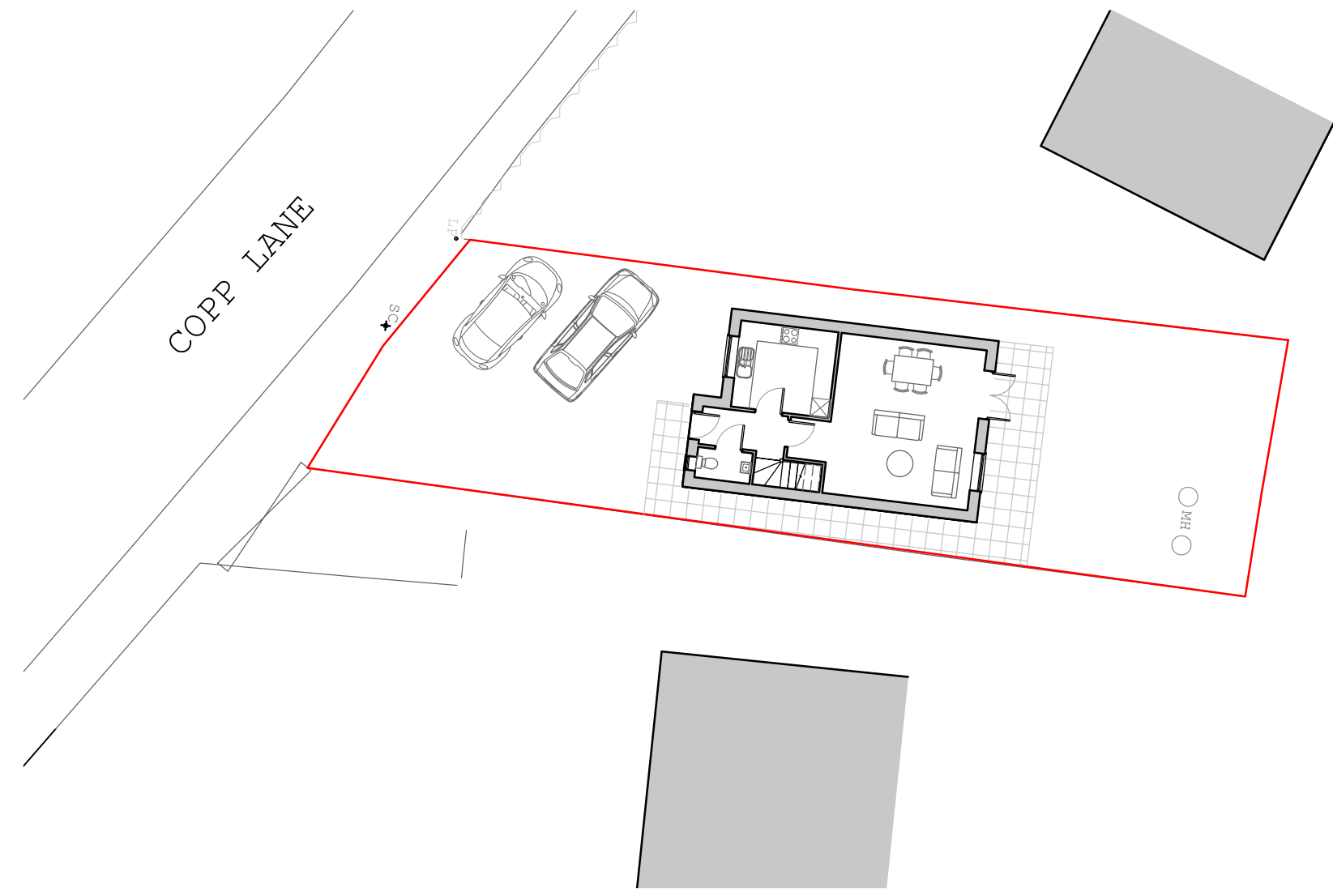
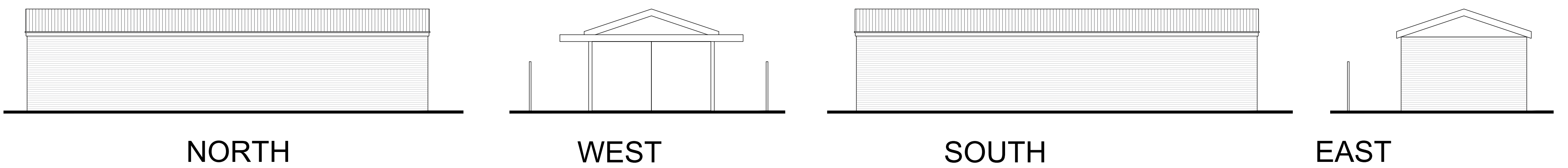


**EXISTING SITE PLAN**  
1:200

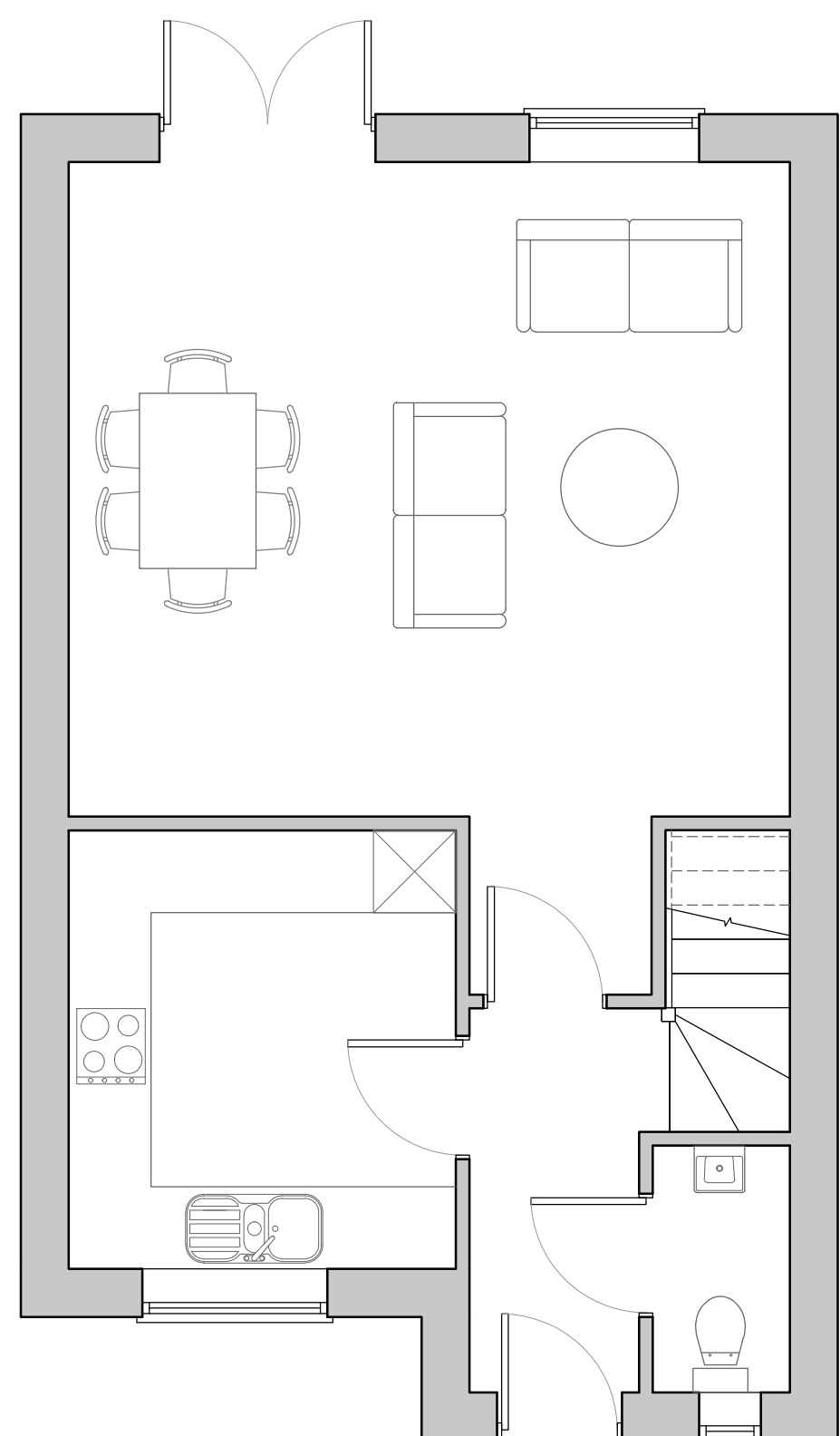
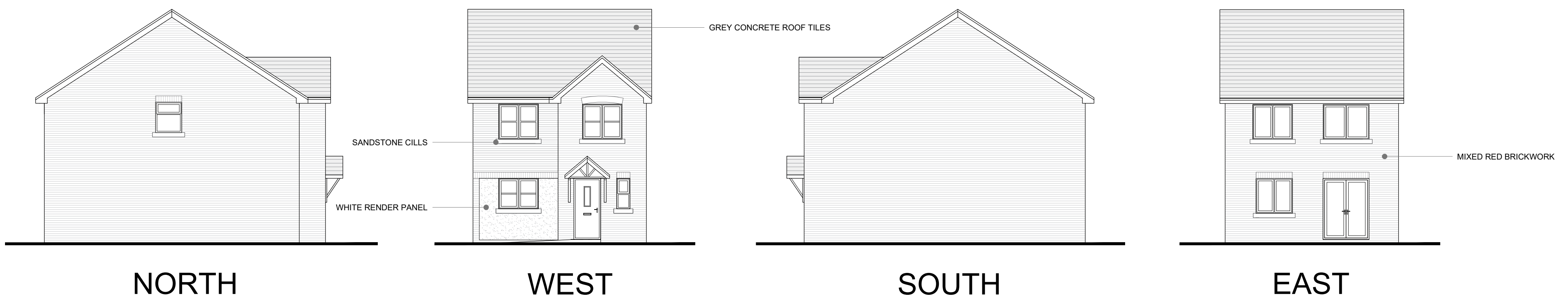


**PROPOSED SITE PLAN**

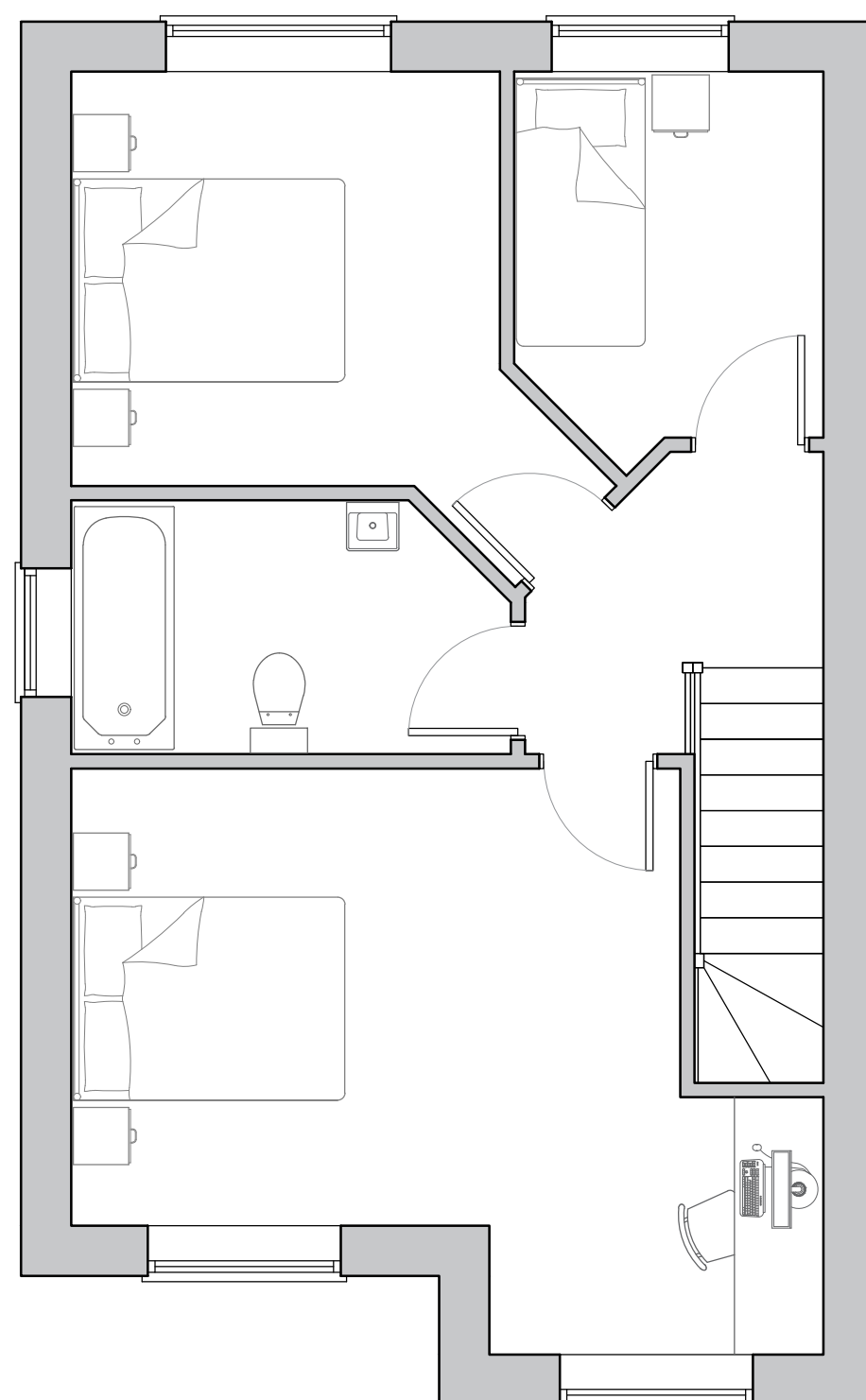
**EXISTING ELEVATIONS**  
1:100



**PROPOSED ELEVATIONS**



**PROPOSED GROUND FLOOR PLAN**  
1:50



**PROPOSED FIRST FLOOR PLAN**

Areas that were covered, unapproved, or inaccessible not inspected when surveyed.  
It is the responsibility of the Contractor to check all sizes, site dimensions and positions of drains and services prior to setting out or other work.  
Any discrepancies to be reported to the contract details below.  
Liability shall not be taken for any defects in this drawing unless, prior to commencement, this drawing and all its dimensions have been checked and verified.  
Existing structures including foundations, drains, walls and steps carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of works and as required by the Building Control Surveyor.  
Proposed floor levels will be no lower than existing floor levels and flood protection measures in accordance with Environment Agency guidelines will be incorporated into the build.  
**PARTY WALL ACT**  
The owner, should they need to do so under the requirements of The Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work is, or will be an existing Part that involves any of the following:  
- Excavation or foundation  
- Raising a wall or cutting of projections  
- Demolition and rebuilding  
- Underpinning  
- Insertion of new footings  
Excavations within 3m of an existing structure where the new foundations will go deeper than Existing foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.  
A Party Wall Agreement is to be in place prior to the start of work on site.  
**CCM REGULATIONS**  
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 100 person days, CDM longer than 30 days duration and have 25 persons working simultaneously at any one time. It is the client's responsibility to appoint a Principal Designer and a Principal Contractor on all projects that require compliance with the CDM Regulations.

rev	date	note
DRAWING TITLE		
<b>PLANS AND ELEVATIONS</b>		
PROJECT		
<b>LAND EAST OF COPP LANE GREAT ECCLESTON</b>		
CLIENT		
<b>JLC GROUNDWORKS LTD</b>		
SCALE	DATE	STATUS
AS SHOWN	16.03.24	PLANNING
SHEET SIZE	DRAWING NUMBER	REVISION
A1	2420-1	-