



Neighbouring dwelling

Neighbouring dwelling

Existing tree
Sycamore
16H



Street scene – 1.50

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

At building services, underground and overhead should be located and surveyed as indicated.
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 for the local water board (throughgoing body).
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 FTD 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 verbal dimensions.
© 2024 Studio Drake LTD. This drawing is copyright and cannot be reproduced without prior written consent from Studio Drake LTD.

Drawing status –

Ref	Description	Date
C	Scale bar added	10.04.2024
B	OT defined minor alteration	21.02.2023
A	Minor alteration	12.02.2023
Ref	Revision	

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: 2021.90.65
Drawing ref: PL 009
Date: 06.03.2022

Architecture – from a different angle.

Studio Drake
Studio Inn
11 Neatherconesford
King Street
Newbury
NRY 1PW
© 2024 Studio Drake

