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All dimensions are to be checked on site before commencement of any building works or fabrication of any related materials. Holbrook Architectural Services Ltd must be notified of any discrepancies.

Figured dimensions take preference over scaled dimensions.

New Foundations can vary subject to ground conditions and the presence of trees, final design is to be determined on site in accordance with an appointed Building Inspector once ground conditions have been established. If shown Foundations on existing builds are assumed and must be checked to confirm suitability for the relevant works. Trial holes may be required to ascertain existing foundation suitability for any additional imposed loadings.

Furniture if shown is for illustration purposes only.

Levels are representative of the ground levels in that vicinity, approval on Finished Floor levels must be granted from Local Authority Building Control or NHBC before commencement of works.

Street scene if shown are for illustrative purposes only due to possible restrictions on access for surveying.

Party Wall notifications are the responsibility of the Client. This apply's to work on existing walls or structures shared with another property, building freestanding walls or a wall of a building, up or astride the boundary of a neighbouring property, or excavation near a neighbouring building.

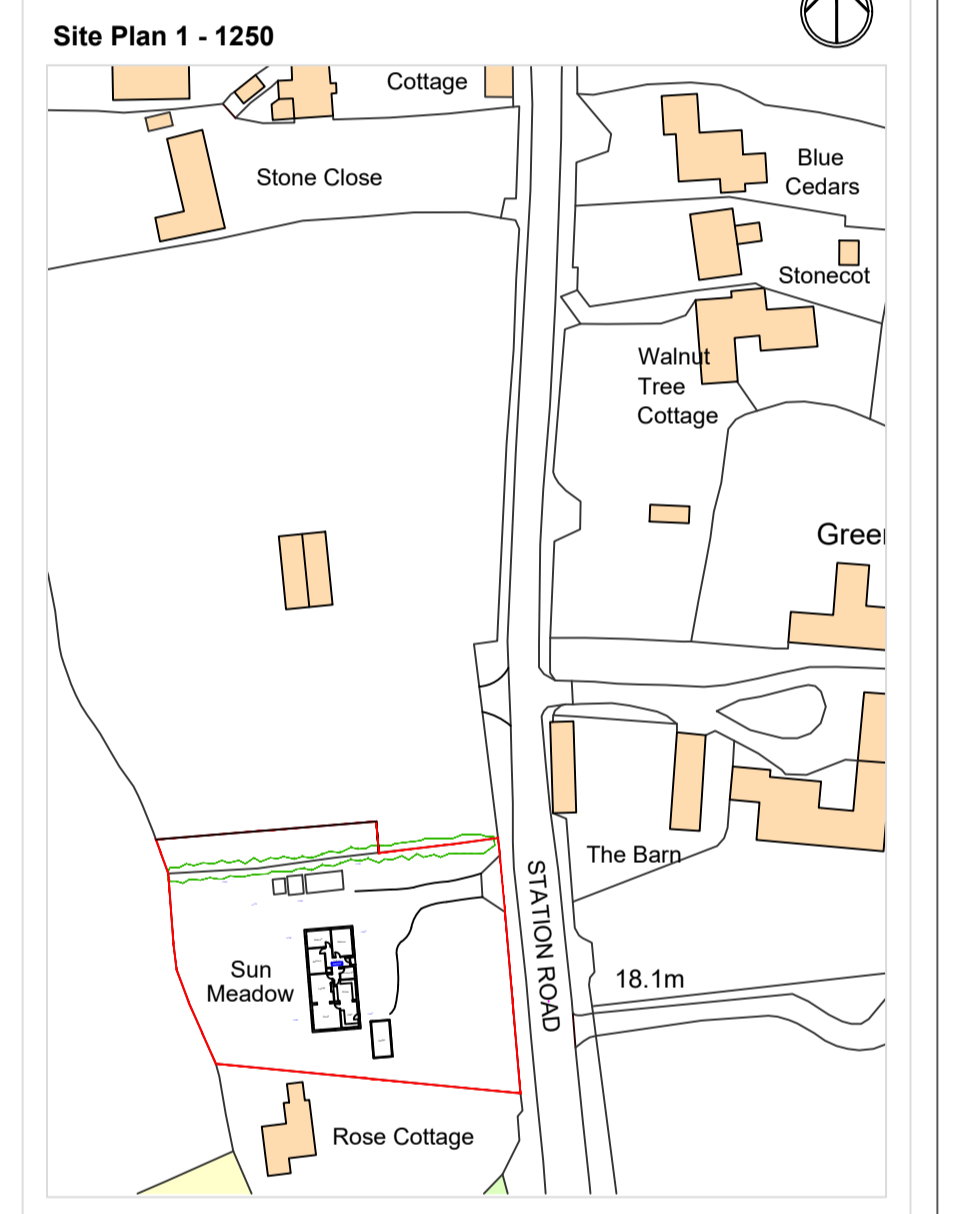
All works are to comply with the latest edition of the Building Regulation specifications, British Standards or CDM Regulations if applicable.

CDM Responsibilities. Domestic - If you are having construction work carried out at your home or the home of a family member (not part of a business) your duties are normally transferred to the Contractor (single contractor projects) or the Principle contractor (projects with more than one contractor). You can however choose to have a written agreement with the principle designer to carry out your duties. Commercial - You must make suitable arrangements for managing the project ensuring the appropriate duty holders are appointed and sufficient time and resources are allocated. If in doubt please contact Holbrook Architectural Services Ltd.

Any works in close proximity to a public sewer may be subject to a build over agreement with Southern Water. The client must request detail from Southern Water on the depth and location of the sewer to confirm what measures need to be undertaken.

Conditions if identified on approvals must be discharged before commencement of works or occupation whichever is required.

Any Building works completed before the relevant permissions have been granted is at the Clients risk.



PROJECT
 Proposed annexed accommodation on land adjacent to Sun Meadow Station Road Ningwood Wellow PO410TQ Site Layout and Access as Existing

CLIENT NAME
 Mr A Ingram

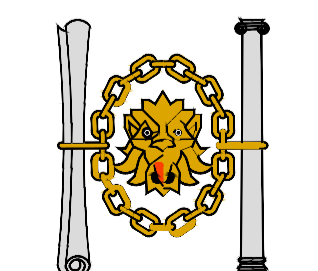
SCALE 1 : 250	DATE June 2023	DRAWN BY Steve/Rob
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AMENDMENTS	DATE

DRAWING No. A/5608/1	REVISION
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