



## EXISTING PLANS

NOTES ALL DRAWINGS TO BE PRINTED AT 100% SCALE. DO NOT FIT TO PRINTER MARGINS WHEN PRINTING. I. 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 accpeted for works started before approval certification has been received. 3. Any structural work where mentioned on this drawing is subject to a qualified Any structural work where mentioned on this drawing is subject to a qualified structural and civil engineer 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.
All boundaries are assumed. To be confirmed on site before building work commences. commences. 5. All dimensions must be checked on site before construction, and descrpancies HAMPSHIRE S. An annumentation must be clucked of size before contraction, and best particles shall be reported to ASC Design Services before work commences. G. Only Local Authority Planning Departments may scale dimensions from the PO9 3QP drawings. 7. If any discrepancies are found in the drawings these are to be brought to the attention of ASC Design.



TEL: 07970057114 e. INFO@ASCDESIGNSERVICES.CO.UK



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ASC

## . \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ CONTRACTORS MUST READ THE **BELOW**:

Whilst every effort has been made to ensure complete accuracy and understanding of of 1996, we must serve the existing property and client | notices appropriate to the act brief, building contractors | to you, informing you of your 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 misunderstandings, inaccurate assumptions, and drawing errors may exist within documents issued by ASC Design Services Ltd. We kindly to this notice. The Party Wall request that any discrepancies | Act protects shared walls and

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 their pre-construction account for additional or unnecessary materials and labour, thereby avoiding unforeseen expenses without prior cost estimation and allocation.

For example, on-site measurements and investigations should include, at a minimum:

## I.Verifying existing and proposed wall offset dimensions in the event of a planned removal of a supporting wall and insertion categorized as follows: of a beam to ensure structural integrity and necessity.

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 I may undertake works directly

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 crosssection 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 under the Party Wall identify any site-specific obstacles that may impact the construction process.

IO. On site verification of joist and rafter spans and sizes, and actions prior to works starting to mitigate problems as a result.



7 WILLOWDENE CLOSE

TEL: 07970057114

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PO9 3QP

IGN SERVICES LTD e. INFO@ASCDESIGNSER

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sc Design Services Ltd see ormal certification from the Local Authority to extend ou client's property. Please refe to the most recent drawing for full plans and elevations.

Under the Party Wall etc Act I rights in responding. This drawing serves as the official notice of our client's intentions.

Information about the Act car be found in the explanatory booklet available for downloa from: https://www.gov.uk/part wall-etc-act-1996-guidance

You have 31 days to respond be reported to us urgently. I nearby structures for both I owners. This notice informs I you of the construction work and their potential impact on your property.

> To protect both parties, we suggest taking extensive photographs of your proper before the works begin. Emai the digital photographs to o client(s) for confirmation of condition. This will serve as evidence in case of any I damages to your property.

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

This notice informs you of the proposed works' impact on

Line of Junction Notice: We I intend to build up to (but 2.Ensuring walls intended to I wholly on the land) of our clier bear loads are constructed | and your neighbour's property I using appropriate load-bearing | No specialist foundations are required at present, subject to Building Control Officers' input

> 3 Meter Notice of Adjacent Excavation: We will excavate trenches for foundations at least one meter deep (generally below existing property foundations) within meters of your structure.

Party Structure Notice: We the proposed drainage layout | to the Party Wall, such as during the construction phase. | removing bricks on our client's side to install a padstone upporting a structural bean

## POSITIVE ACKNOWLEDGEMENT

W*e*/I:

Date: ..

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confirm the receipt this notice and without prejudice to any of My/Our rights I 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:

ΑI

Ben Watson Nestledown 3 Lymington Bottom Four Marks, Alton GU34 5DL

OCT 2023

EXISTING-WATSON