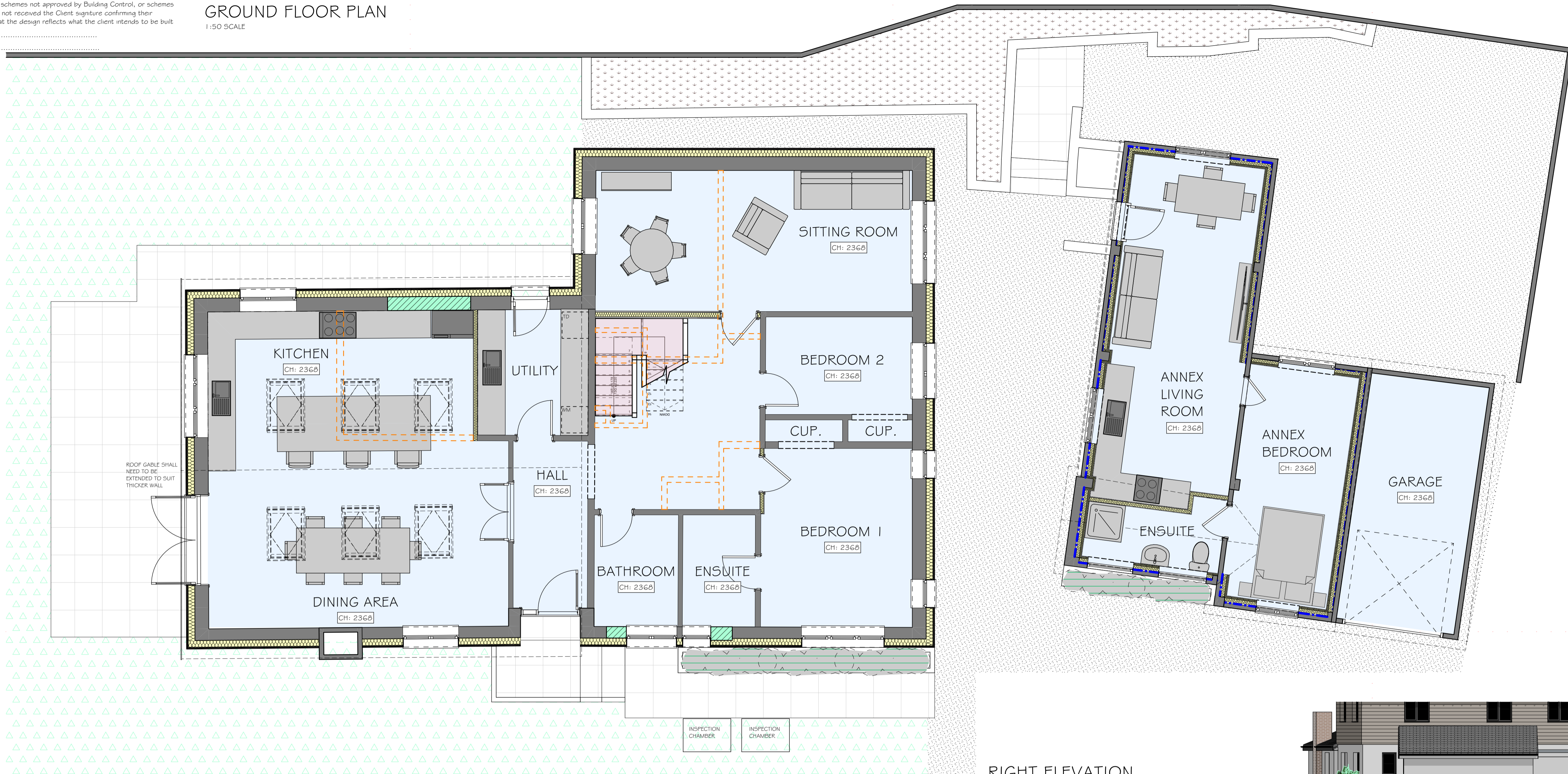


We/I confirm that the scheme as drawn reflects our intentions for the builder to construct to. ASC Design Services Ltd accept no liability for schemes not approved by Building Control, or schemes which have not received the Client signature confirming their approval that the design reflects what the client intends to be built.
Signed:
Date:

GROUND FLOOR PLAN

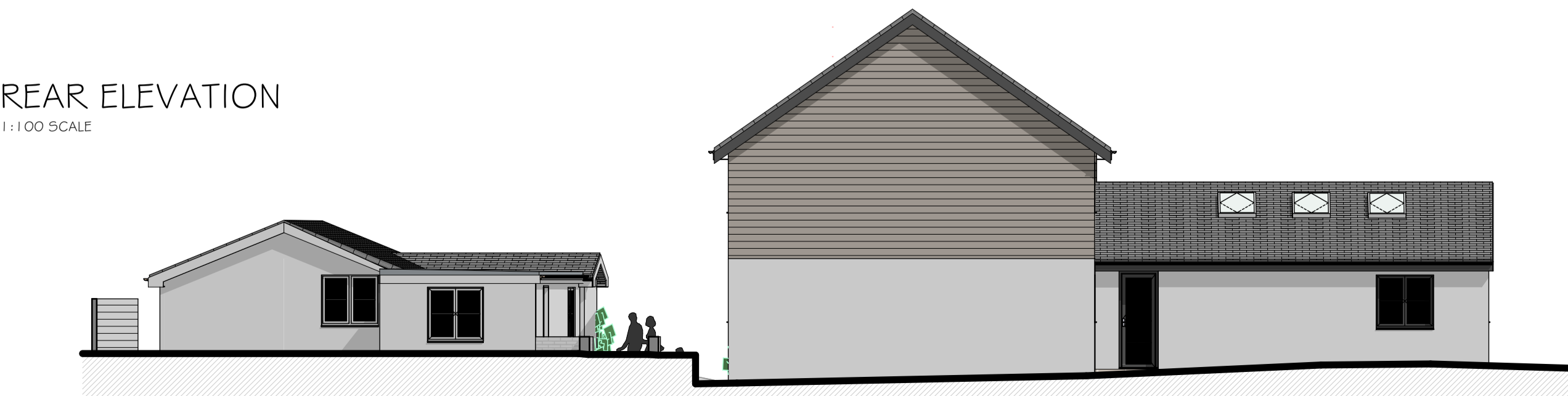
1:50 SCALE



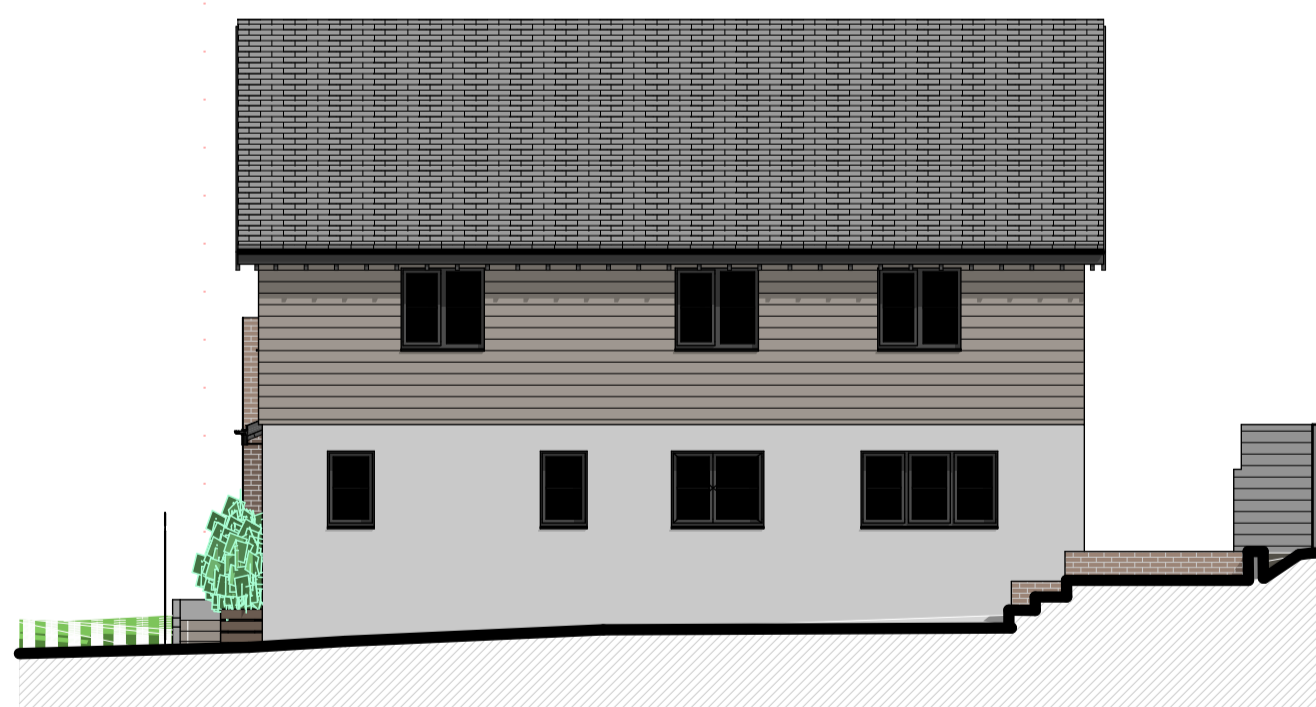
FRONT ELEVATION
1:100 SCALE



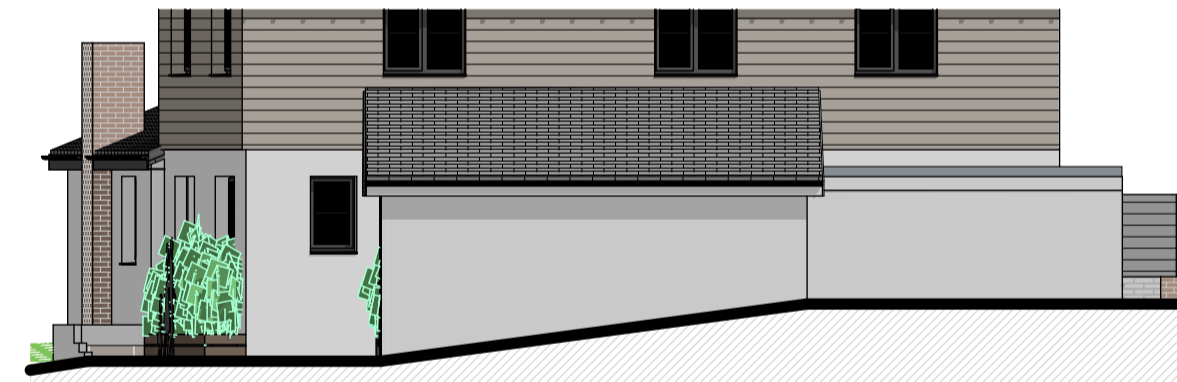
REAR ELEVATION
1:100 SCALE



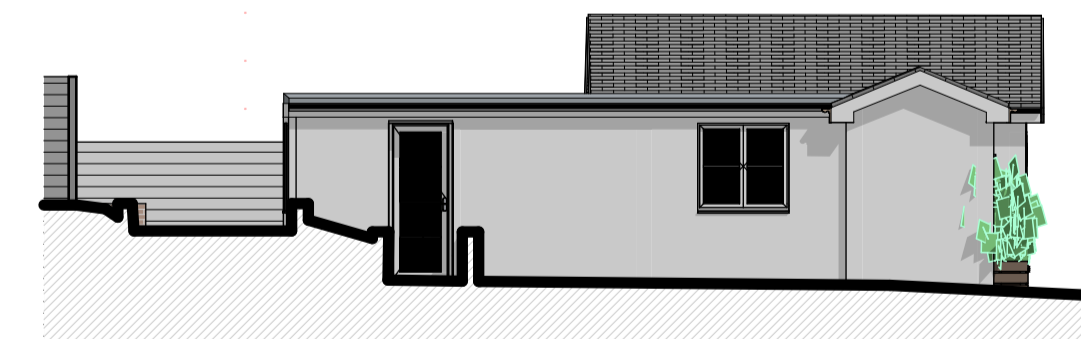
RIGHT ELEVATION
1:100 SCALE



LEFT ELEVATION
1:100 SCALE



GARAGE RIGHT ELEVATION
1:100 SCALE



GARAGE LEFT ELEVATION
1:100 SCALE

PROPOSED GROUND FLOOR PLAN AND ELEVATIONS

NOTES:
ALL DRAWINGS TO BE PRINTED AT 100% SCALE. DO NOT FIT TO PRINTER MARGINS WHEN PRINTING.
1. This drawing is copyright of ASC Design. Reproduction is only to take place with written authority.
2. These plans are subject to Planning & Building Regulation Approval or any other statute in law before building work commences. No liability will be accepted for works started before approval certification has been received.
3. Any structural work where mentioned on this drawing is subject to a qualified structural and civil engineer's calculations before building work commences. Where walls are to be removed, contractor must check the location of walls above to confirm requirements before allocating costs.
4. All boundaries are assumed. To be confirmed on site before building work commences.
5. All dimensions must be checked on site before construction, and discrepancies shall be reported to ASC Design Services before work commences.
6. Only Local Authority Planning Departments may scale dimensions from the drawings.
7. If any discrepancies are found in the drawings these are to be brought to the attention of ASC Design.

Client Details:
Ben Watson
Nestledown
3 Lymington Bottom
Four Marks, Alton
GU34 5DL
Date: **OCT 2023**
Drawing Code: **PROPOSED-WATSON**

ASC DESIGN SERVICES LTD
7 WILLOWDEN CLOSE
BEDHAMPTON
HAMPSHIRE
PO9 3QP
TEL: 07970057114
E: INFO@ASCDESIGNSERVICES.CO.UK

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| Stage | No. | Rev. |
| P | 01 | |

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PO9 3QP
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ASC DESIGN SERVICES LTD

CONTRACTORS MUST READ THE BELOW

Whilst every effort has been made to ensure complete accuracy and understanding of the existing property and client brief, building contractors viewing this document are hereby informed that this drawing was created to demonstrate building control compliance based on our understanding and assumptions of the site at the time of its creation. Although rare, it is possible that any discrepancies, misunderstandings, inaccurate assumptions, and drawing errors may exist within documents issued by ASC Design Services Ltd. We kindly request that any discrepancies and errors be reported to us urgently.

Building contractors are hereby warned that they are responsible for conducting all necessary site checks and investigations to accurately determine the materials and labour required for this project. They assume this risk prior to providing quotations for building works, or at the very least, they should include provisions in their contracts to account for additional or unnecessary materials and labour, thereby avoiding unforeseen expenses without prior cost estimation and allocation.

If you do not consent, an "Agreed Party Wall Surveyor" will be required to draw up a formal award, stating the rights and responsibilities of both parties. The fees will be agreed upon mutually.

1. Verifying existing and proposed wall offset dimensions on the exact of a planned removal of a supporting wall and insertion of a beam to ensure structural integrity and necessity.
2. Ensuring walls intended to bear loads are constructed using appropriate load-bearing materials.
3. Confirming actual on-site beam spans.
4. Identifying instances of timber frame construction, as traditional masonry may have been assumed unless otherwise stated.
5. Verifying invert levels of inspection chambers on the site to ensure the feasibility of the proposed drainage layout during the construction phase.
6. Determining ridge heights of roof spaces for planned loft conversions, considering the probable need for an upgraded floor and a ridge beam with a minimum cross-section of 200mm.
7. Conducting checks for potential asbestos presence requiring removal prior to commencing any work.
8. Carrying out trial hole investigations to assess existing foundation capacity for additional loads.
9. Consulting with the client to identify any site-specific obstacles that may impact the construction process.
10. On-site verification of joist and rafter spans and sizes, and actions prior to works starting to mitigate problems as a result.

This notice informs you of the proposed works on the party walls and structures, categorized as follows:
Line of Junction Notice: We intend to build up to (but wholly on the land of) our client and your neighbour's property. No specialist foundations are required at present, subject to Building Control Officers' input.
Excavation: We will excavate trenches for foundations at least one meter deep (property foundations) within 3 meters of your structure.
Party Structure Notice: We may undertake works directly to the Party Wall, such as removing bricks on our client's side to install a post-tension supporting a structural beam.

POSITIVE ACKNOWLEDGEMENT

We/I:
confirm the receipt of this notice and without prejudice to any of My/Our rights under the Party Wall Act 1996, are content to the works to the property identified above as the Client's, to start no earlier than 31 days as of the date at the top of this document.
Signed:
Date:

ASAP - THE CLIENT MUST SHOW THIS DRAWING TO THE NEIGHBOURS WITH WHOM THEY SHARE A PARTY WALL OR TO NEIGHBOURS WHOSE PROPERTY IS WITHIN 3M OF THE AREA WHERE THEY INTEND TO BUILD. THIS IS NECESSARY TO INITIATE THE PARTY WALL PROCESS.

Dear Neighbour Viewing Who Shares a Boundary with This Property
Asc Design Services Ltd seek formal certification from the Local Authority to extend our client's property. Please refer to the most recent drawings for full plans and elevations.
Under the Party Wall etc Act of 1996, we must serve notices appropriate to the act to you, informing you of your rights in responding. This drawing serves as the official notice of our client's intentions.
Information about the Act can be found in the explanatory booklet available for download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>
You have 31 days to respond to this notice. The Party Wall Act protects shared walls and nearby structures for both owners. This notice informs you of the construction works and their potential impact on your property.
I suggest taking extensive photographs of your property before the works begin. Email the digital photographs to our client for confirmation of their pre-construction condition. This will serve as evidence in case of any damages to your property.
If you do not consent, an "Agreed Party Wall Surveyor" will be required to draw up a formal award, stating the rights and responsibilities of both parties. The fees will be agreed upon mutually.