

Front Elevation as Existing.

Scale 1-100. 5 m.



RHS Elevation as Existing.

Scale 1-100.



Rear Elevation as Existing.

Scale 1-100.



LHS Elevation as Existing.

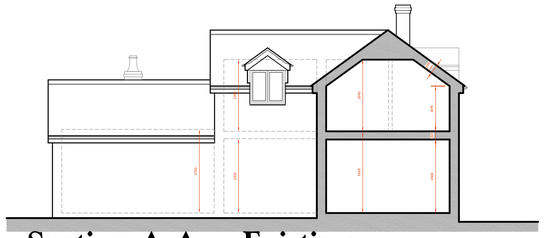
Scale 1-100.

Key to Room Names.

D	Dining.	**B1**	Bedroom 1 (etc).
G	Garden.	**L**	Landing.
H	Hall.	**W1**	Bathroom 1 (etc).
K	Kitchen.		
P	Porch.		
PT	Patio.		
S	Sitting Room.	**c'd**	Cupboard.
T	WC	**cyl**	Cylinder Cupboard.

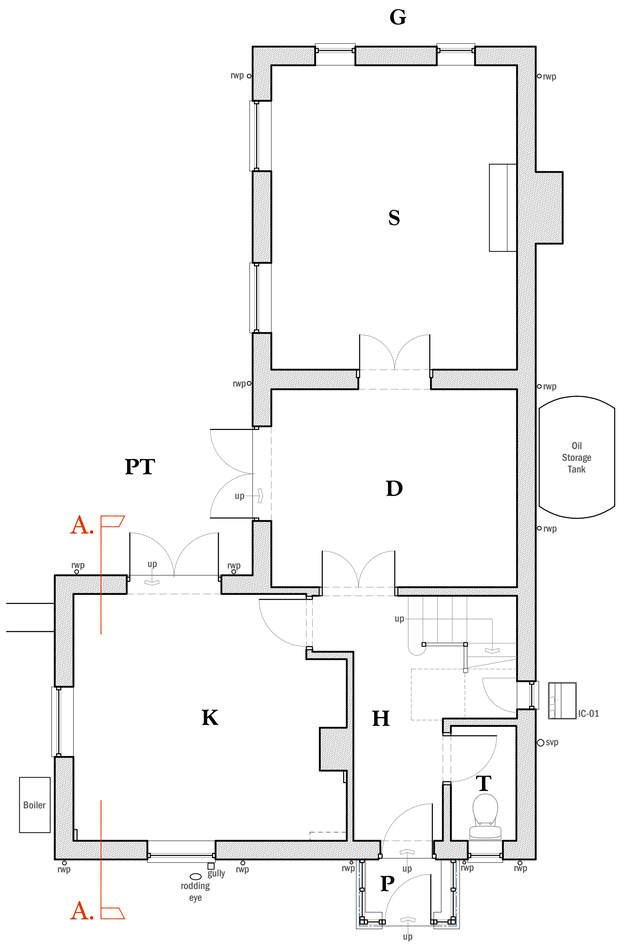
Materials.

Roof:	Slates.
Walls:	Facing brickwork.
Windows:	White UPVC.
Doors:	White UPVC & painted timber.
Rainwater goods:	Black round profiled UPVC.
Fascias:	Painted timber.
Soffits:	Painted timber.
Dormer gables:	Leadwork.



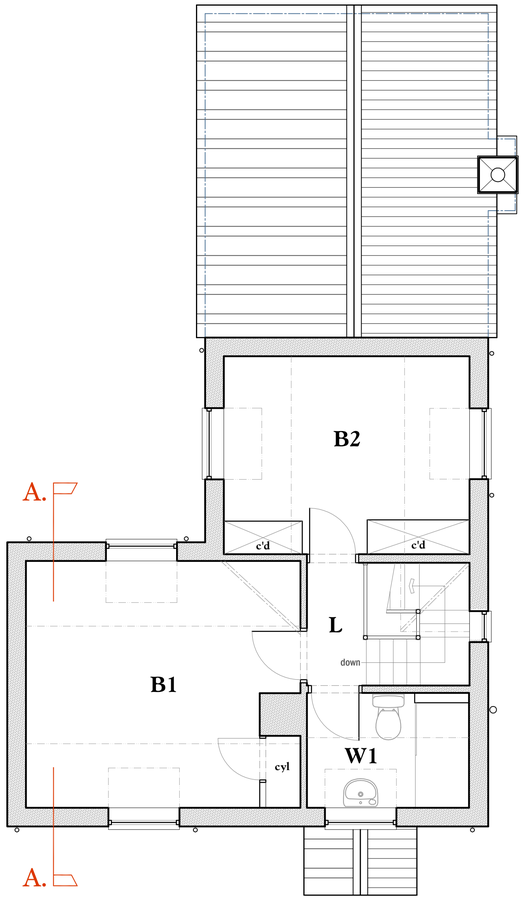
Section A-A as Existing.

Scale 1-100.



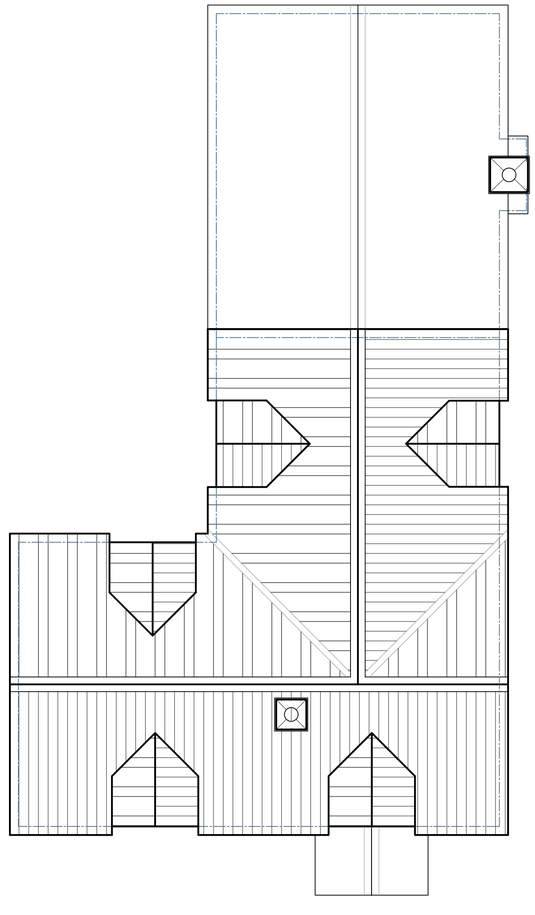
Ground Floor Plan as Existing.

Scale 1-50. 5 m.



First Floor Plan as Existing.

Scale 1-50.



Roof Plan as Existing.

Scale 1-50.

All drawings are copyright.

Site dimensions must be taken prior to commencement of the works.

Any discrepancies must be reported immediately. Do NOT proceed in the event of a discrepancy.

Do NOT scale from the drawings.

Hatch patterns shown on the elevations should NOT be used for setting out purposes they are for illustrative purposes only.

CDM DETAILS.

The Client/Building Owner has duties and responsibilities under the Construction Design & Management Regulations 2015 (CDM 2015).

Details of these are given in the HSE leaflet ING411 (rev1) published 04/15.

This document along with other relevant documents are available from the HSE.

PARTY WALL ACT.

The owner, under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

SHARED DRAINS.

If the proposed building and construction works are to be carried out within proximity to Water Utility Company services and subject to their standard requirements/limitations a build over agreement may need to be obtained.

Any private sewer carrying rain water or wastewater to the public sewer that is shared between two or more properties is managed by the local Water Utility Company.

A build over agreement is required if any of the following are likely to arise:

- Restriction of access to water, sewerage and drainage services.
- Physical damage to water, sewerage and drainage services.
- The imposition of undue structural load on water, sewerage and drainage services, thereby reducing their effective life and complicating future access.
- Where the erection, extension or underpinning of a building involves building over or within 3 metres of a sewer.

In addition there are likely to be objections raised by the Water Utility Company to the proposed works where sewers are greater than 225 mm in diameter.

In order to avoid delay in starting work due to the need to obtain a build over agreement it is recommended that the location of any sewers in the vicinity of the works is investigated early in the project development stage.

PROTECTED SPECIES.

Many buildings/sites have features which may be used by protected species such as Bats, Dormice & Great Crested Newts. Where these species are present, protection extends to their places of shelter/habitat and a licence from Natural England may be required before any works can start. Appropriate measures must be made to avoid harm to protected species and it is an offence to disturb them under current legislation.
Natural Resources Wales is the advisory body who can be contacted for further information.

WALL THICKNESSES
Existing wall thicknesses shown on the drawings are indicative only.

Actual thicknesses are to be be checked/determined on site as necessary.

Planning Issue.
May 2024.

Rev	Date	Notes
AR2	23-05-24	Planning Issue.
PR1	15-04-24	First Issue.

PROJECT
Proposed Alterations/Extensions.
at;
White Rose Cottage,
Wrexham Road,
Holt,
LL13 9YU.

DRAWING TITLE
Existing Details.

SCALE AT A1	DATE
1-50 & 100 @A1	23-05-24

DRAWING NUMBER	REVISION
2403-01	AR2