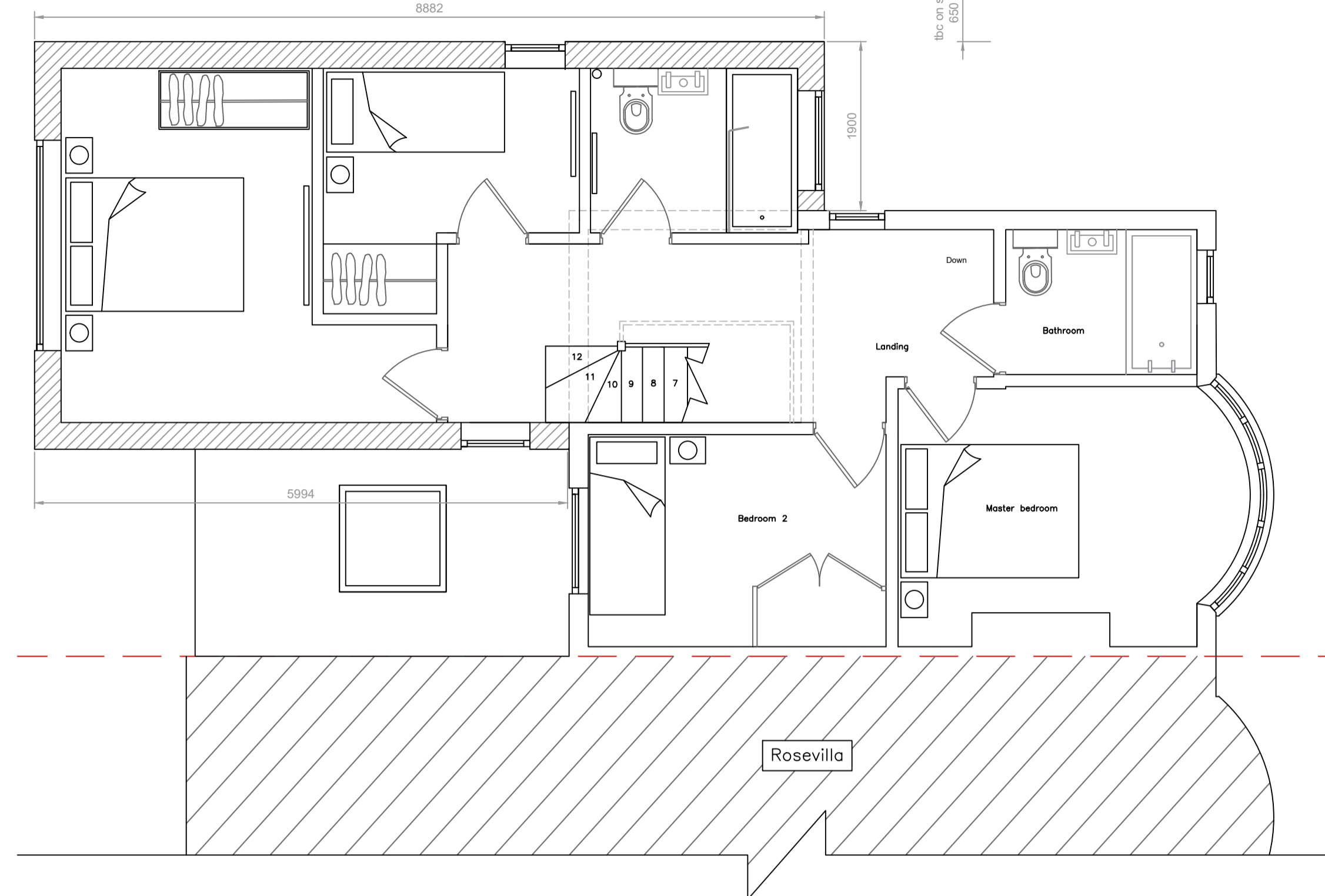
FLOOR PLAN / STAIR CONFIGURATION / KITCHEN LAYOUT TBC ONSITE. THE ROOF STRUCTURE AND STRUCTURAL STEELS MUST BE CONFIRMED PRIOR TO ANY WORK TAKING PLACE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE EXISTING STRUCTURE IS SECURE AND SUPPORTED AT ALL TIMES DURING THE BUILD STAGE.

Ctr of hedge (tbc / agreed.)

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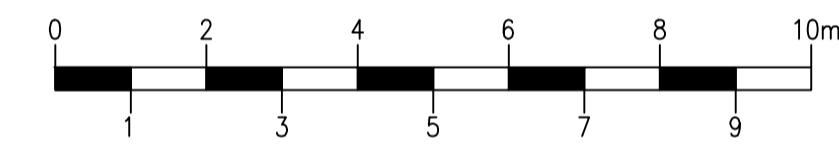


Proposed ground floor plan. 1.50

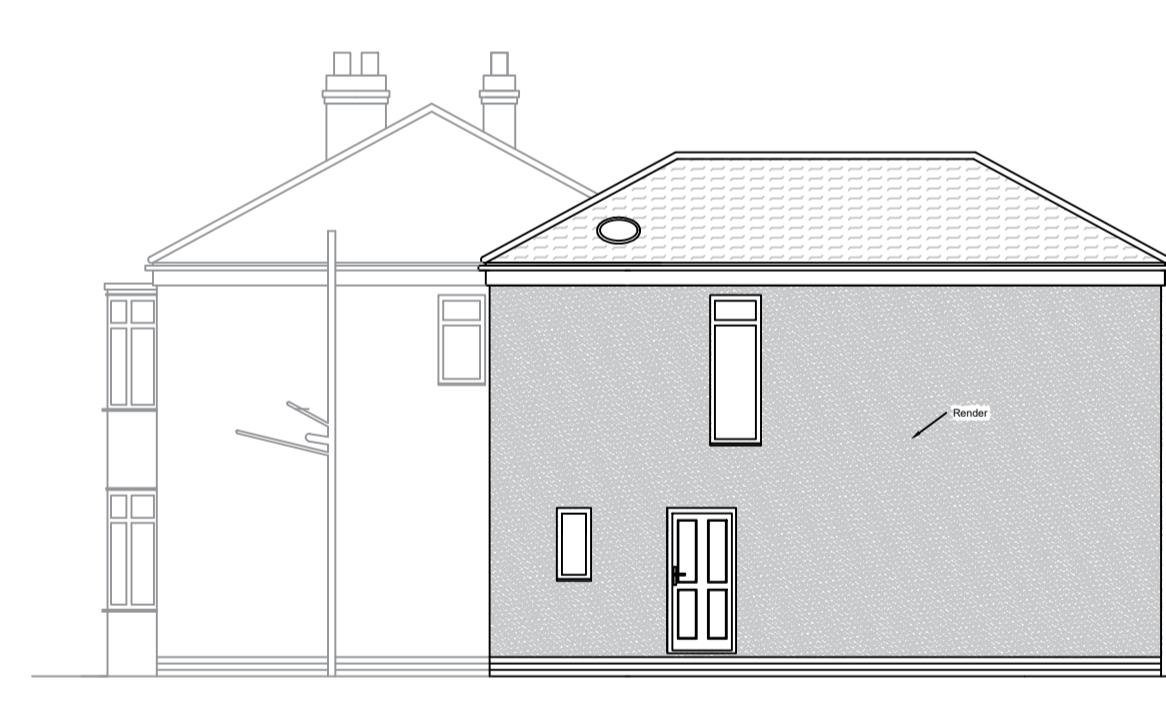


Proposed first floor plan. 1.50

Scale bar 1.100



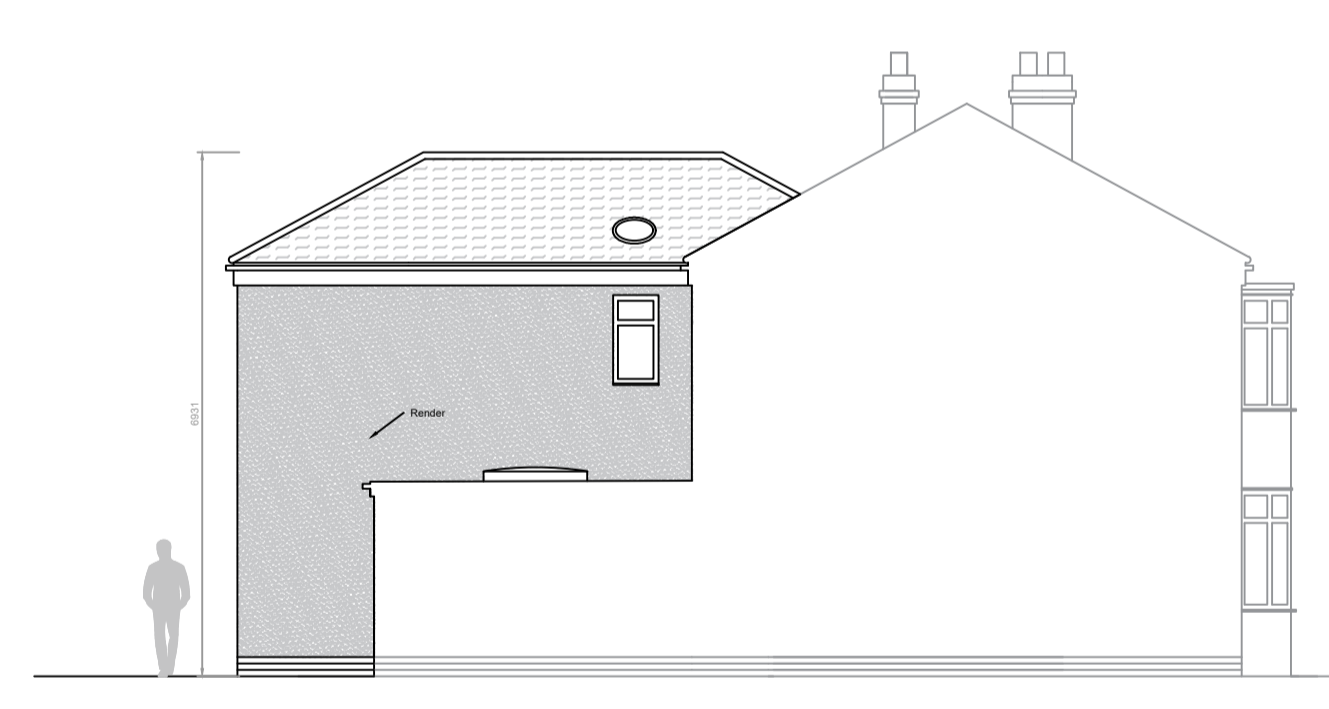
Proposed South East elevation . 1.100



Proposed North East elevation . 1.100

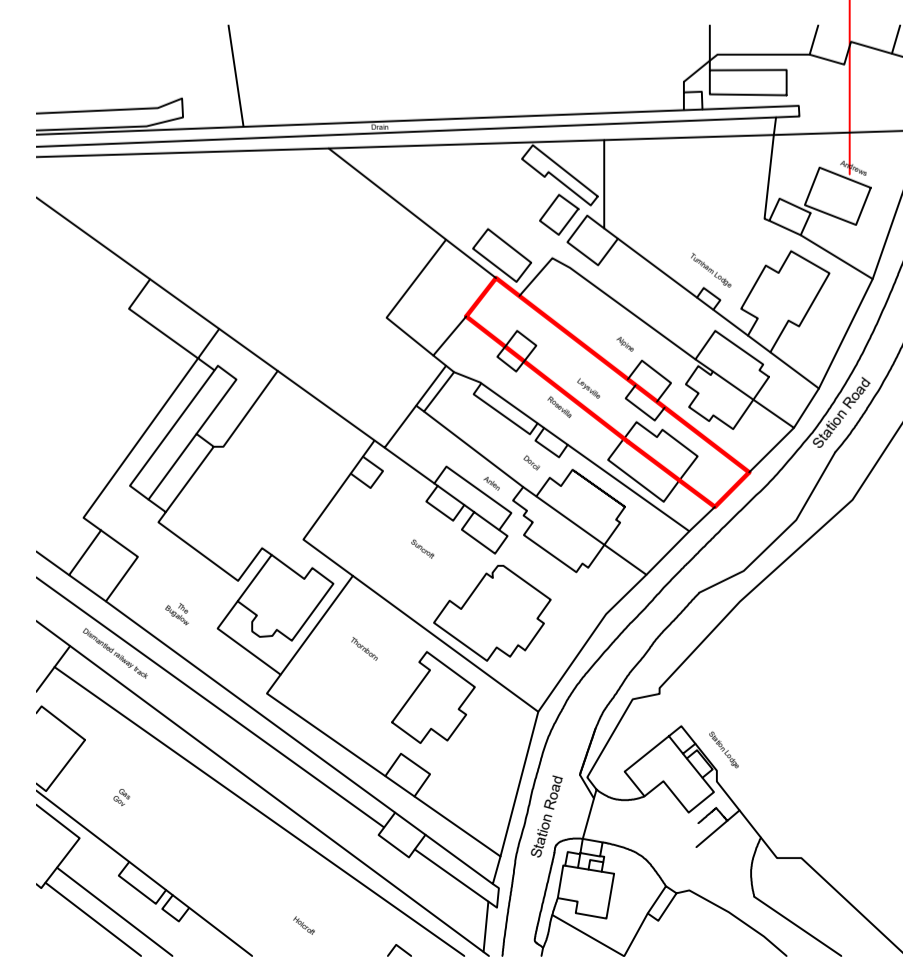
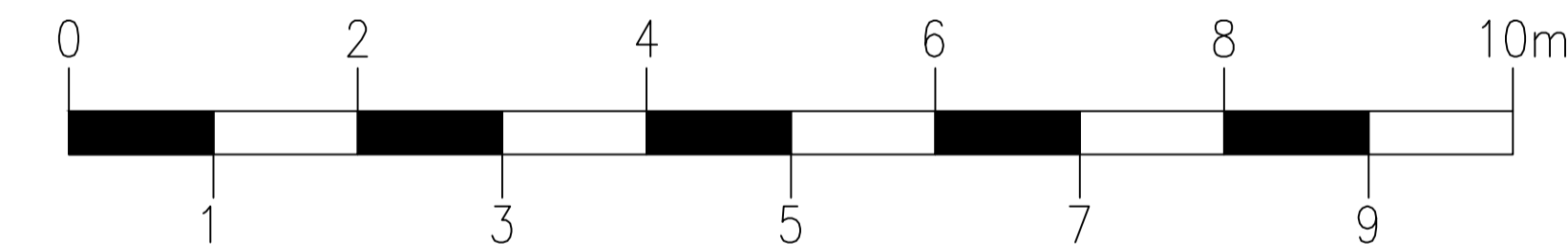


Proposed North West elevation . 1.100

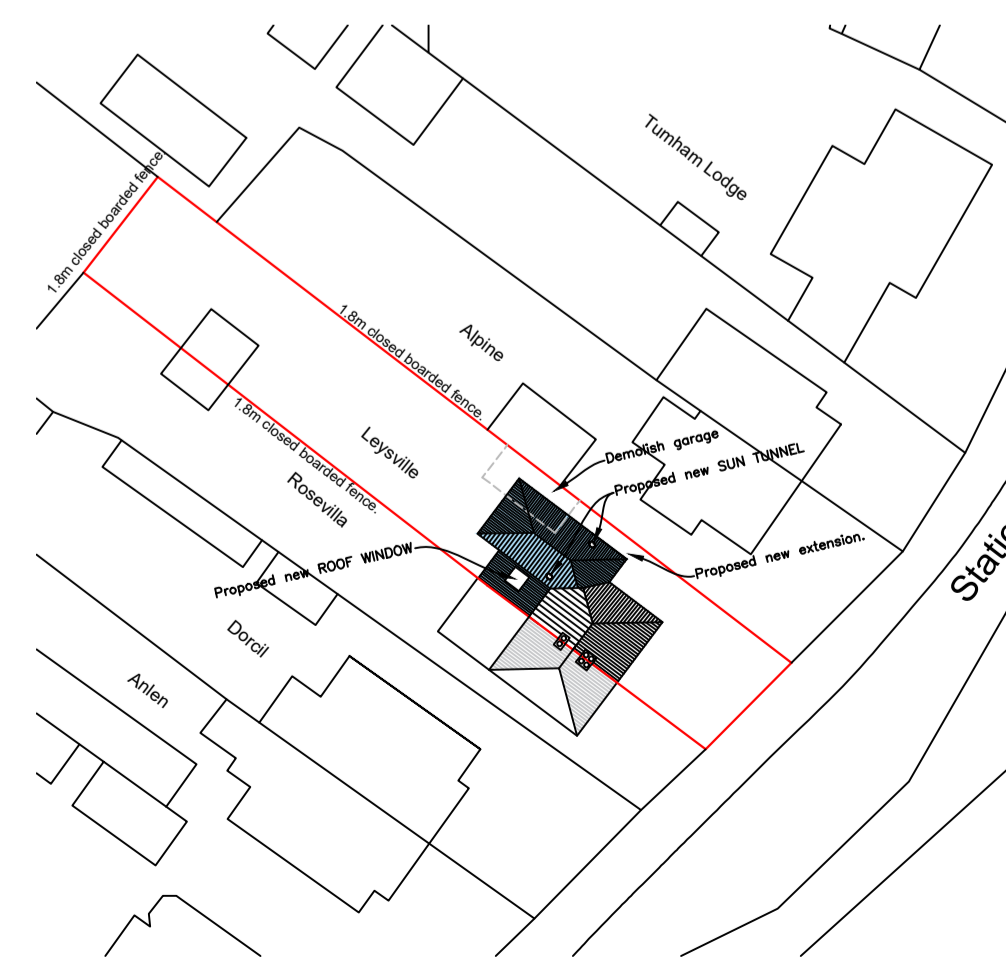


Proposed South West elevation . 1.100

Scale bar 1.50



Site Location 1.1250



Block plan 1.500

REV.	Change	Date

Firm Name and Address
 PD Design & Build LTD
 61 Bilsdale Grove
 Hull.
 HU9 3UX

Client name and Address
 Victoria Oates
 Leysville
 Station Road
 Burstwick
 HU12 9JG

Drawn by. PD	Checked by. .
Date 18.2.22	Drawing No. Burst.002
Scale - as stated @ A1	

Status - NOT APPROVED