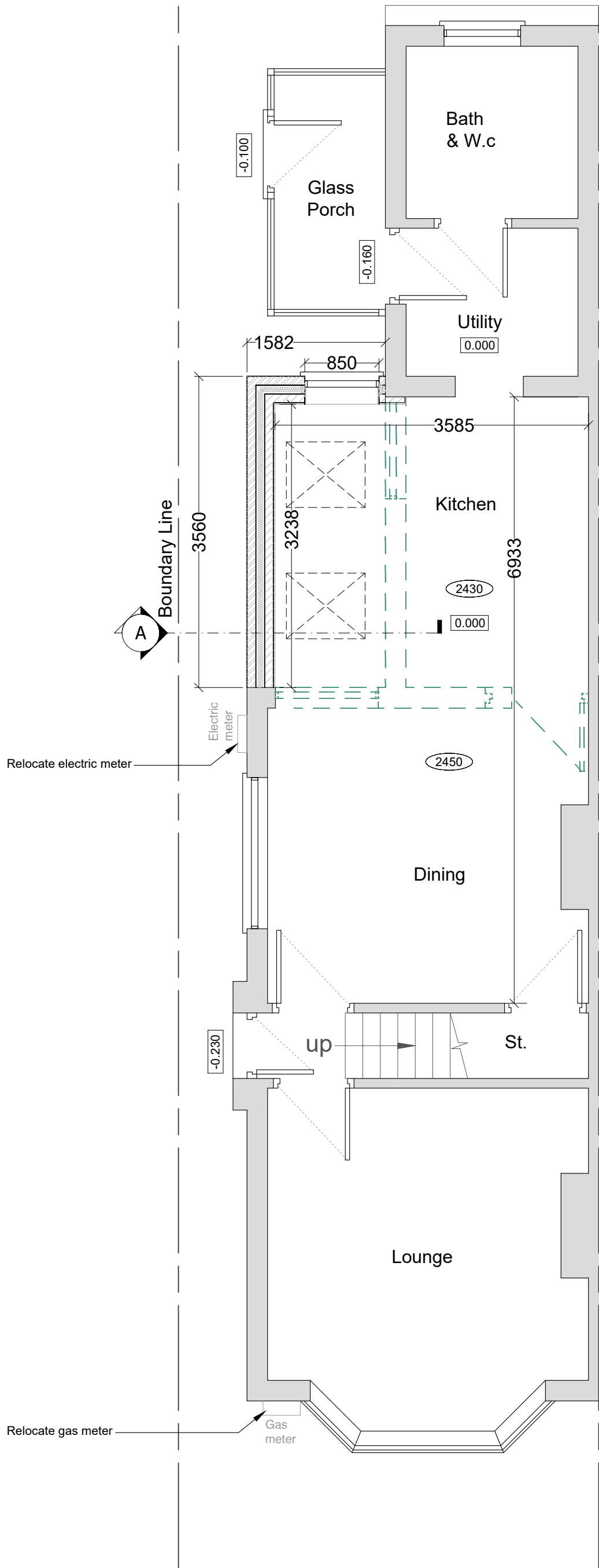




Proposed Ground Floor Plan

Notes:
Plans to be scaled for Planning and Building Control Purposes Only.
All dimensions to be checked on site before work commences and any discrepancies are to be reported to the Architect/Building Surveyor.
This drawing to be read in conjunction with other drawings issued by the Architectural Designer/Building Surveyor.

CDM REGULATION
CDM regulation will apply to the project which would require under Health and Safety Legislation. Client shall be responsible for appointing a Planning Supervisor under the Health and Safety Legislation to oversee all site works and ensure compliance with required Legislation.

GENERAL
No part of the extension to encroach onto neighbouring property. All dimensions to be checked on site by contractor prior to commencement of works and manufacture.
The contractor is advised to visit the site to ascertain the extent of the works, as no claim for lack of knowledge will be entertained. All materials and goods incorporated within the works shall comply with the latest edition of the appropriate code of practice, MANUFACTURERS LATEST WRITTEN INSTRUCTION and building regulation. It is a requirement that all the works comply with the specification and drawings unless any divergence is agreed otherwise prior to the works being carried out.

THE PARTY WALL ACT 1996
The Provision of the party wall act 1996 are to be implemented. For which client shall be responsible. All neighbours are to be sent details (by hand) of proposed works and a copy of the standard letter required by the Party Wall Act 1996, 28 days prior to commencement of works. If the standard letters have not been received back stating that the neighbours have no objection within 14 days then this must be treated as a dispute under the Party Wall Act 1996 and appropriate arbitration procedure instigated.

NOTES

- All Windows and Doors with catnic lintal over.
- Match brick-work/rendering to existing
- RWP with trapped gully
- Assumed Drainage Layout (Not surveyed) - Contractor to ascertain actual position of all the drains prior to any connection
- All gutter and downpipes are match to existing.
- Foundations are to be taken to invert of any adjacent drains
- Reveals to be insulated
- No part of the extension to encroach into the neighboring property. The boundary shown in red have been plotted from the OS map.

Key
— — — — — Demolition

Scale
0M 1 2 3 4 1:100
0M 0.5 1 2 1:50

Revision Log:

Rev.	Date	Description
A	28/05/2025	Prior Approval application

Note:
These drawings are for the purpose of Planning only, Building Regulations to be submitted separately.

Address
198 Markfield Road, Leicester
LE6 0FS

Proposal:
Proposed single storey 3.56 meters rear extension

Drawing Title:
Proposed G F Layout

Scale
1:50 @ A3

Date
28/05/2025

Drawing By
MP

Drawing Reference
BHZ25014-PD-004

Issue Number:
A