

DO NOT SCALE FROM THIS DRAWING
 WORK TO PRINTED DIMENSIONS ONLY
 CHECK DIMENSIONS ON SITE PRIOR TO STARTING WORK
 REPORT ANY DISCREPANCIES TO THE PROPERTY SERVICES SECTION
 BEFORE COMMENCING OR CONTINUING WORK

Notes
 ALL DRAWINGS ARE THE COPYRIGHT OF OB ARCHITECTURAL DESIGN.
 NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS
 MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED,
 WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997
 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT
 BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING
 CATEGORIES:

- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)

YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT. IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL

WHERE THE BUILDING PROJECTS FALLS WITHIN CDM REGULATIONS 2015, OB ARCHITECTURAL DESIGN ARE NOT DESIGNATED AS PRINCIPAL DESIGNER UNDER THE TERMS OF THE ACT. THE CLIENT IS TO APPOINT THEIR OWN PRINCIPAL DESIGNER WITHIN THE MEANING OF THE ACT.

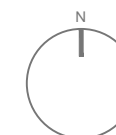
NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS. ALL BUILDING WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

ALL DESIGN RESPONSIBILITY WILL REMAIN SOLELY AT THE PURCHASER OF THE DRAWINGS, DOCUMENTS OR SERVICES PROVIDED BY OB ARCHITECTURAL DESIGN.

Rev	Description	Date
E	Boundary Amend	13.11.23
D	Roofplan Update	19.07.23
C	UKPN Update	18.07.23
B	Minor Amends	14.07.23
A	Boundary Amends, Roof Plan Update	12.07.23
#	Drawn	23.06.23

Project North



Status: **PLANNING ISSUE**

Client Name: **MR G MILLEARE**

Project Address: **PROPOSED DWELLING AT
GUIDE POST FARM
COLCHESTER ROAD
ESSEX CO7 7PF**

Drawing Title: **PROPOSED SITE PLAN**

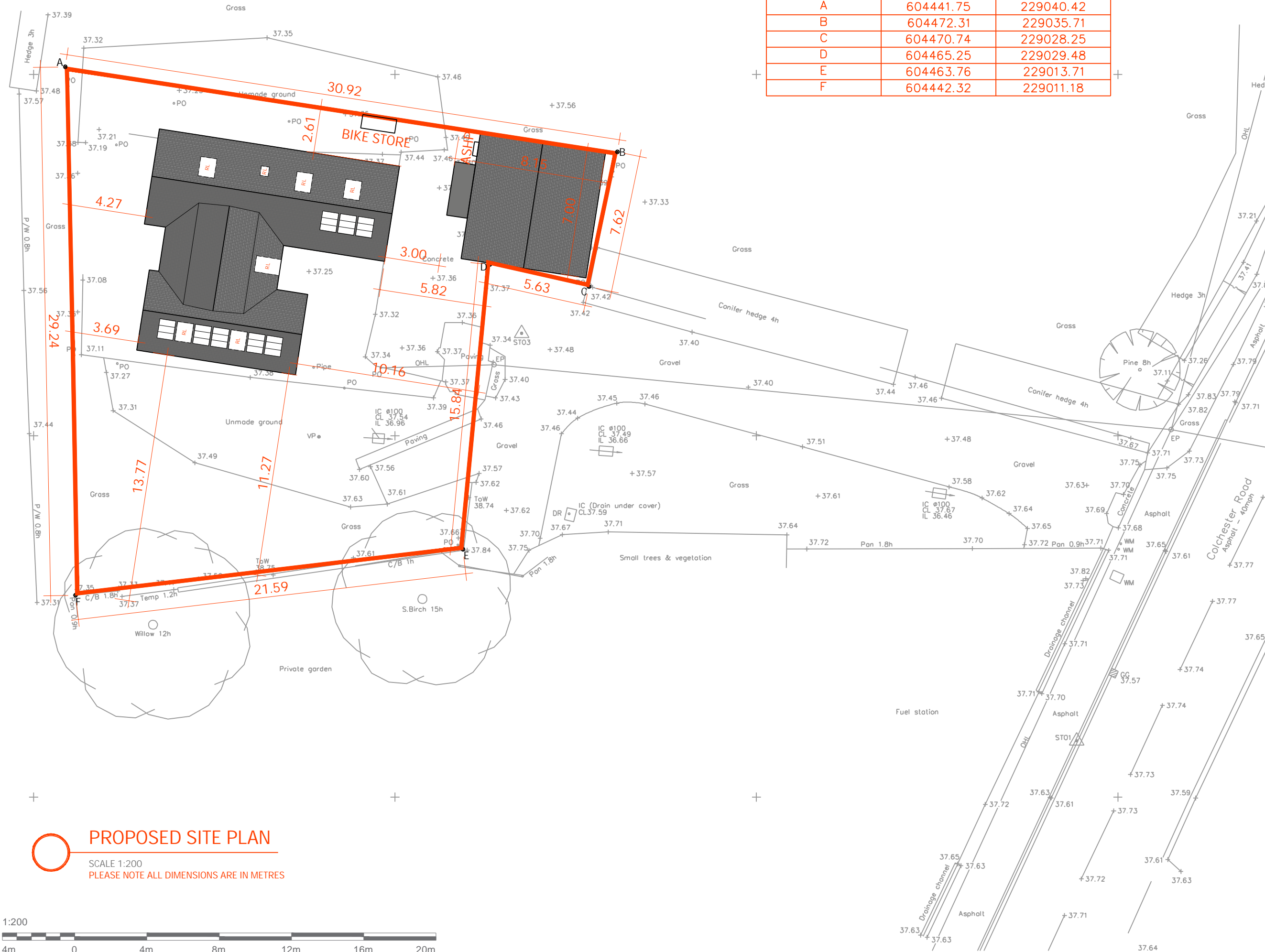
Drawn By: **FB**

Date: **23.06.2023**

Scale: **1:100 @ A3L**

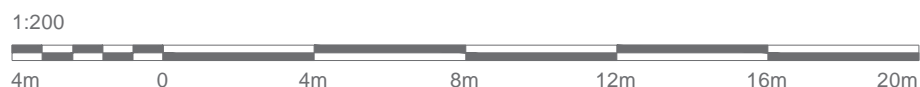
OS NATIONAL GRID CO-ORDINATES (M)

POINT	EASTINGS	NORTHINGS
A	604441.75	229040.42
B	604472.31	229035.71
C	604470.74	229028.25
D	604465.25	229029.48
E	604463.76	229013.71
F	604442.32	229011.18



PROPOSED SITE PLAN

SCALE 1:200
 PLEASE NOTE ALL DIMENSIONS ARE IN METRES



Sheet: