

Project : Single storey granny annexe

Address : 9 Bushy Close Buckingham

MK18 7BD

Client : Mr Edet

Scales : 1:50, 1:100 & 1:500

Date : September 2023

Ref : 1690/23

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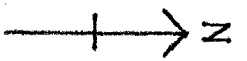
Disclaimer / note to contractor:

All work to comply with Planning & Building Regulation approved plans and should not commence until such time as all details and conditions have been approved. The contractor is to agree requirements for lighting, power, decorations & fittings with the client prior to tendering. The contractor is to include for any protection required and for making good and removing all building debris. All dimensions & levels shown are in metric and should be checked prior to commencing or ordering materials IF IN DOUBT, ASK. All materials to be used in strict accordance with manufacturers instructions. Any discrepancies should be reported immediately before proceeding. Should a public sewer be found within 3m of the development it will be necessary to carry out works as required by the Local Authority under the requirements of Section 25 Public Health Act 1936. Whilst every care is taken during survey, no responsibility is to be borne by Design & Planning Consultancy as to any expense incurred. Furthermore, the builder should estimate an allowance for such unknown operations. These works may need the involvement of a planning supervisor & a principal contractor under the Construction Design and Management Regulations 1994 which relate to any building works involving more than 500 person hours or longer than 30 days duration. It is the clients responsibility to appoint the planning supervisor on all projects which require compliance with the CDM regulations. Floor levels assumed to run through with existing. Notifiable electrical installations, Unvented hot water storage and gas appliances to be undertaken by "competent persons" scheme. Work should not start until Building Control approval is given and any work started prior to this is at the CLIENTS risk. Any work covered over may require exposing by Building Control. The contractor is to carefully locate all utilities and any damage to be at the expense of the contractor.

The Party Wall etc. Act 1996

Under the Party Wall Act 1996 the client has a duty to ensure compliance if the building works involve works on an existing wall shared with another property or to new buildings on the boundary with a neighbouring property or excavating within 6m to an adjoining building. The Act provides a framework for preventing and resolving disputes in relation to party walls, boundary walls, and excavations near neighbouring buildings. You must give formal notification to your neighbour if you intend to carry out work which involves:

- Work on an existing wall shared with another property;
- Building on the boundary with a neighbouring property;
- Excavating within 3m of a neighbouring building foundation where that work will go deeper than the neighbours foundations
- Excavating within 6m of a neighbouring building foundation where that work will cut a line downwards at 45o from the bottom of the neighbours foundations



Existing Site Plan

88.5m

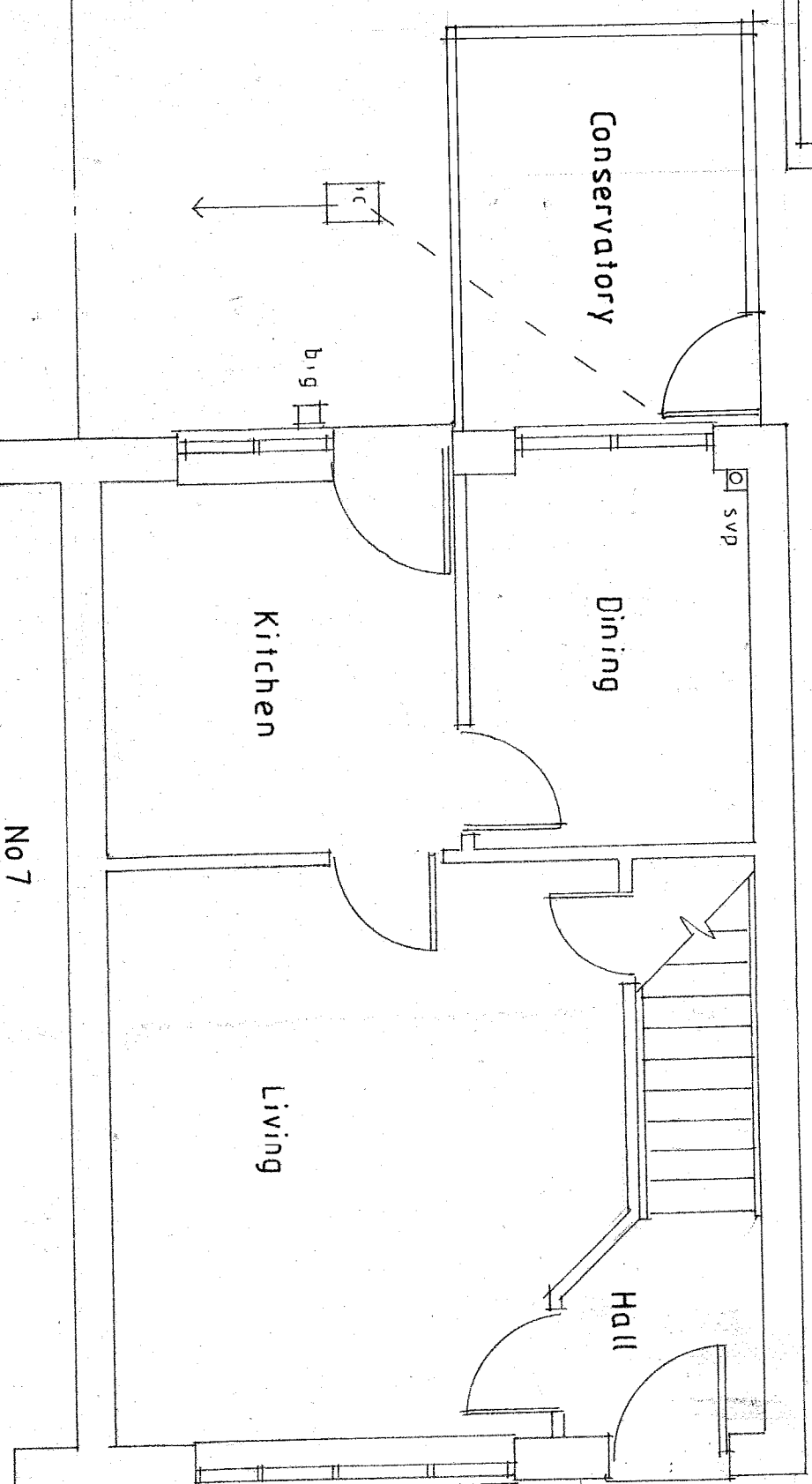
Greenway Walk

BUSHEY
CLOSE

1:500 @ A3

20
30
40
50

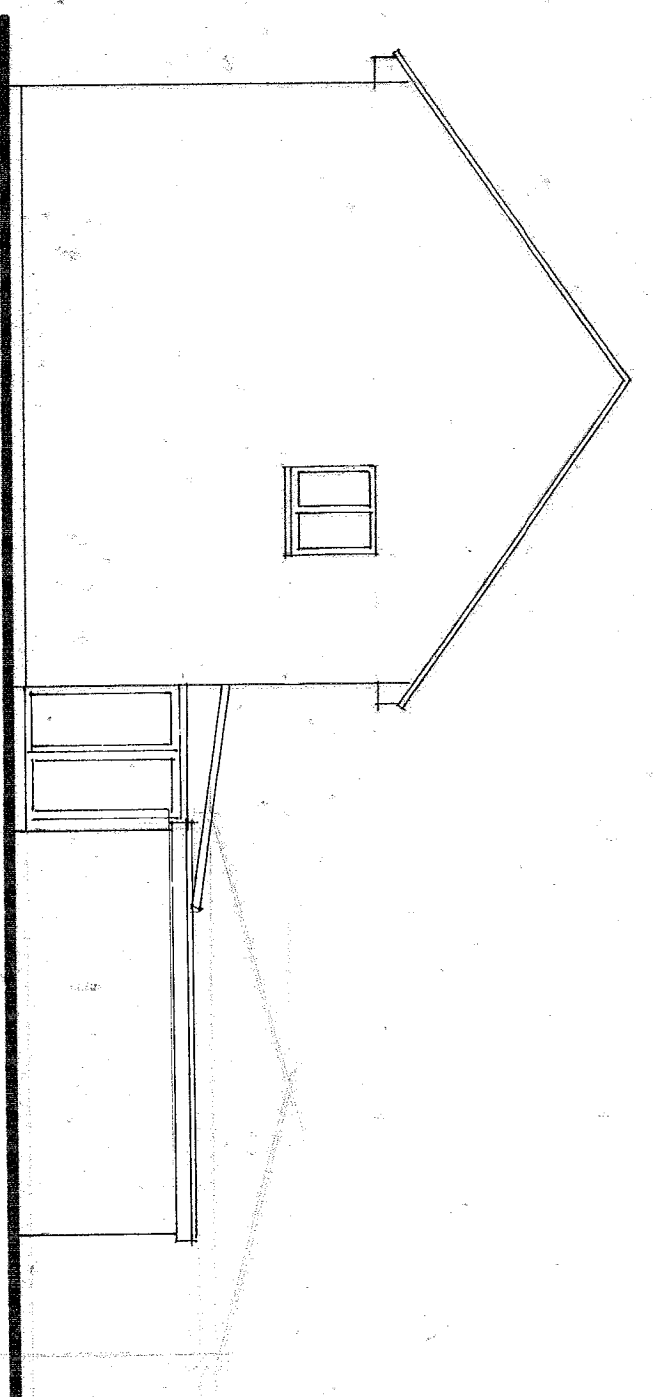
Garage no 11



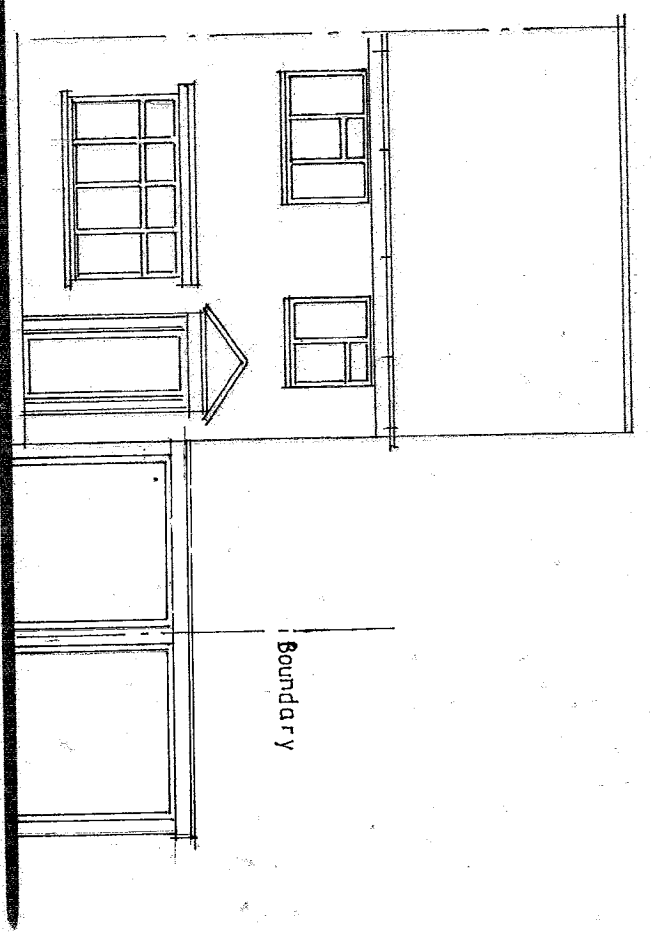
Existing Ground Floor Plan

1:50 @ A3

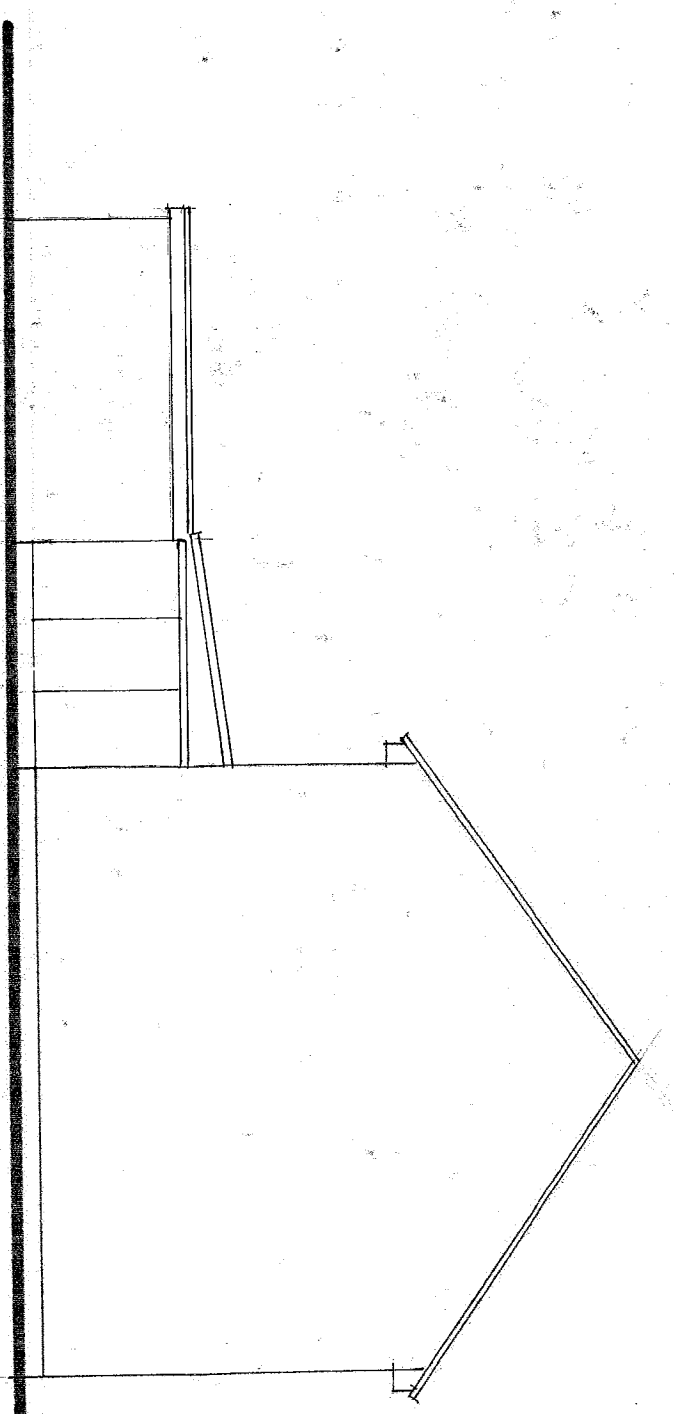




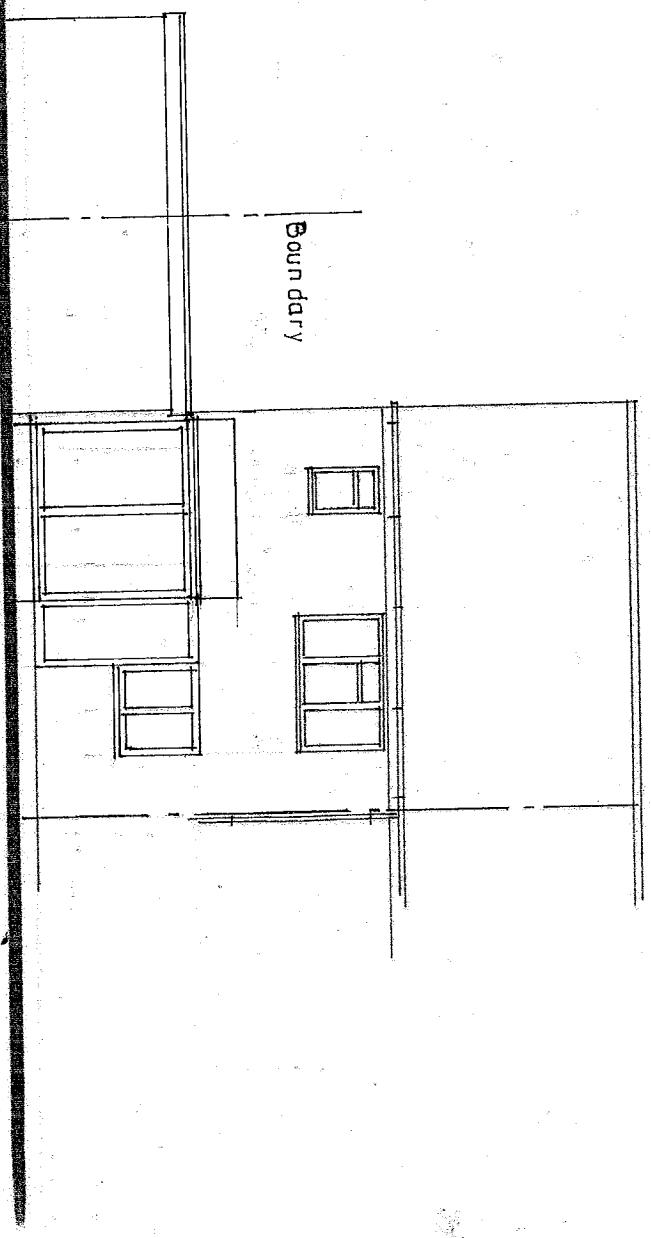
Existing Side Elevation



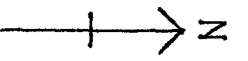
Existing Front Elevation



Existing Side Elevation



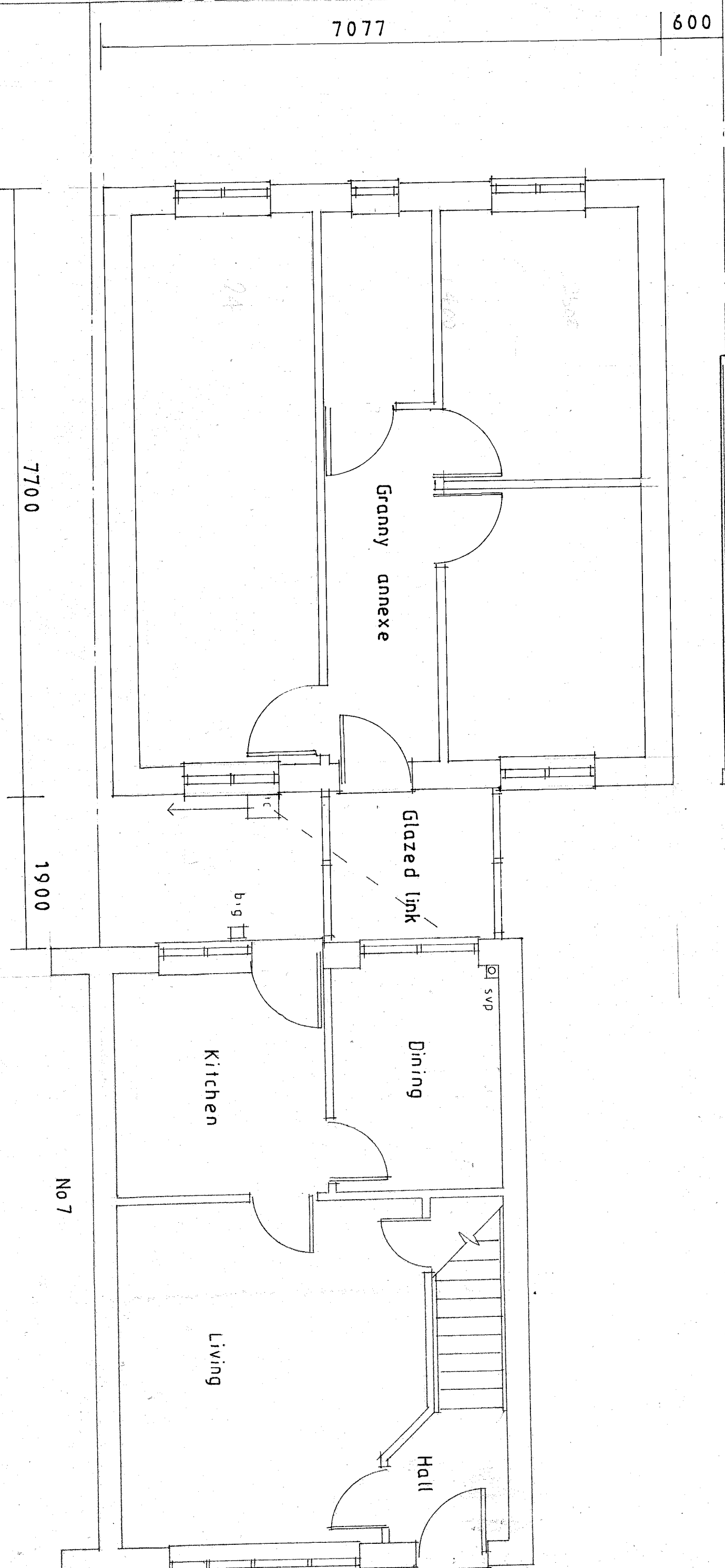
Existing Rear Elevation



1:500 @ A3

Provide 20mm s/c render above dpc
Provide matching fascia & make good
to roofing felt

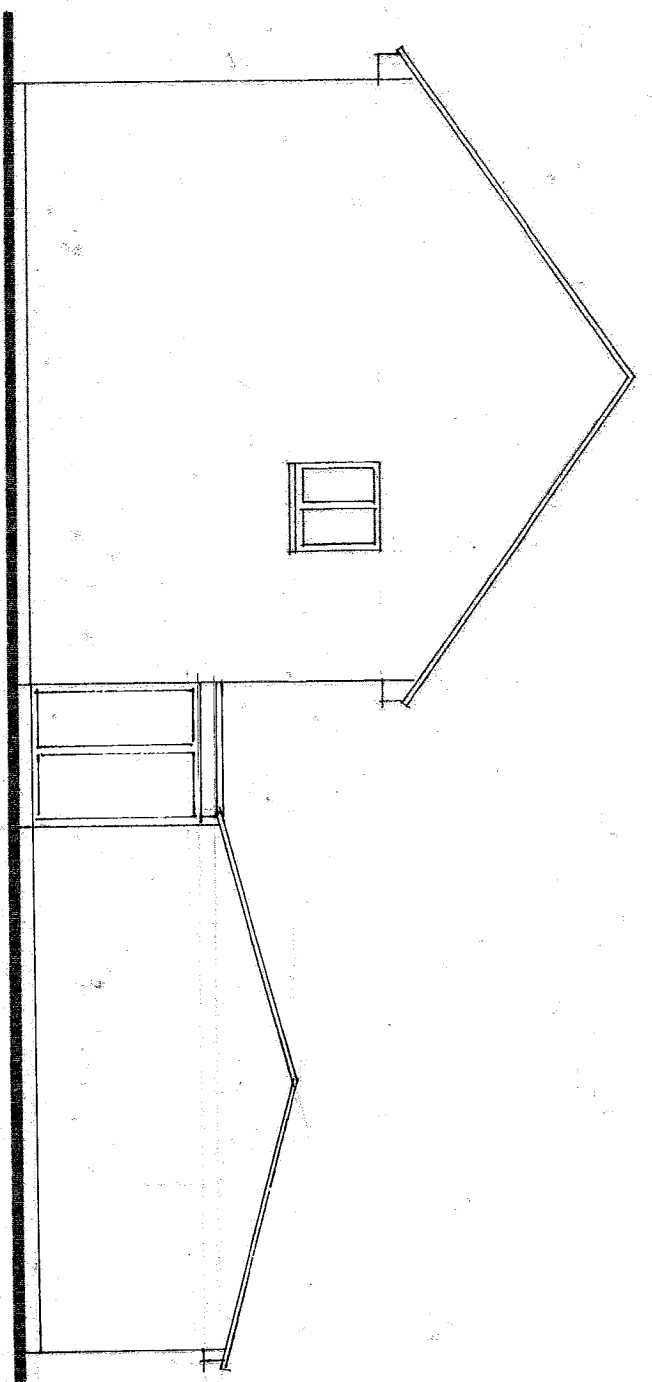
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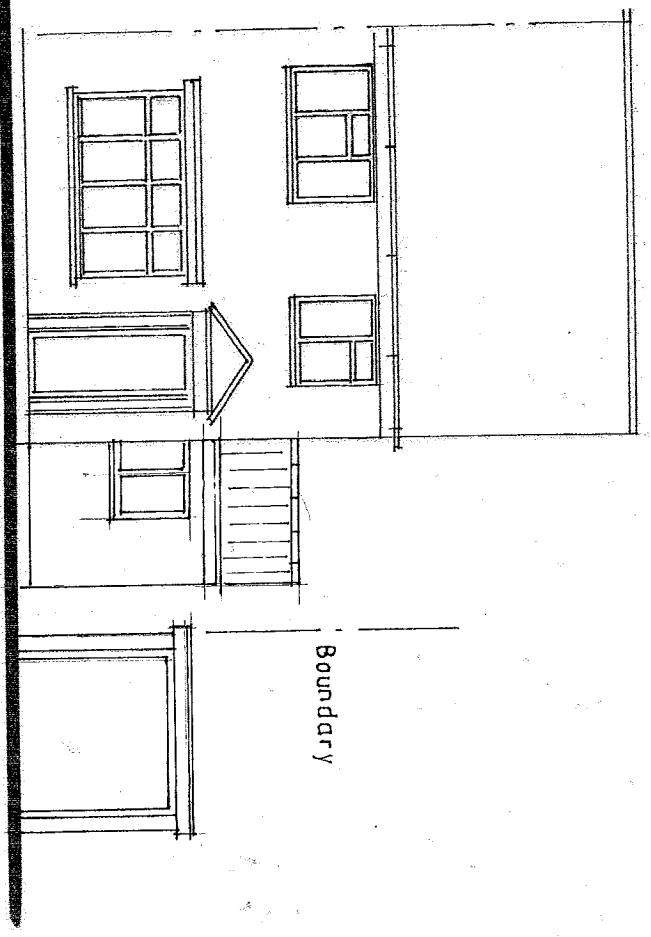
Proposed Ground Floor Plan

1:50 @ A3

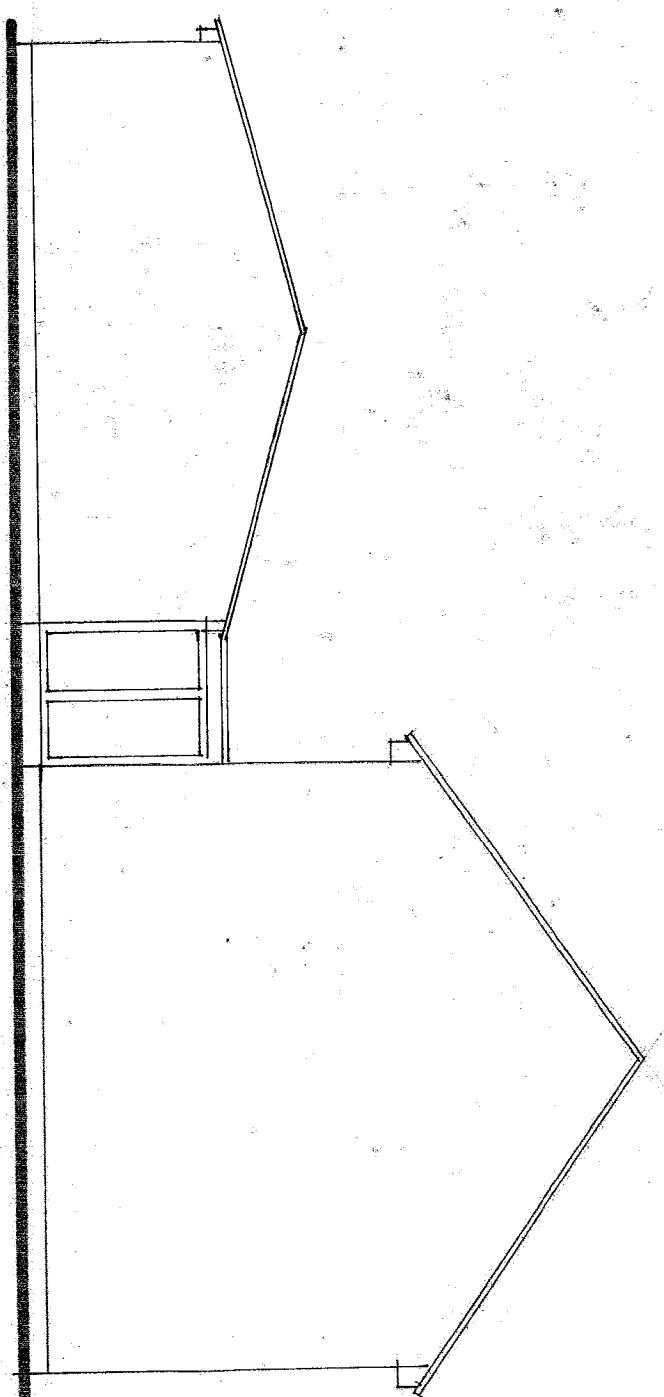




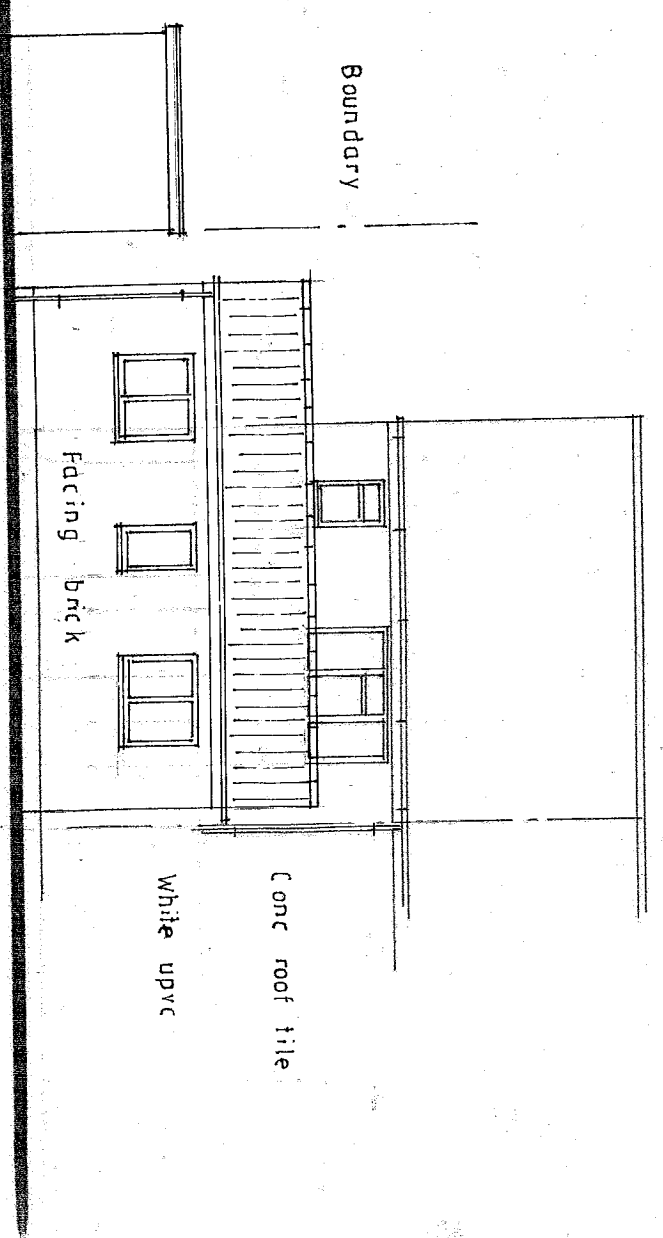
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation