

**General Notes**

1. Artifex Conservation Architects Ltd owns the copyright of this drawing which must not be reproduced in whole or in part without written permission.
2. This design drawing has been produced for the purposes of obtaining planning approval and/or listed building consent only. In most cases, an additional application for Building Regulations approval will be required.
3. All new work to fully comply with the most up to date Building Regulations and British Standards
4. No covenants have been considered in the preparation of these plans and it is the client's/developer's responsibility to advise if any such covenants exist that may affect the proposal.
5. All work, including all demolition work and excavation to be carried out carefully and safely with all necessary propping, shoring and strutting. All work to be undertaken in strict accordance with all relevant CDM Regulations, Health and Safety legislation, BS publications, trade manufacturer literature and any requirements of statute or the local authority.
6. Dimensions on this drawing are for planning purposes only, not for detailed construction
7. The client/developer must check all dimensions and setting out before the work proceeds on site and continually monitor the setting out and dimensions as the work proceeds
8. This drawing to be read in conjunction with all other relevant information whether produced by Artifex or by others
9. Planning approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies. The property owner is responsible for compliance with this Act prior to commencement of any building/excavation works and no liability is accepted by Artifex for the failure of the property owner to meet the requirements or provisions contained therein.
10. All foundations and structures within 3 meters of a public sewer are to be taken below the invert level of the sewer in accordance with the water utility company's requirements. The land owner is responsible for organizing, financing and obtaining all 'Build-Over/Adjacent to' agreements before any work commences on site



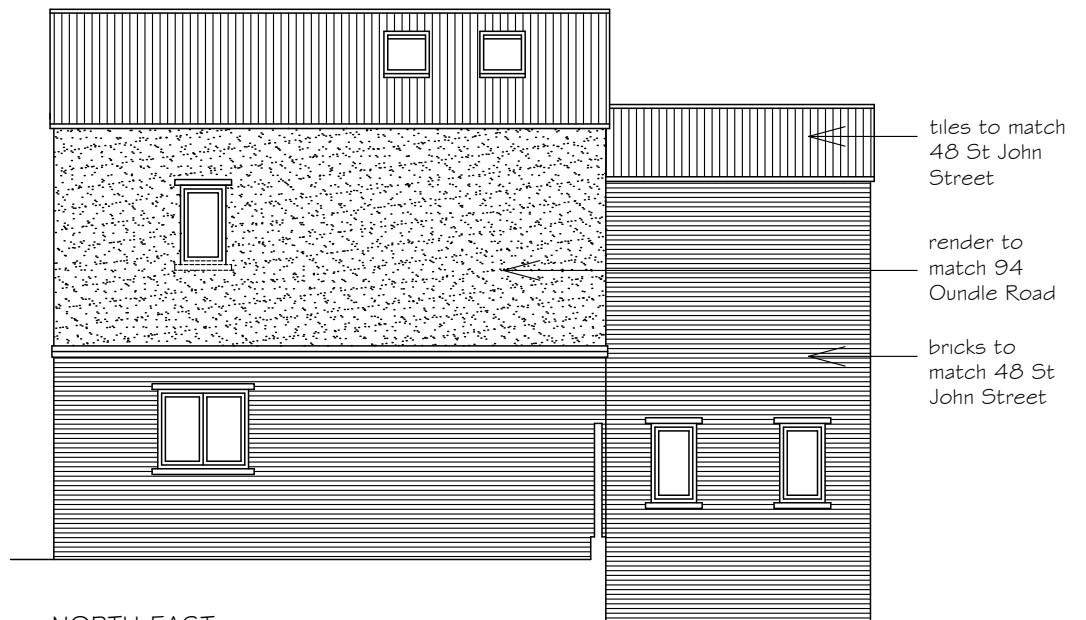
NORTH WEST



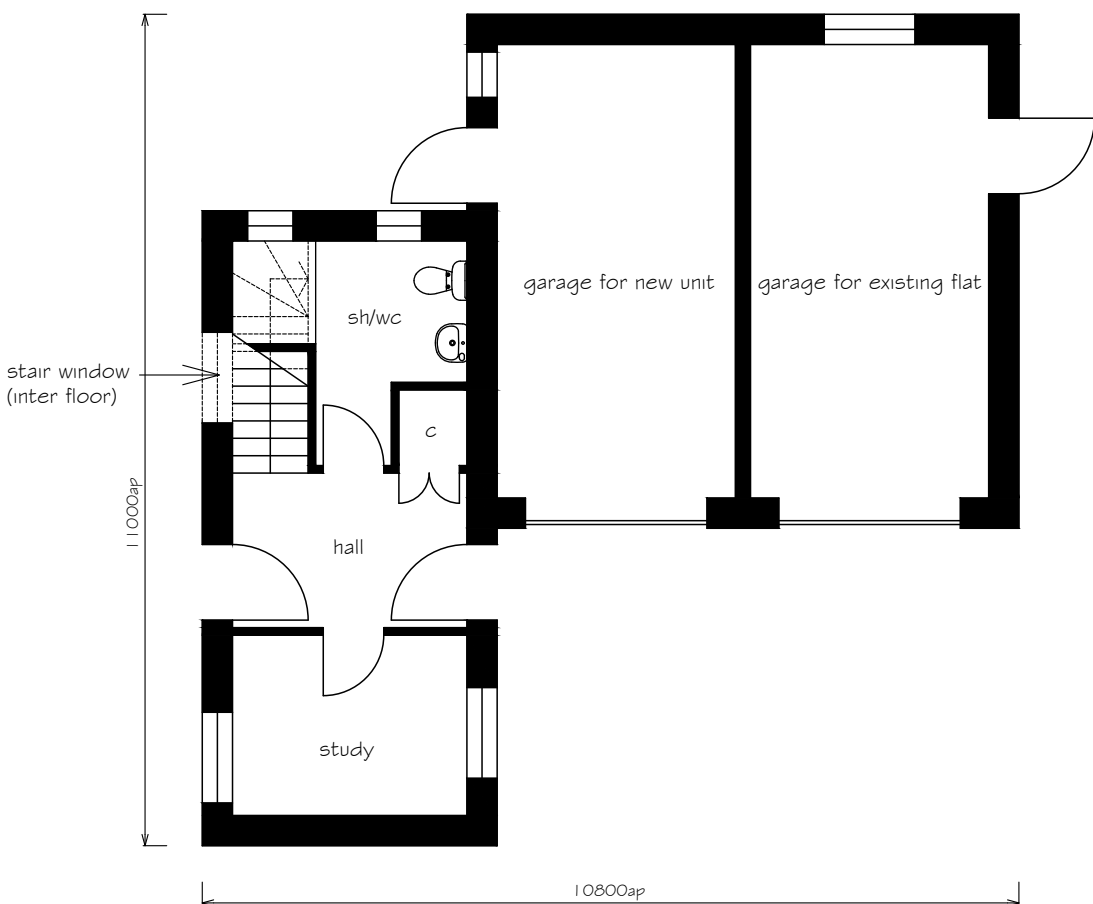
SOUTH WEST



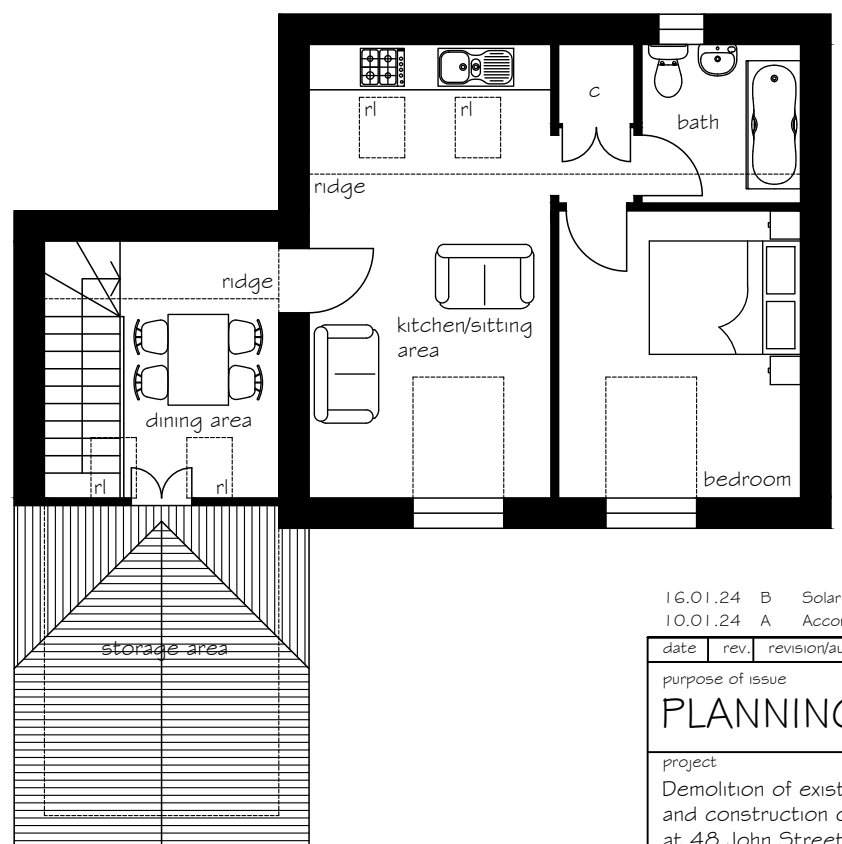
SOUTH EAST



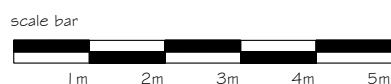
NORTH EAST



GROUND FLOOR PLAN



FIRST FLOOR PLAN



16.01.24	B	Solar panels added
10.01.24	A	Accommodation added

date	rev.	revision/author/checker
purpose of issue		
<b>PLANNING</b>		
project		
Demolition of existing garage and construction of new dwelling at 48 John Street, Thrapston		
drawing		
Proposed plans and elevations		
drawing no.		B
TH.48JS.P03		
drawn	checked	
scale	1/100 @ A3	date October 2023

