

CLIENT
IMPORTANT NOTES

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO COMPLY WITH THE PARTY WALL ACT 1996.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO DRAW UP ALL LEGAL AGREEMENTS WITH ADJOINING PROPERTY OWNERS TO COVER THE OVER HANGING OF ANY FASCIAS, GUTTERING, FOUNDATIONS OR ANY PART OF THE BUILDING. J DESIGN & PLANNING LTD MAY NOT BE HELD RESPONSIBLE IN ANY WAY FOR ANY LEGAL COSTS OR OTHER COSTS INCURRED THROUGH NEIGHBOURHOOD DISPUTES.

USE FIGURED DIMENSIONS ONLY, DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED. CLIENTS AND CONTRACTORS TO CHECK ALL DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORKS COMMENCING. ANY DISCREPANCIES IN DIMENSIONS OR BOUNDARY LOCATIONS TO BE BROUGHT TO THE ATTENTION OF J DESIGN & PLANNING LTD BEFORE ANY FURTHER WORKS TAKE PLACE ON SITE.

THIS DRAWING REMAINS THE COPYRIGHT OF J DESIGN & PLANNING LTD AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM OR PASSED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF J DESIGN & PLANNING LTD.

BUILDING REGULATION DRAWINGS

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS UNDER SEPARATE COVER. ALL STRUCTURAL ELEMENTS INDICATIVE IN APPEARANCE ONLY. REFER TO STRUCTURAL ENGINEER'S REPORT FOR DETAIL & DESIGN OF STRUCTURAL ELEMENTS AND CONNECTIONS. CONTRACTOR TO DETERMINE INSTALLATION HEIGHTS OF BEAMS & PADSTONES ON SITE AS REQUIRED.

ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK.

SPECIFICATIONS SUBJECT TO CHANGE UNTIL BUILDING REGULATION 'FULL PLANS' APPROVAL HAS BEEN ISSUED.

WORK CARRIED OUT PRIOR TO RECEIPT OF BUILDING REGULATION 'FULL PLANS' APPROVAL AT CLIENT'S OWN RISK.

CLIENT TO CONTACT SOUTHERN WATER TO ESTABLISH ANY POTENTIAL SEWERS WITHIN OR CLOSE TO THE SITE BOUNDARIES AND TO ACCURATELY LOCATE MAINS SEWER POSITIONS, DEPTHS AND DIAMETERS, PRIOR TO ANY WORK COMMENCING ON SITE.

FOLLOWING BUILDING CONTROL 'FULL PLANS' APPROVAL (INCLUDING CONDITIONAL APPROVAL), ALL RESPONSIBILITIES IN RELATION TO Construction (Design and Management) Regulations 2015 (CDM 2015) ARE DEEMED TO BE PASSED TO THE 'PRINCIPAL CONTRACTOR' APPOINTED BY THE CLIENT. J DESIGN & PLANNING LTD CANNOT BE HELD RESPONSIBLE THEREAFTER FOR ANY FAILURE OF THE CONTRACTOR TO ABIDE BY THE REGULATIONS.

Mr J. Nyssen

PROJECT
116 Oliver's Battery Road South, Oliver's Battery, Winchester, Hampshire, SO22 4HB.

STAGE
Stage 3 - Planning

DRAWING
Replacement Dwelling

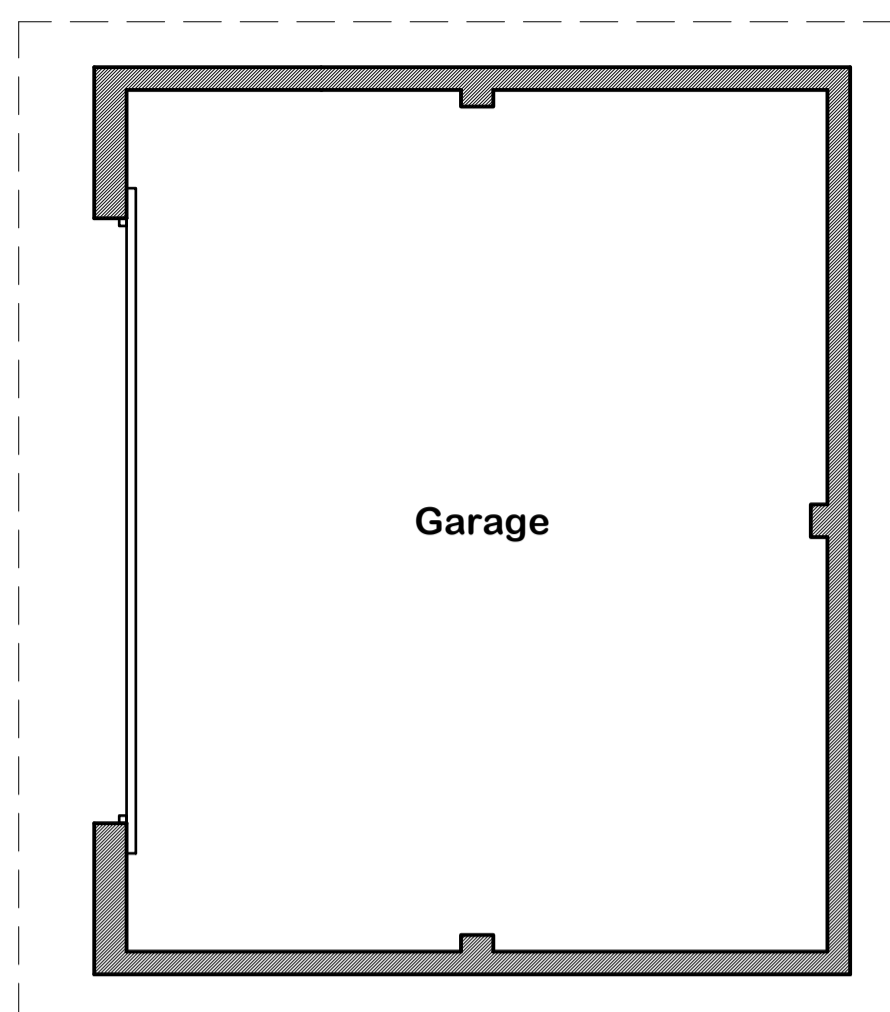
DRAWING NUMBER
379_05A

DATE
January 2023

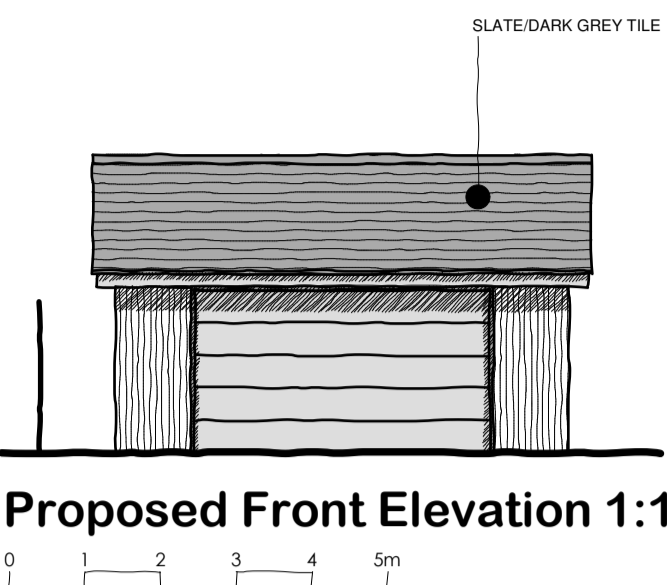
SCALE
1:1250, 1:500, 1:100 & 1:50@A1

REVISIONS
-

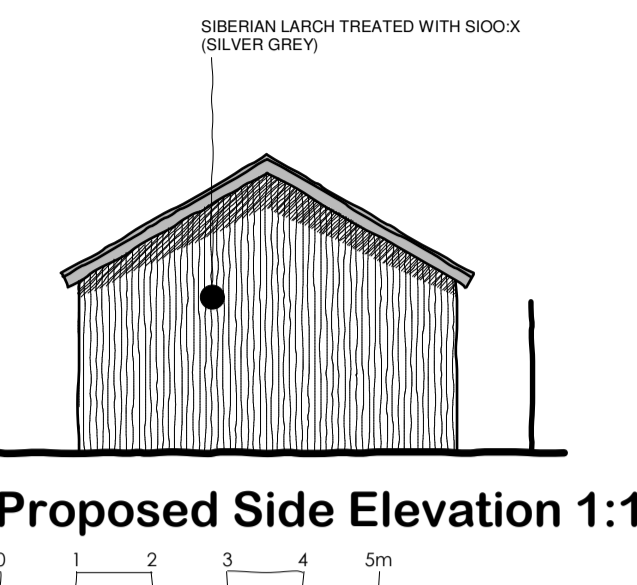
PROPOSED GARAGE



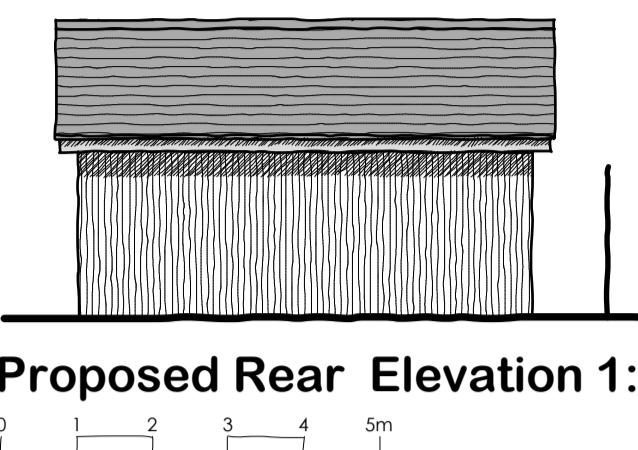
Proposed Floor Plan 1:50



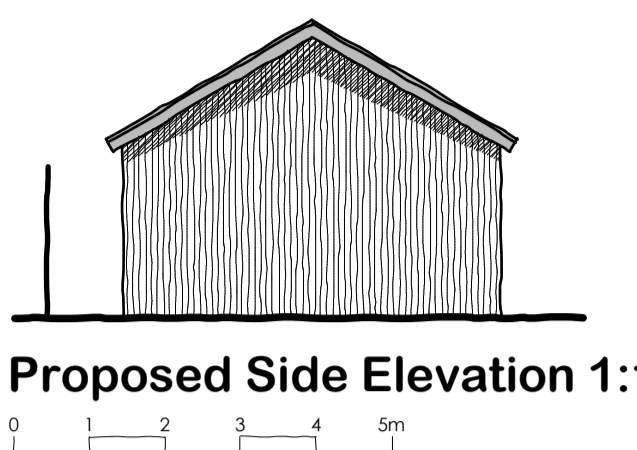
Proposed Front Elevation 1:100



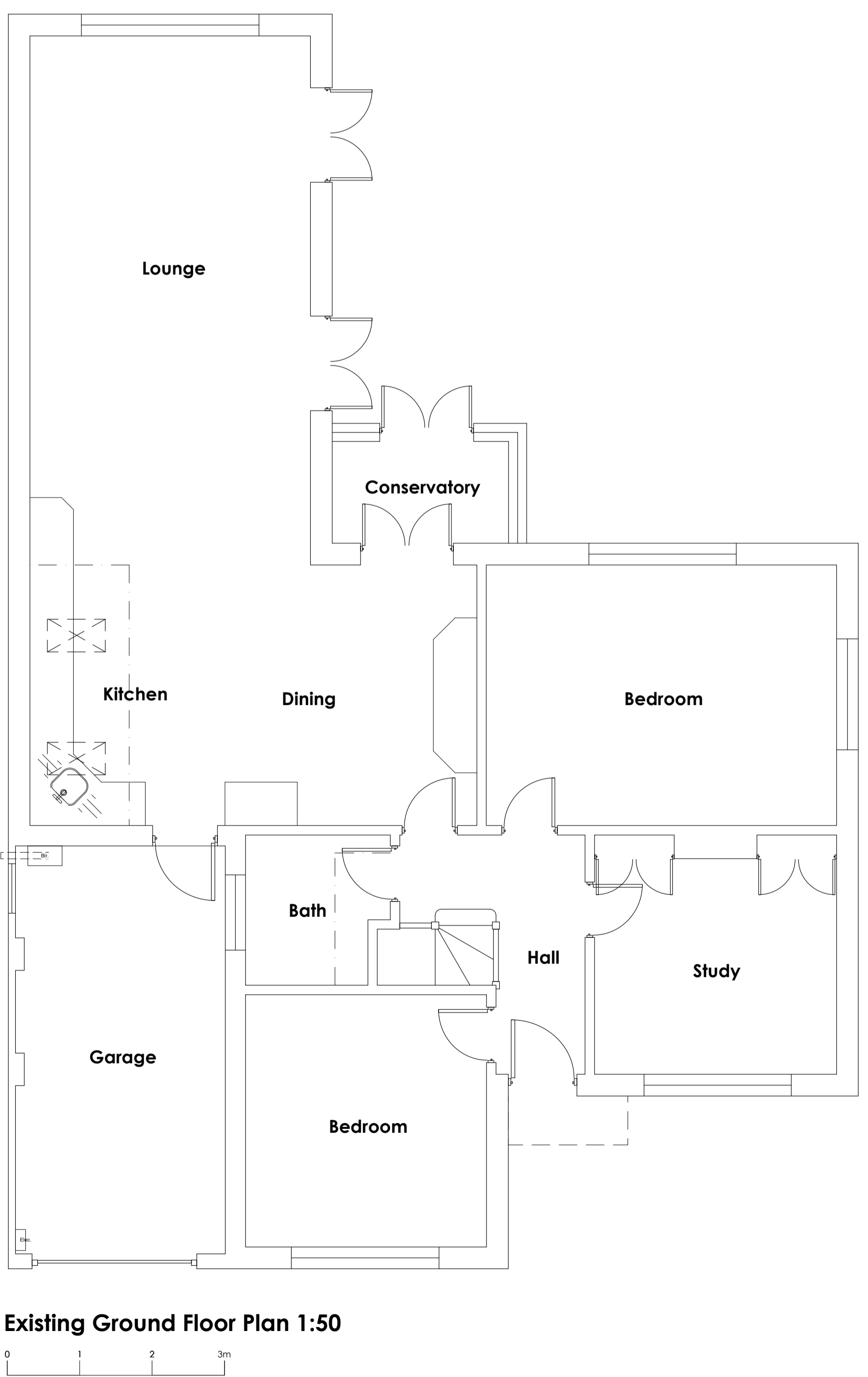
Proposed Side Elevation 1:100



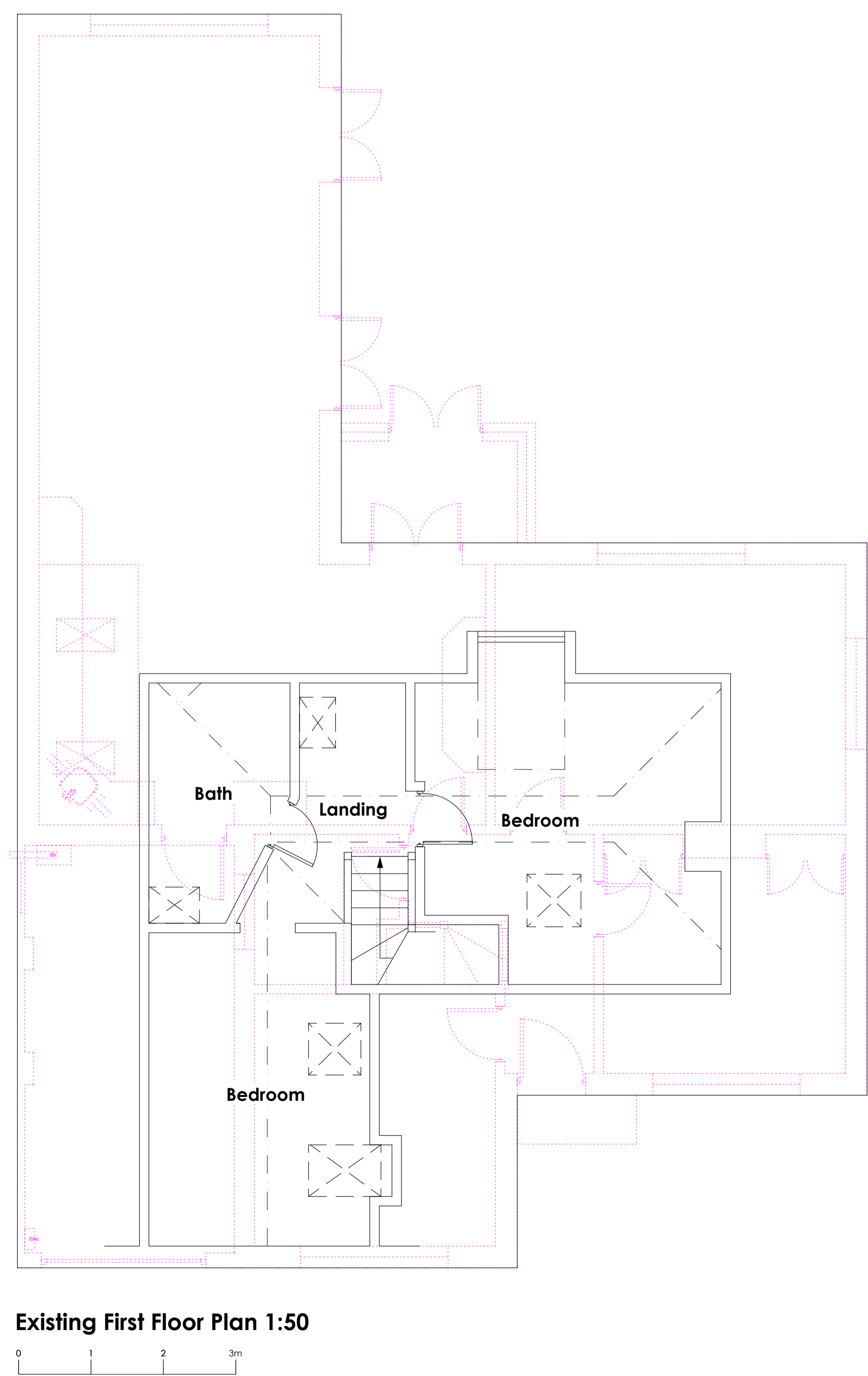
Proposed Rear Elevation 1:100



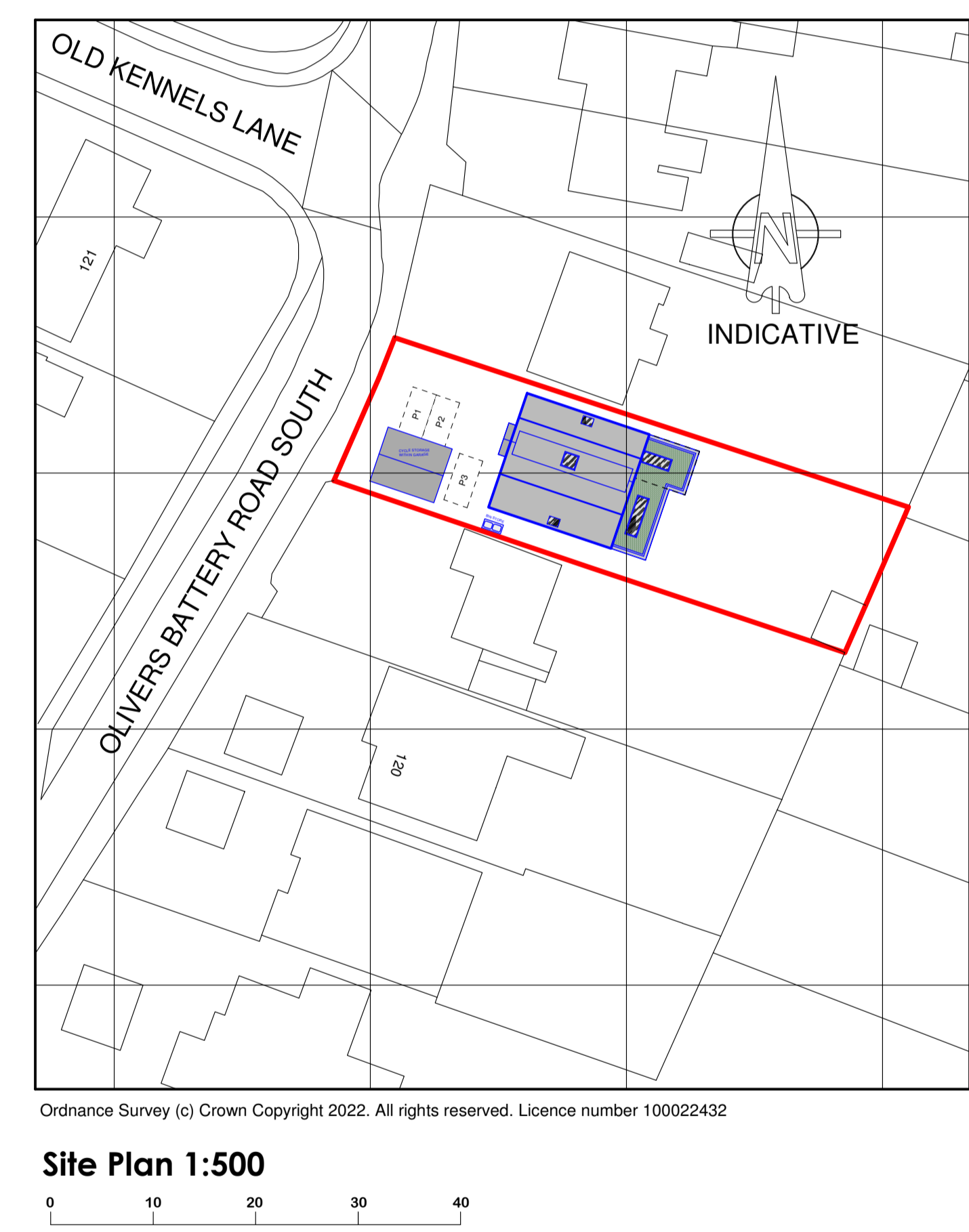
Proposed Side Elevation 1:100



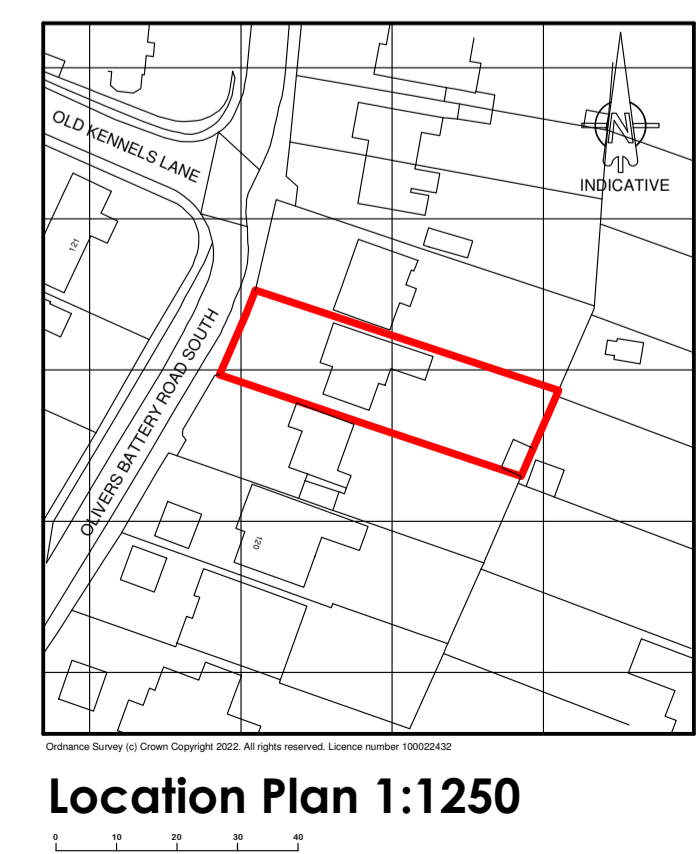
Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50



Site Plan 1:500



Location Plan 1:1250