

notes.

Do not scale this drawing except for planning purposes

Drawing to be used for the status indicated only

The primary responsibility for achieving compliance with the Building Regulations rests with the person carrying out the work. This is either the contractor or the owner/applicant. A full plan building regulations application must be made well in advance of when the work is to start. The local authority (or approved inspector) will check the plans, consult with any other authority (e.g. public sewers). Time scale is 5 to 8 weeks for full approval; once achieved, work can then proceed. As part of the checking and consultation stage, the plans may be altered to show compliance. It is important that the contractor/applicant checks that they are working to the correct issue plan. The local authority or an approved inspector, will carry out inspections at various stages and issue a 'completion certificate' upon satisfactory completion and compliance with Building Regulations.




If planning and building regulations have both been approved, it is important that the contractor/owner does not build anything other than what has been approved. It is important that the contractor/owner reads all notes/conditions on the latest issue and/or approved plans to ensure they understand the various details contained therein. This includes all letters, notifications and calculations, etc.

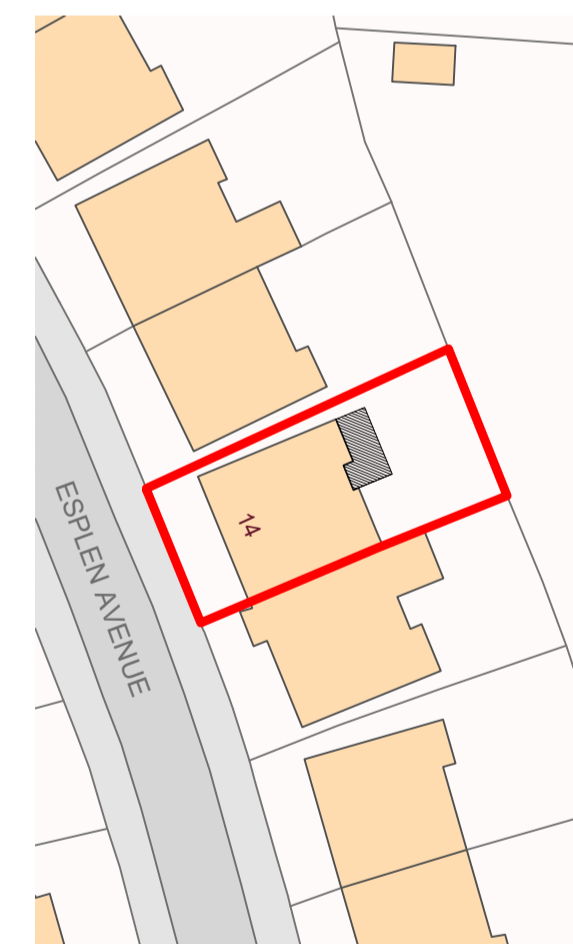
All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Designer prior to commencement of any work.

Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications

This drawing is the property of the Designer and is not to be used in whole or in part without written consent

With regards to The Party Wall Act of 1996 and specifically in relation to excavation work, the provisions of the act will affect the property owner and owners of adjacent properties. Any questions in connection with The Party Wall Act should be resolved by owner, contractor and/or applicant. The specifications and details on these plans do not take account of matters in regards to The Party Wall Act

-  Existing Wall
-  Proposed Wall
-  Original Building Outline



PHAT
architecture design planning
PHATarchitecture.co.uk

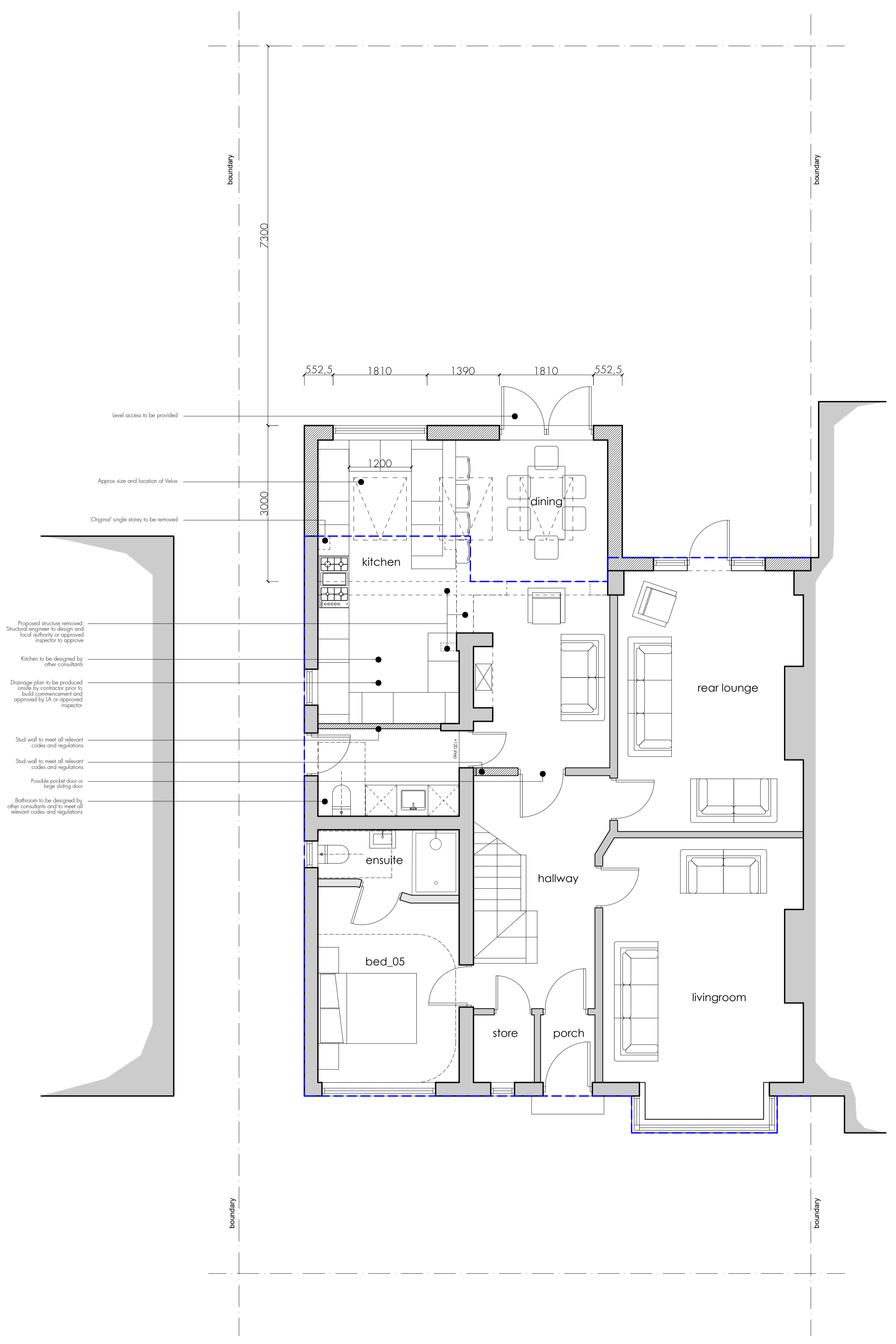
project_
14 Esplen Avenue,
Crosby, I23 2SS

title_
Proposed Floor Plans

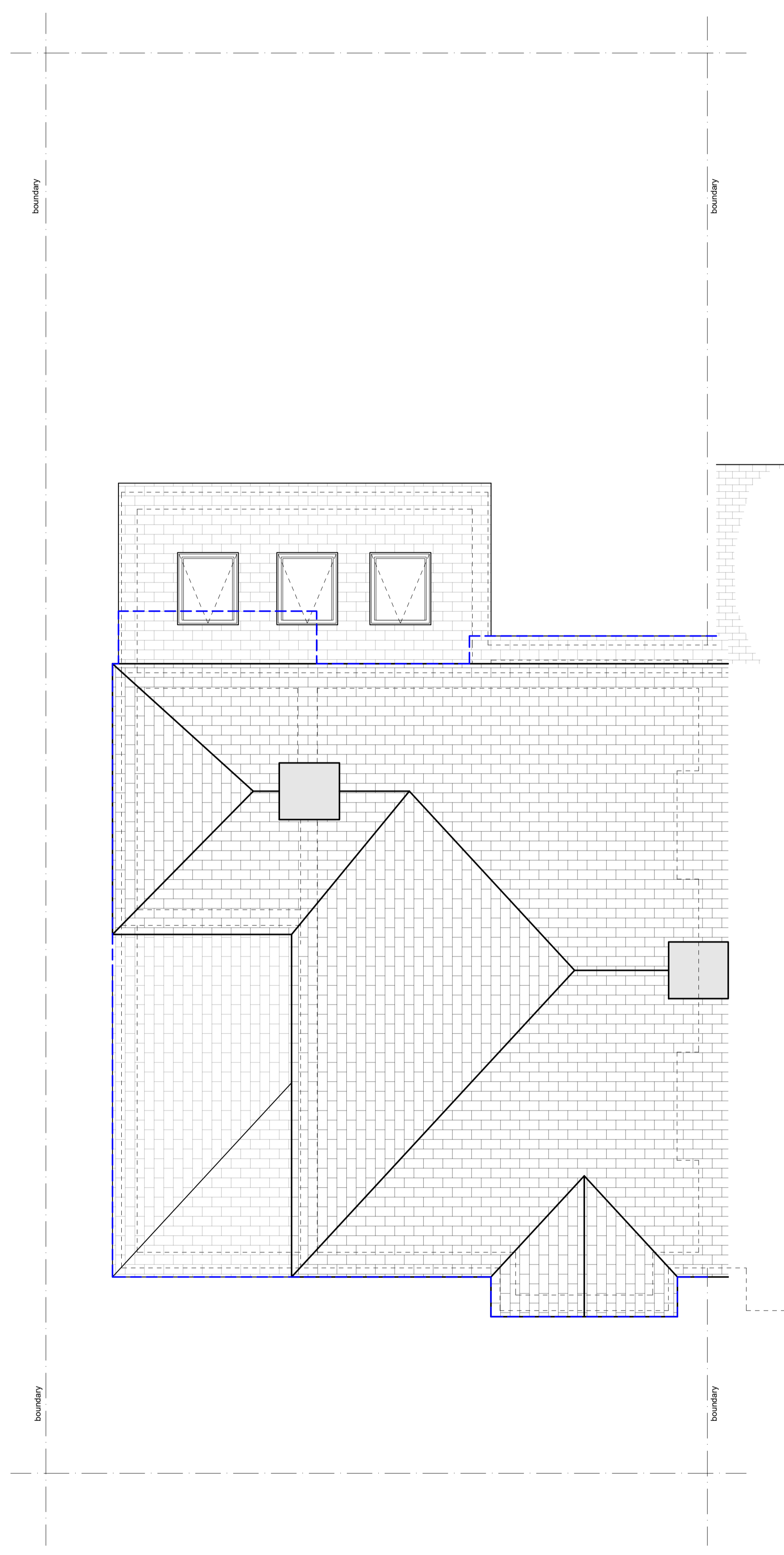
drawing_number_	scale_	sheet
191_SP_010	1:50	A1

revision	date_
-	march 2024

drawing_status
planning



PROPOSED GROUND FLOOR PLAN
1:50 Scale



PROPOSED ROOF PLAN
1:50 Scale