

Proposed - Floor Plans

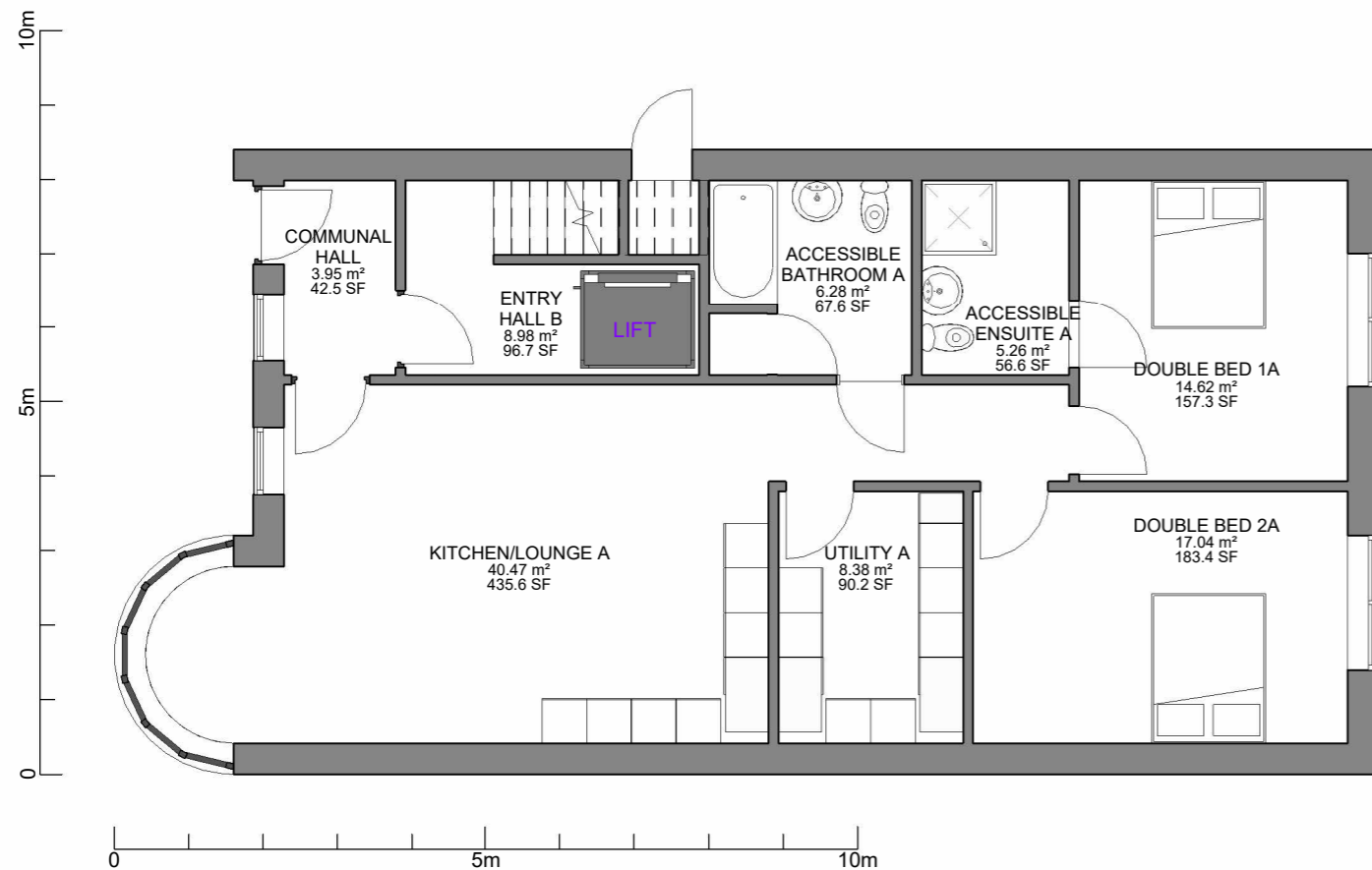
139 Marine Parade East, Clacton on Sea, Essex, CO15 5AD



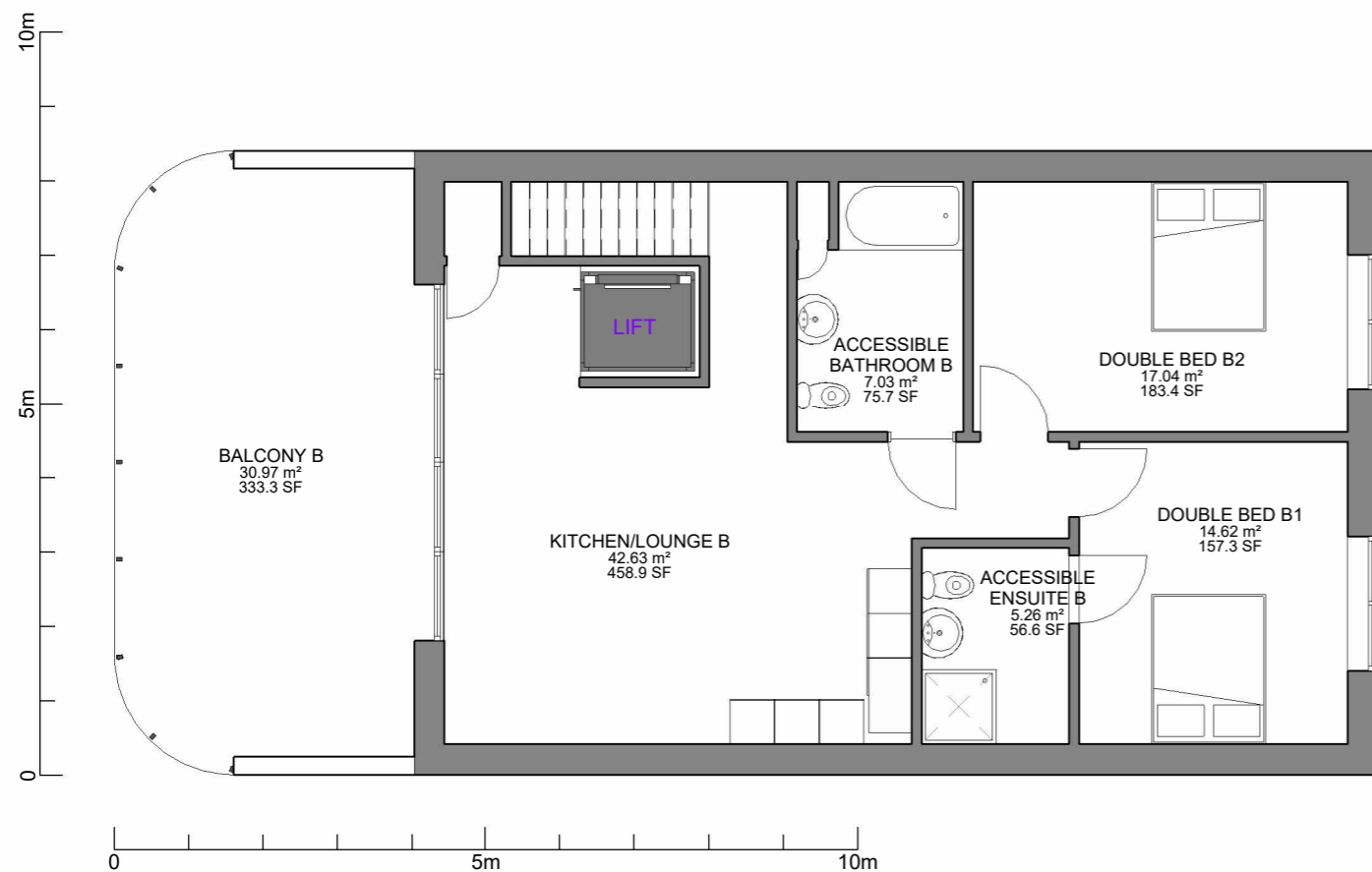
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1 Ground Floor

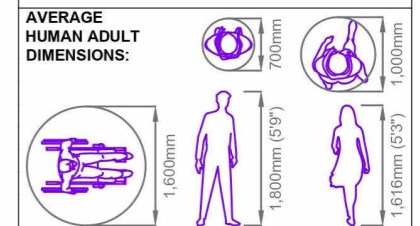


2 First Floor

TITLE: Proposed - Floor Plans	
DATE: 06/10/23	REF: 2820
DRAWING: 02	REVISION: 1
SCALE: 1:100	SHEET SIZE: A3
DRAWN BY: SH	CHECKED BY: NOH
CONTACT: technical@planningdirect.co.uk	

CLIENT: WHITLEY
PROJECT DESCRIPTION:
 Demolition of existing dwelling and replacement with 2No. flats (C3), both Part M(2) compatible for disabled access

SITE AREA: 537.00 m² apprx.
FOOTPRINT: 132.00 m² apprx.
GIFA A: 97.00 m² apprx | **GIFA B:** 96.00 m² apprx.
OCCUPANCY: 2x 2B/4P



PRIOR TO COMMENCEMENT:
 - Contractor and/or Client to determine location of existing services prior to works and obtain relevant permits and authorisations from controlling bodies
 - Contractor and/or Client to confirm full planning permission for proposed works has been granted and any relevant conditions discharged
 - Contractor and/or Client to confirm boundaries of site and any related legal rights required to perform works are correct and legitimate
 - Contractor and/or Client to notify Local Authority Building Control (LABC) or other Approved Inspector (AI) of date of commencement of works
 - Contractor and/or Client to obtain suitable Party Wall Award where required, including but not limited to works affecting adjoining properties relating to a) structural alterations, b) erection of walls, c) demolition, rebuilding and modifications to structure, d) installation of foundations and underpinning, e) insertion of DPC and flashing, f) any excavation for whatever purpose that is deeper than adjoining property foundations where within 3 meters g) any excavation for whatever purpose that is deeper than a 45 degree projection from base of adjoining property foundations where within 6 meters

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015, DESIGNER HAZARD INFORMATION FOR CONSTRUCTION WORKS:
 - If you DO NOT FULLY UNDERSTAND THE RISKS of any works proposed as specified in this or other related documents, DO NOT PROCEED and seek verification from relevant Site Manager, Appointed Agent or Principal Designer (PD)
 - Scaffold protection required for all works at height and must incorporate appropriate external and internal fall protection measures
 - Manual handling risks to be identified prior to works and notified to the PD
 - Contractor must ensure awareness of corrosive or other material related hazards prior to works and the use of appropriate protective equipment and procedures, including disposal of hazardous materials
 - Contractor is reminded there may be EXISTING SERVICES IN PLACE NOT SHOWN on design drawings and these should be identified prior to works
 - Contractor is wholly responsible for the security, strength and stability of all structures and related works, including excavations, waste storage and all other temporary works, including where these may affect adjoining properties, through the course of demolition and construction or alteration works, as may be required

DISCLAIMER:
 - DO NOT SCALE from drawings, USE ONLY MARKED DIMENSIONS
 - If in doubt ASK
 - To be read in conjunction with other drawings and supporting documents, calculations, etc. provided
 - These drawings and any other supporting documents, calculations, etc. are provided EXCLUSIVELY to the Client and ONLY for use on the specified Site and Project, any other use is strictly prohibited
 - Associated product installation specifications provided by manufacturer MUST be followed
 - ALL dimensions and levels are to be checked on site prior to works and discrepancies reported to PD
 - Contractor and/or Client to arrange ALL required site inspections with LABC or other AI
 - ANY variation in materials, fixings or construction methods TO BE AGREED IN ADVANCE with LABC or other AI
 - ALL works to comply with current Building Regulations and applicable British Standards or other relevant codes of practice
 - It is assumed Contractors and all other Trades and Disciplines are competent to complete required works, defective workmanship is wholly the liability of the Contractor or other Appointed Agent performing the works
 - Planning Direct accept NO LIABILITY for works deviating from these plans, OR resulting from sub-standard workmanship, OR works commenced prior to approval by LABC or other AI, OR resulting from incorrect information provided by other parties or Appointed Agents