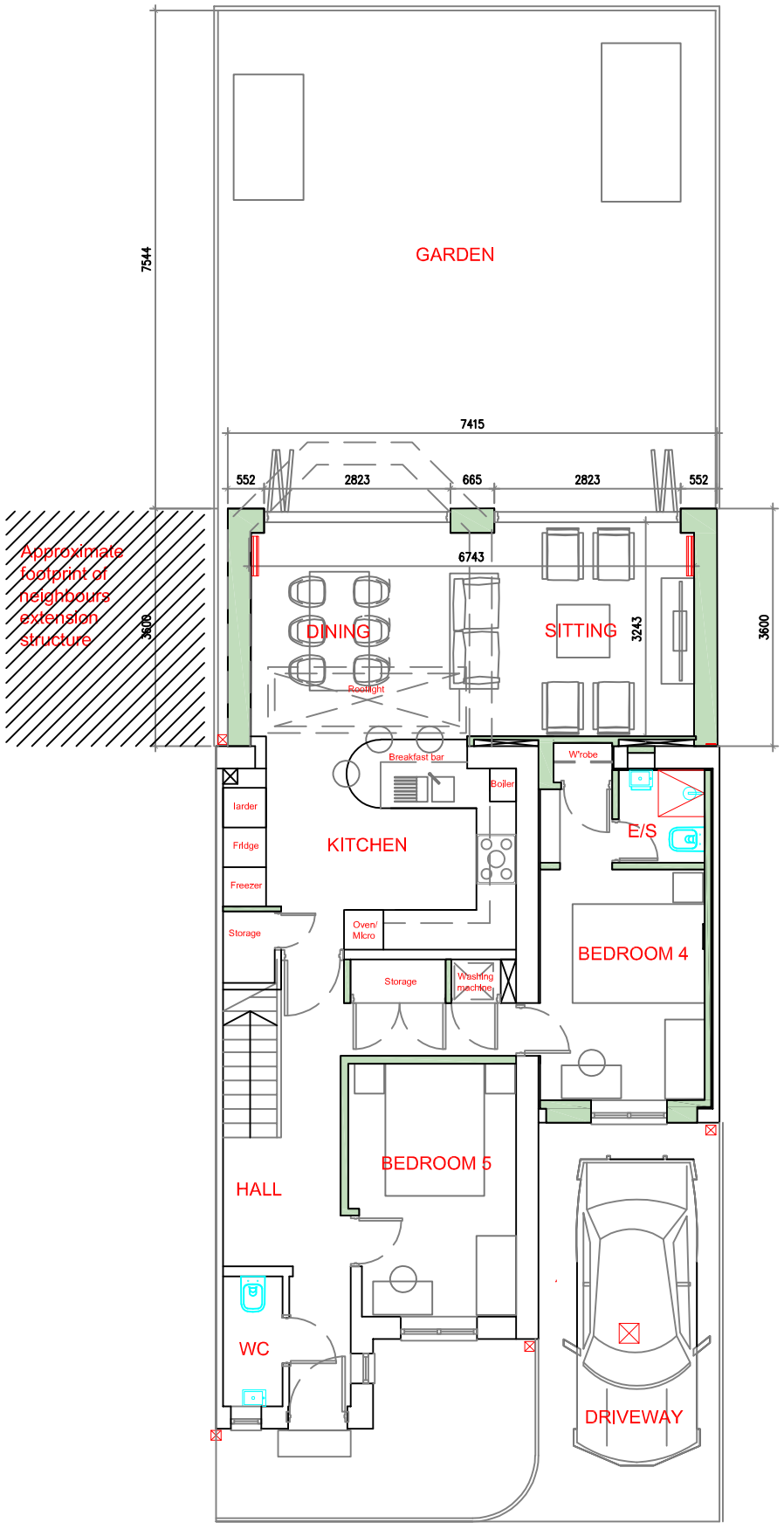
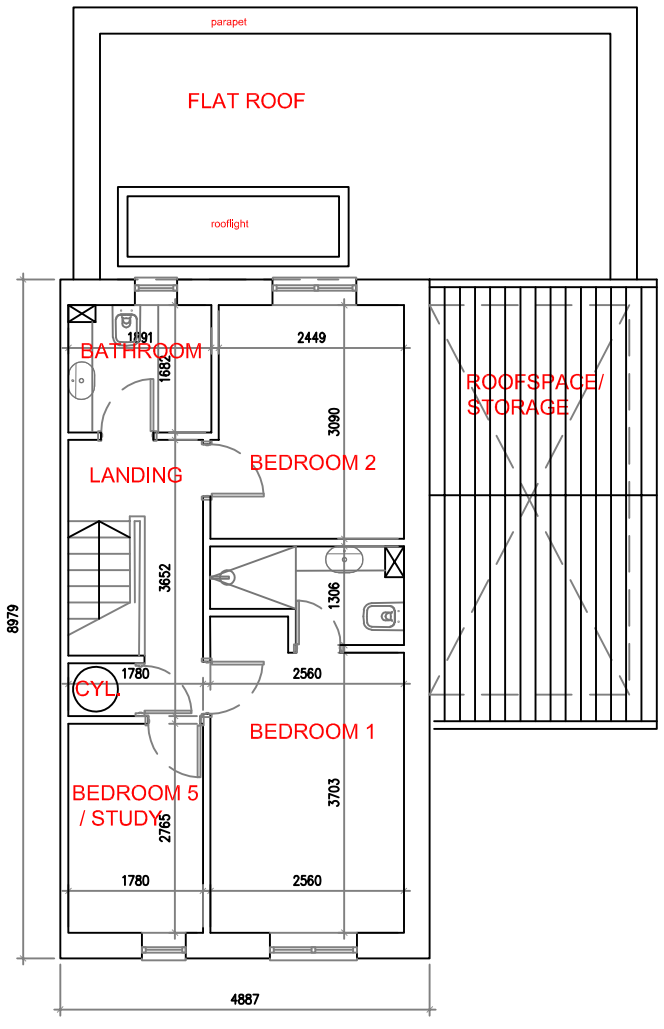
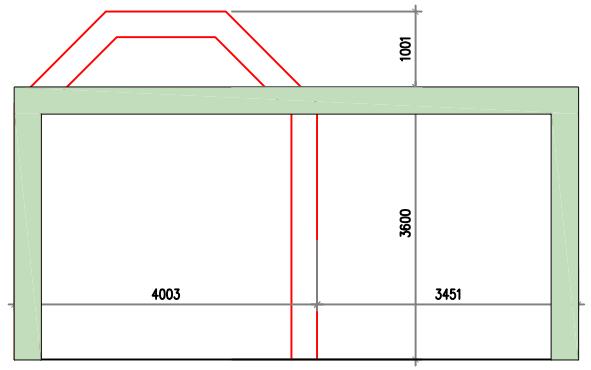
REVISIONS:
Rev A - 12.03.24
Length of extension reduced to 3.6m and width increased to full width of house and garage in line with comments received at pre application meeting with RBG held on 12th March 2024



Ground Floor



First Floor



Proposed extension compared to existing conservatory footprint

scale
0 5m 10m

FOR PLANNING

GENERAL NOTES:
This drawing for planning application purposes only and not for the purpose of construction. Do not scale from this drawing. This drawing is to be read in conjunction with all relevant drawings and specifications.
The contractor must verify all site and proposed dimensions and levels and is responsible for the correct setting out of the works on site, prior to fabrication/ordering materials, doors/windows etc. and commencement of work.
Any discrepancies must be reported before proceeding with work.
All works to be carried out in accordance with local authority requirements, the current edition of the building regulations (including amendments), the CDM regulations, all relevant British standards/codes of practice and manufacturers guidelines.
Structural details such as, but not limited to, foundations, steel beams and roof structure are subject to the exposure of existing construction and verification by local authority surveyor/inspector prior to carrying out the affected work.
The contractor is to inspect drainage on site to verify the suitability of any proposed changes to drainage within the site and any new connections to public sewer prior to the commencement of work.

PARTY WALL NOTICES:
Before building work commences it is the responsibility of builder or owner to serve Party Wall Notices to affected neighbours.

PLANNING APPROVAL AND BUILDING REGULATIONS:
Any works commenced prior to all necessary local authority approvals are entirely at the risk of the builder and owner.

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Project	**211 Newmarsh Road**
Drawing Title	**Proposed Plans**
Drawing No.	**NMR 103 / Rev A**
Date 16.02.24	**Scale 1:100 @ A3**

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