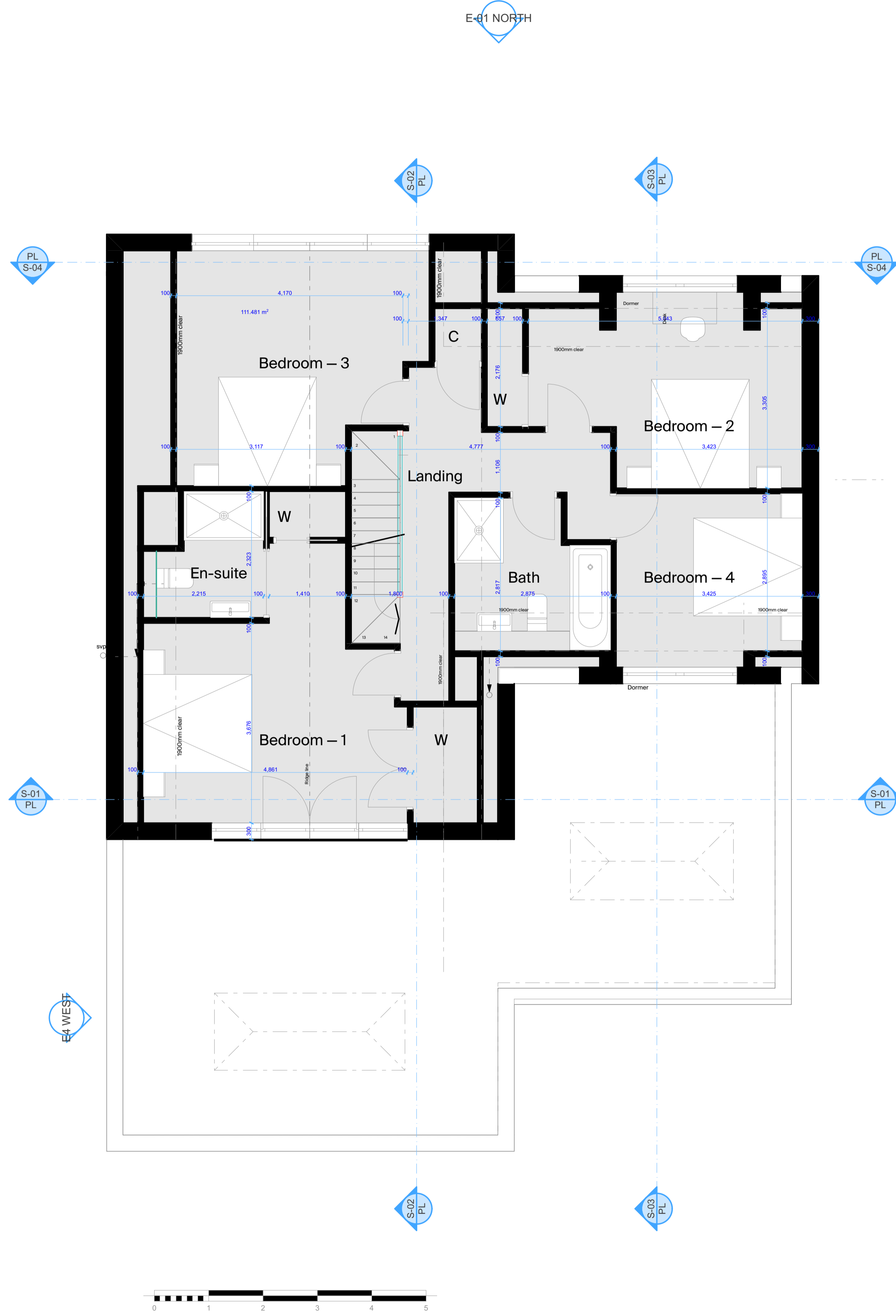


First floor plan — 1:50



Proposal to be read in-conjunction with Arboricultural Impact Assessment completed by Talking Elm Tree Consultants.



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Architecture — from a different angle.

Client:	Irwin Mitchell LLP
Project:	Proposed replacement dwelling at LANSDOWNE, BANNISTER GREEN, FELSTED, CM8 3NQ
Drawing title:	Planning Drawing Scale as mentioned on plans (print @ A1)
Project ref:	2021.90.55
Drawing ref:	PL 002
Date:	06.03.2022

Drawing status —

Ref	Description	Date
C	Scale bar added	10.04.2024
B	OT defined minor alteration	21.02.2023
A	Issued minor alteration	17.02.2023
Ref	Description	Date

All building services, underpinning and overground should be located and surveyed as installed.  
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 affected then the relevant application should be completed to the local water board (through a lawyer).  
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 FTA submission to HSE. Contractor to complete and maintain an up to date health and safety file during the construction phase of works.  
All relevant party well 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 followed over dimensions taken from drawings. This drawing is copyright and cannot be reproduced without prior written consent from Studio Drake Ltd.