

No allowance has been made for ground conditions
 Contractors to check all dimensions prior to commencement of works.
 Note.. Final floor and roof levels may vary due to Building Regulations or Engineering Requirements.
 Location of Electricity, Water, Gas and Telecoms to be determined by contractor on site..
 Drainage is unchecked, prior to commencement all drainage should be identified on site.
 No allowance has been made for structural requirements, Engineers to design structure at Building Regulations Stage.

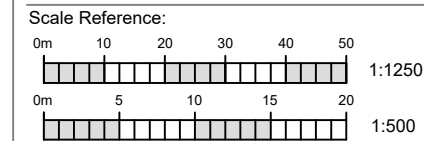
Do not scale from this drawing for construction purposes.

Note... This drawing has been prepared based upon an enlarged O.S. map extract and is for the purpose of obtaining planning consent ONLY.
 Boundaries are assumed to be defined by current fences, hedges etc.

Prior to construction and/or progression of the development it is recommended to confirm all dimensions, levels and angles on site.

Scale as indicated @ **A3**

ORIGINAL DRAWING SIZE : A3



All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to Pollard Architectural Ltd, so that design amendments may be considered.

Plans and Notes contained herein are for Planning and Building Regulations Approvals only. Plans and Notes are offered only as a guide to the Contractor, variations and alterations must be approved with Building Control. All figured dimensions are in millimetres unless otherwise stated.

The Builder/Developer will be ultimately responsible for ensuring that all construction is in accordance with the Approved Planning Permission and Building Regulations including any Conditions, relevant Trade and Professional Standards, Statutory requirements and product manufacturers' specifications, British Standards and Codes of Practice.

Position of all existing boundaries, walls, utilities, drains etc. (particularly in relation to the building) to be checked on site before start of any construction or ordering of any materials.

N.B. The " owner " of the building to which this application relates carries the legal responsibility for any Building Regulation Faults

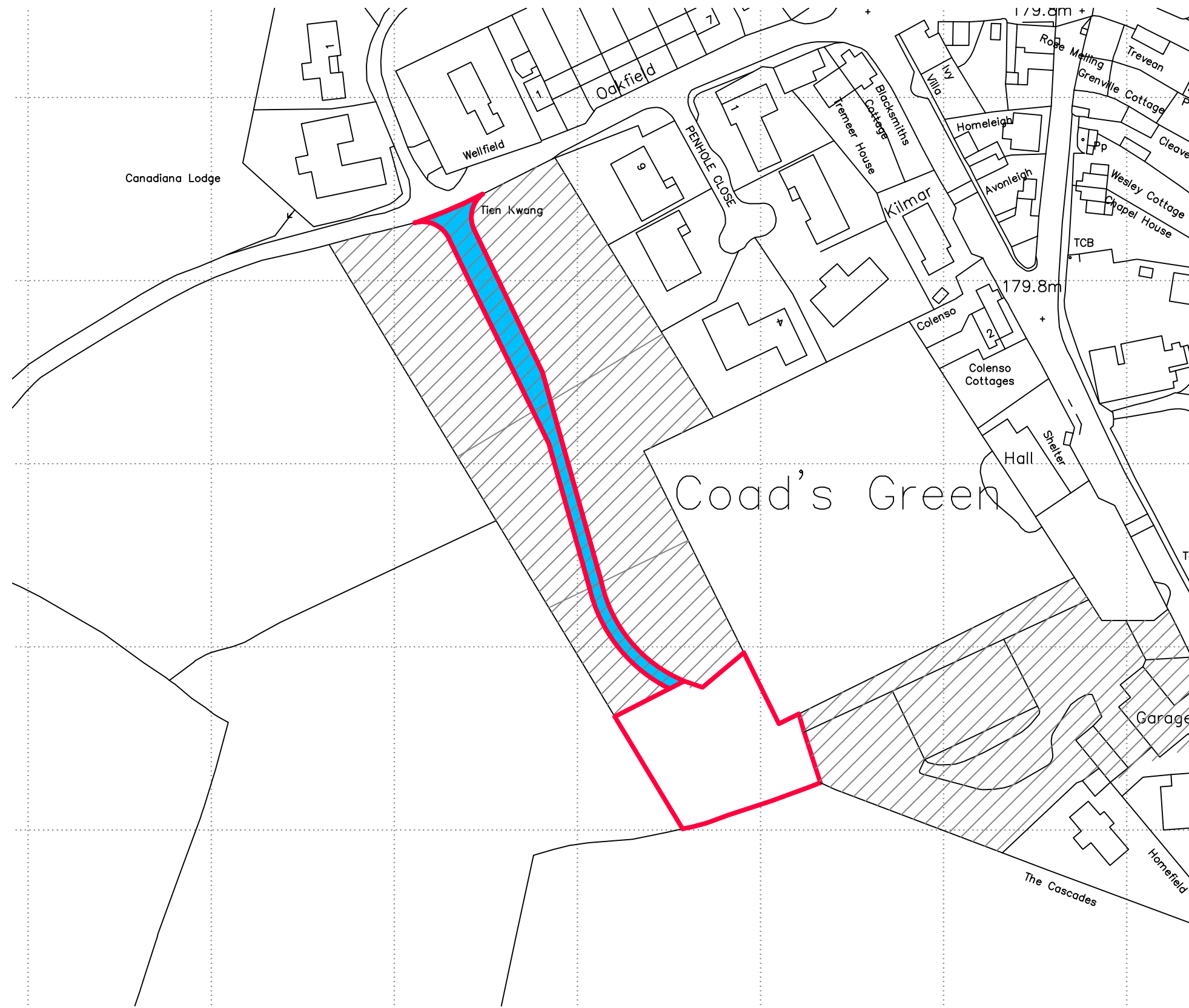


NOTES / REVISIONS

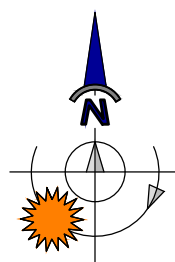
REV	DATE	NOTES
A	17-04-2024	REVISED FURTHER TO LA COMMENT

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 The Contractor is to check all dimensions, levels and angles on site prior to commencement of works.
 Any discrepancy or query to be reported and clarified before associated work proceeds.

NB. No works shall commence without Planning and/or Building Regulations Approvals firmly in place.



PLANNING APPLICATION DRAWING



LOCATION PLAN SCALE 1 : 1250

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 O.S. map extract (for planning purposes only)

Indicates Access to highway for planning purposes only

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 5 Barras Street
 Liskeard
 Cornwall
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 pollard
 architectural

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client
 Mr C K Gubbin

job description
 Single Dwelling Option Plot 18
 (formerly plots 18 and 19)

job location
 Blacksmiths Meadow, Coads Green
 Launceston, Cornwall, PL15 7FF

date
 17-12-2023

drawn
 J. Pollard ACABE
 ACIOB

scale
 As Stated @ A3

drawing no.
 2406-01A

PLANNING APPLICATION