

DO NOT SCALE FROM THIS DRAWING

- WORK TO PRINTED DIMENSIONS ONLY
- CHECK DIMENSIONS ON SITE PRIOR TO STARTING WORK
- REPORT ANY DISCREPANCIES TO THE PROPERTY SERVICES SECTION BEFORE COMMENCING OR CONTINUING WORK

NOTES:  
ALL DRAWINGS ARE THE COPYRIGHT OF OB ARCHITECTURAL DESIGN. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MOVED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:

- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT).
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ABOVE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT).
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 4 OF THE ACT).

YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT. IF IT DOES YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

WHERE THE BUILDING PROJECTS FALLS WITHIN COM REGULATIONS 2016, OR ARCHITECTURAL DESIGN ARE NOT DESIGNATED AS PRINCIPAL DESIGNER UNDER THE TERMS OF THE ACT THE CLIENT IS TO APPOINT THEIR OWN PRINCIPAL DESIGNER WITHIN THE MEANING OF THE ACT.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS. ALL BUILDING WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORSEEN BUILDING WORKS MAY BE REQUIRED ON SITE.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

ALL DESIGN RESPONSIBILITY WILL REMAIN SOLELY AT THE PURCHASER OF THE DRAWINGS, DOCUMENTS OR SERVICES PROVIDED BY OB ARCHITECTURAL DESIGN.

Key Legend.

[Dashed Box] DENOTES DEMOLITION



FRONT ELEVATION  
SCALE 1:100

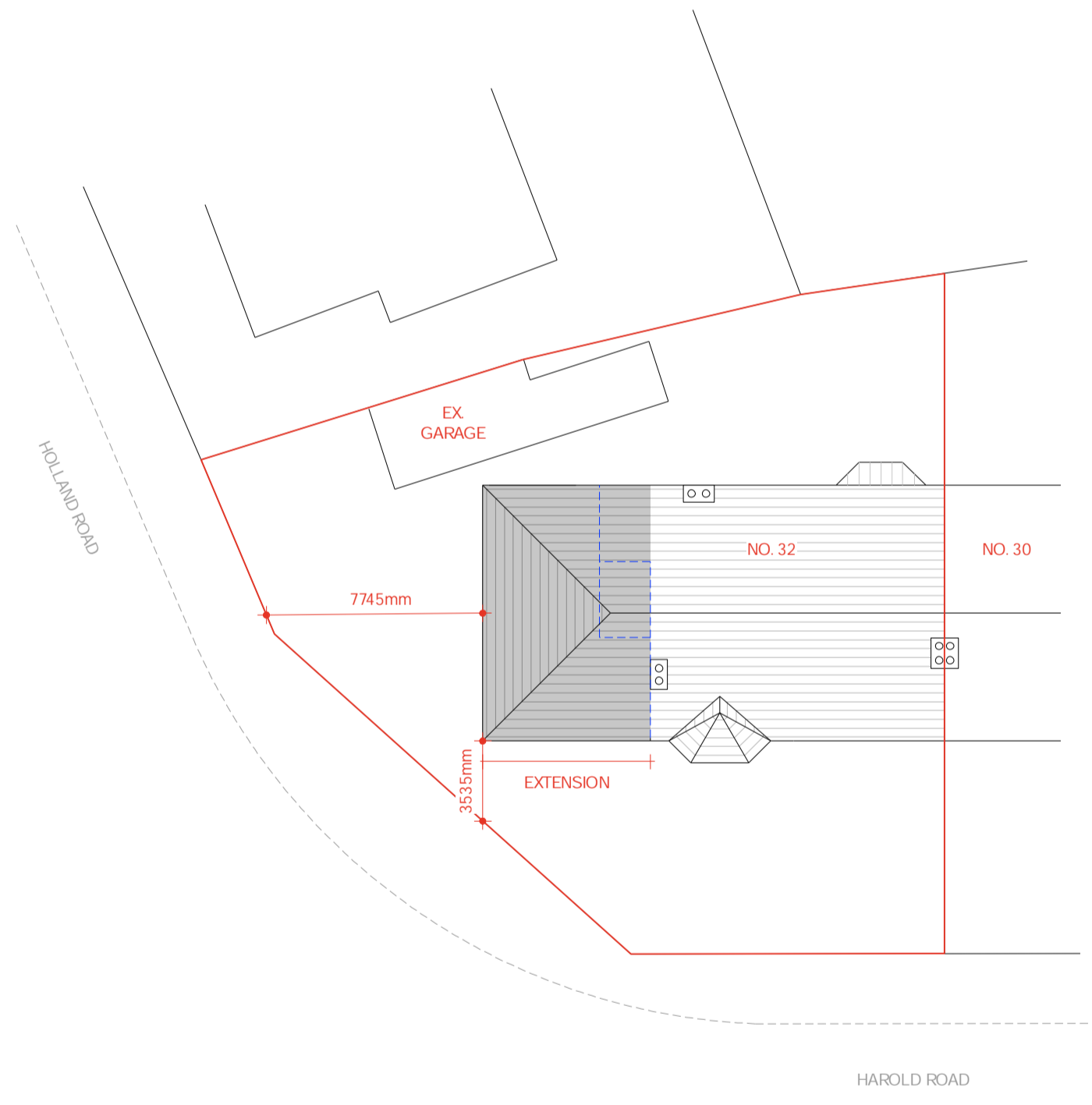


SIDE ELEVATION  
SCALE 1:100

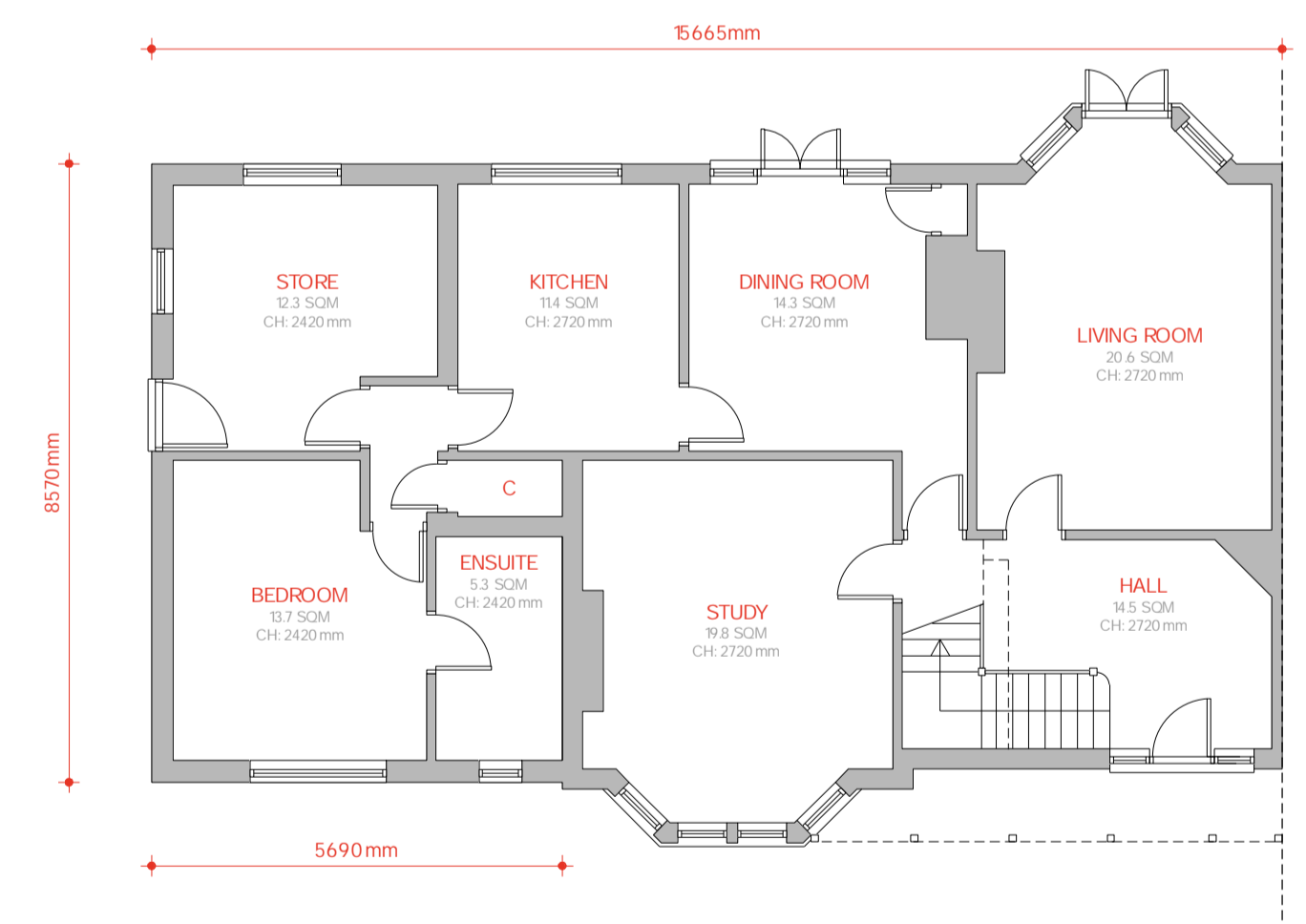


REAR ELEVATION  
SCALE 1:100

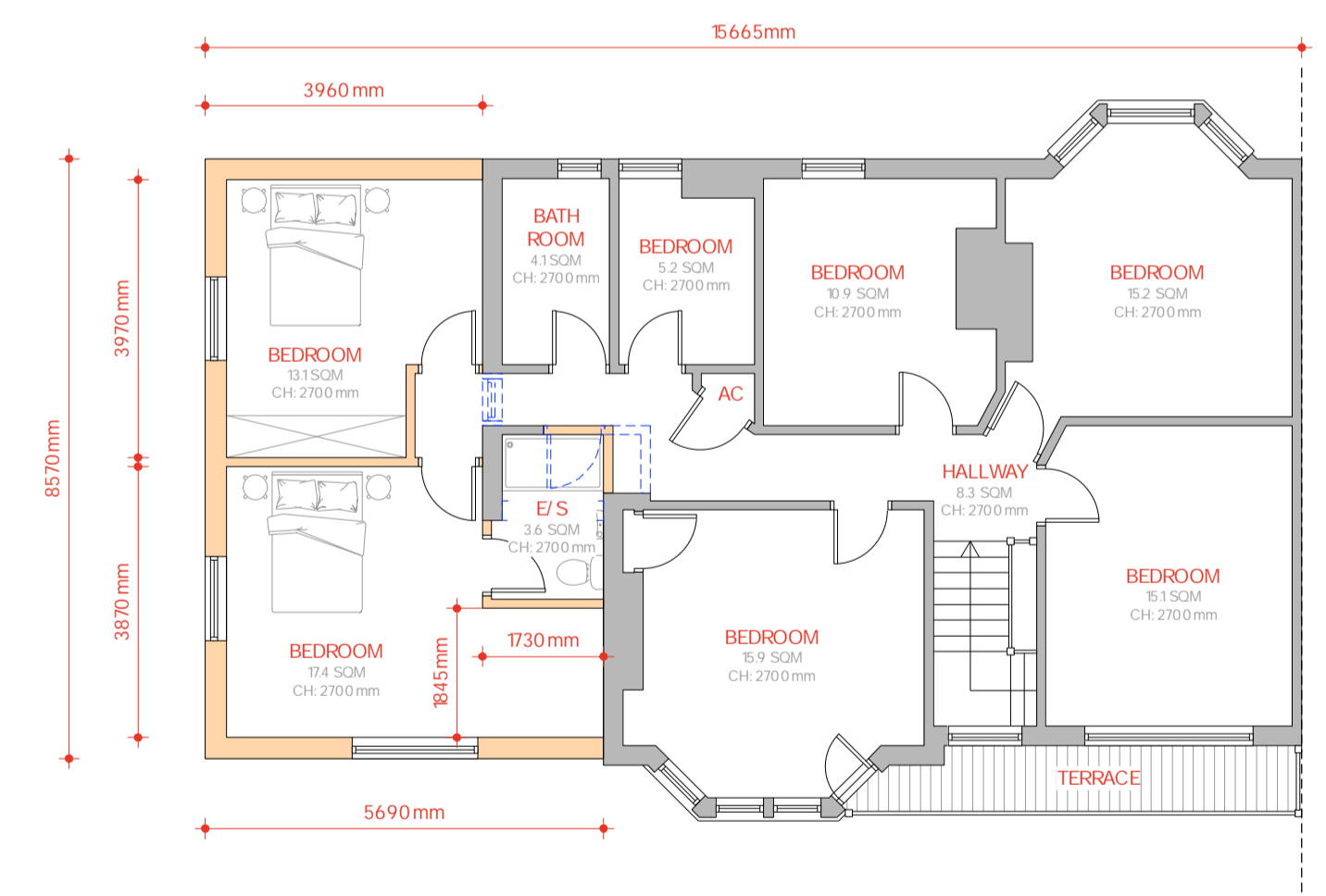
- MATERIALS KEY**
- 1 BRICKWORK TO MATCH EXISTING
  - 2 BLACK DECORATIVE TIMBER FEATURE TO MATCH EXISTING
  - 3 WINDOWS TO MATCH EXISTING
  - 4 RENDER TO MATCH EXISTING
  - 5 SLATES TO MATCH EXISTING



SITE PLAN  
SCALE 1:200



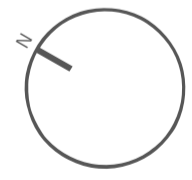
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

#	Drawn	Date
1	March 24,	

Project North



Status: **PLANNING APPLICATION**

Client Name: MR D. LEVETT

Project Address: 32 HAROLD RD  
CLACTON-ON-SEA  
ESSEX  
CO15 6AJ

Drawing Title: PROPOSED  
PLANS & ELEVATIONS

Drawn By: JJ

Project No. 20 4HR

Date: MARCH 2024

Scale: AS SHOWN @ A1