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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 representational 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 scenes 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.

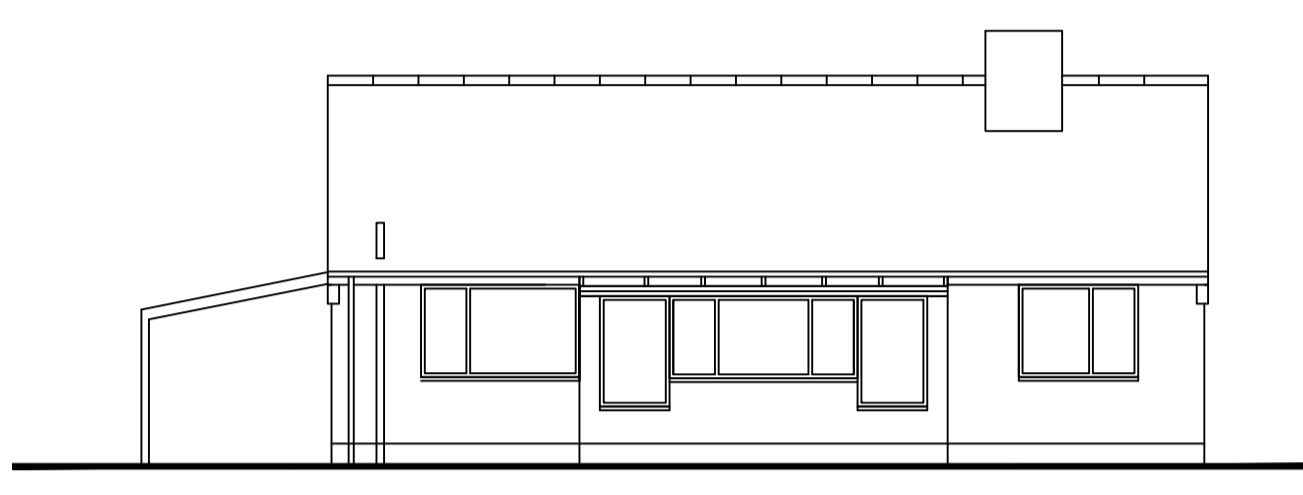
Any works in close proximity to a public sewer may be subject to a build over agreement with Southern Water. The client must request detail from Southern Water on the depth and location of the sewer to confirm what measures need to be undertaken. Drainage runs if shown are either from visual inspections, record information or assumed so the main contractor is to check details before commencement and report any variations to Holbrook Architectural Services Ltd.

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

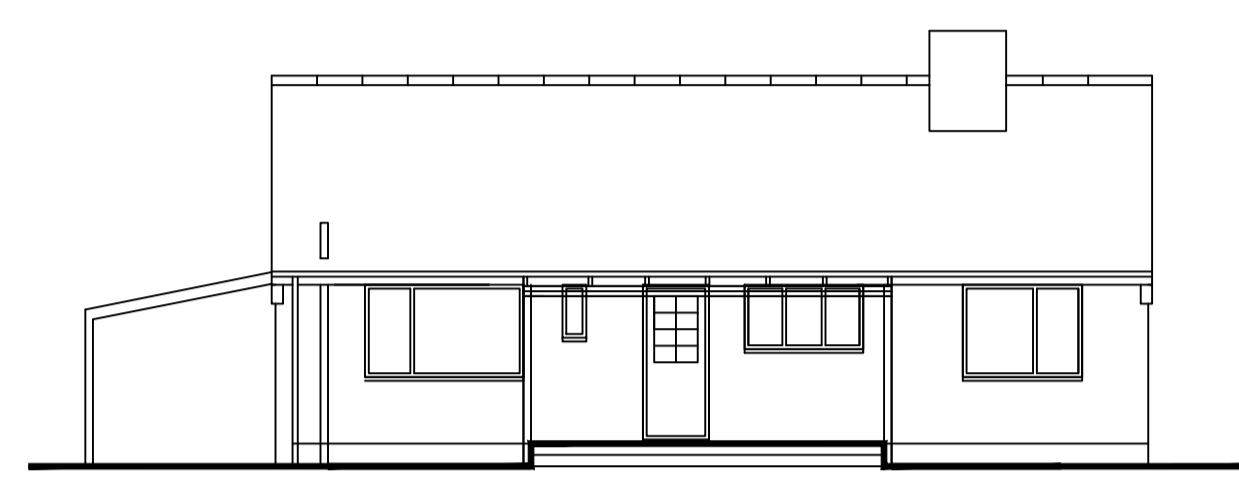
Any Building works completed before the relevant permissions have been granted is at the Clients risk.



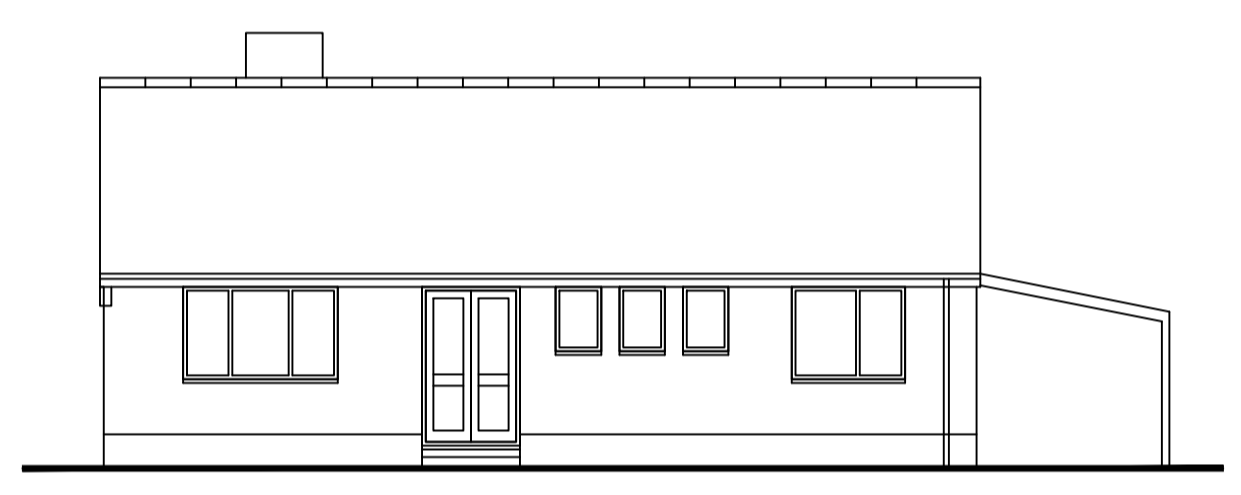
EAST ELEVATION



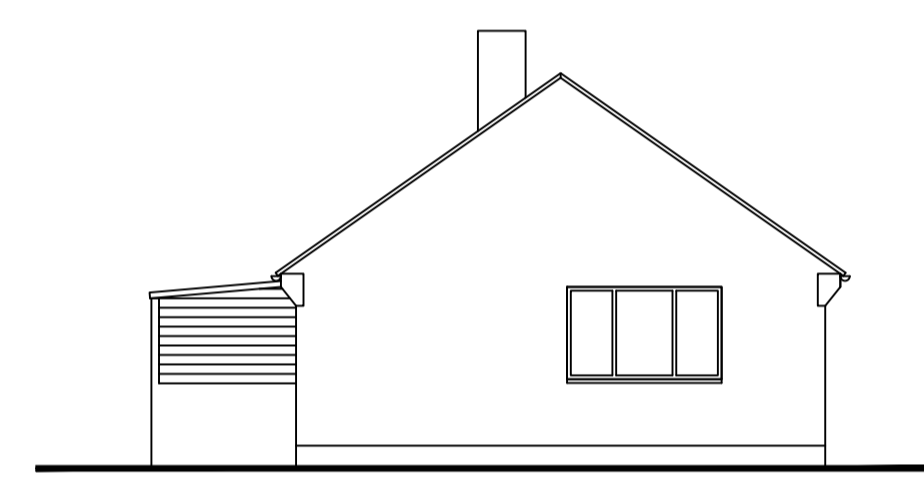
NORTH ELEVATION



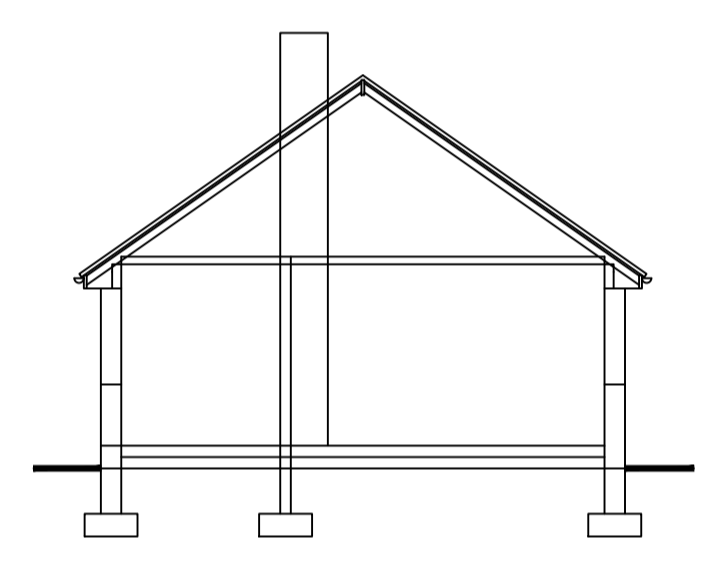
SECTIONAL NORTH ELEVATION



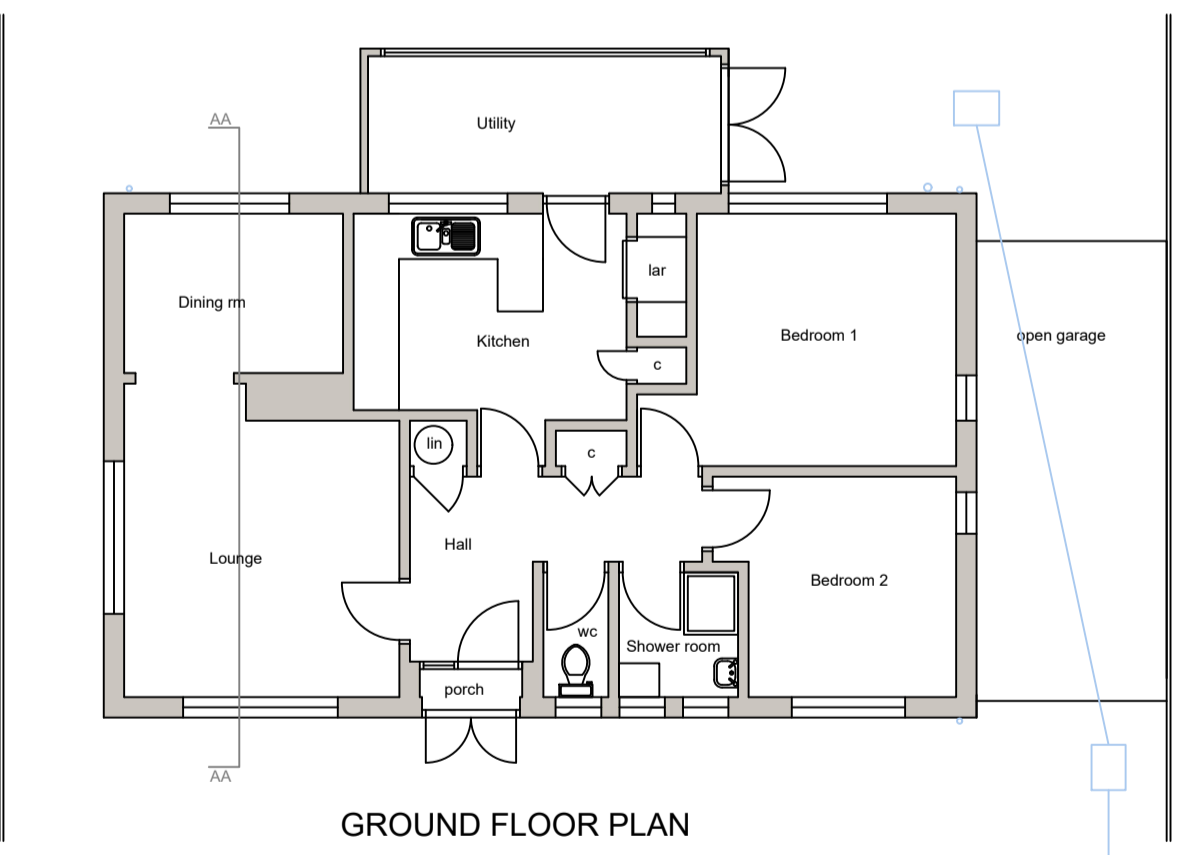
SOUTH ELEVATION



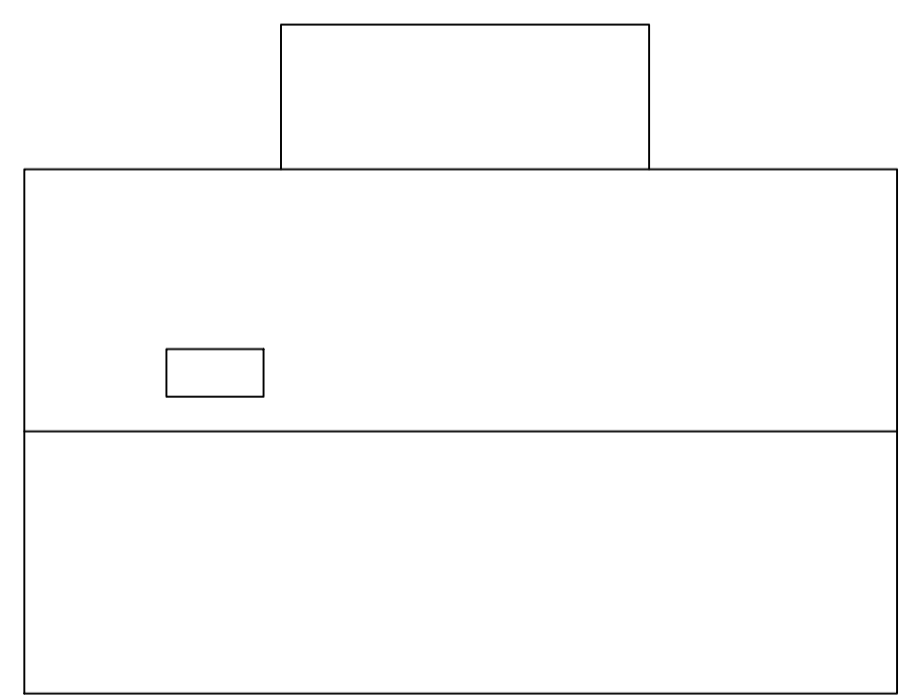
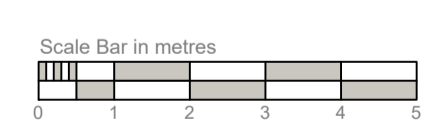
WEST ELEVATION



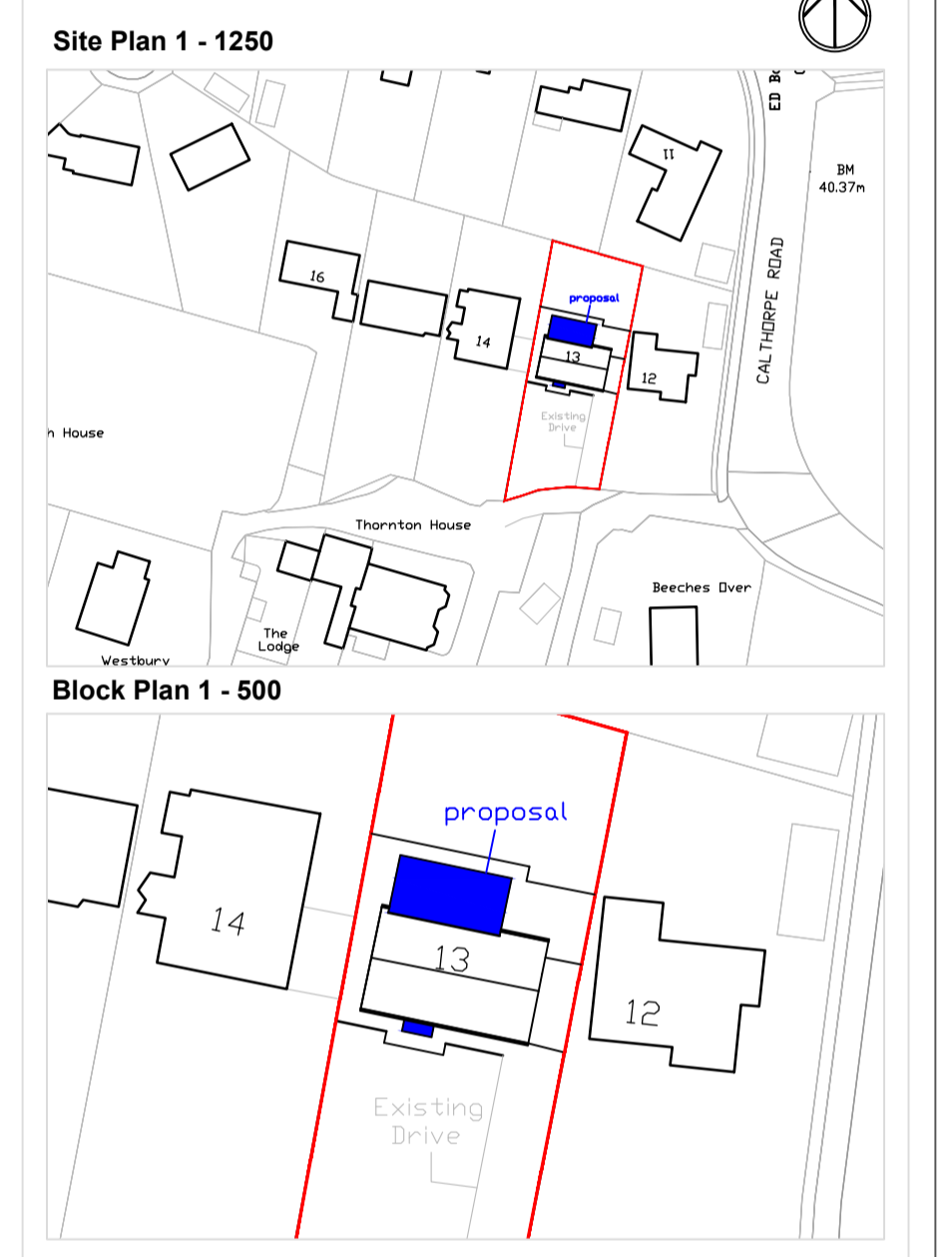
SECTION A - A



GROUND FLOOR PLAN



ROOF PLAN



PROJECT
Proposed rear extension and porch at 13 Thornton Manor Drive Ryde IoW
P0331PG Floor Plans elevations and section as existing

CLIENT NAME
Mr M Hodge

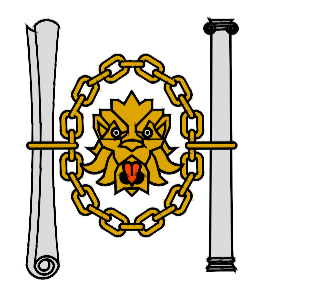
SCALE 1 : 100	DATE Apr 2024	DRAWN BY Steve
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AMENDMENTS	DATE

DRAWING No. A/5539/1	REVISION

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