



Architecture – from  
a different angle.

Studio Drake  
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NRY 1PW  
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Client: Irwin Mitchell LLP  
Project: Proposed replacement dwelling at LANSDOWNE,  
BANNISTER GREEN, FELSTED, CM8 3NQ

Drawing title: Existing drawing.  
Scale as mentioned on plans (print @ A1)

Project ref: 2021.90.55

Drawing ref: EX 002

Date: 06.03.2022

Drawing status –

A  
Ref –  
Revision –

Scale bar added  
Description –

10.04.2024  
Date –

All existing services, underground and overhead should be located and surveyed as required.  
Prior to works commencing on site drainage design should be investigated on site and a CCTV scan should be completed of existing drains. If drains are proposed near or near neighbouring properties or which are deemed to be shared then the relevant application should be completed to the local water board (throughing party).

All drawings to be read in conjunction with supporting documentation (as defined within plans).  
Ground conditions for foundations to be reviewed and confirmed on site by contractor and agreed with structural engineer prior to works proceeding.

Contractor to complete Construction Phase Plan and relevant F10 admission to HSE. Contractor to complete and maintain an up to date health and safety file during the construction phase of works.

All relevant party wall agreements to be put in place by client and checked by contractor prior to works proceeding on site. Contractor to ensure that all relevant government guidelines regarding health and safety are fully adhered to during any construction works or meetings.

All dimensions are to be checked on site and Studio Drake LTD to be notified of any discrepancies. Written dimensions are to be shown on drawings and taken from drawings. This drawing is copyright and cannot be reproduced without prior written consent from Studio Drake LTD.

