

Notes.

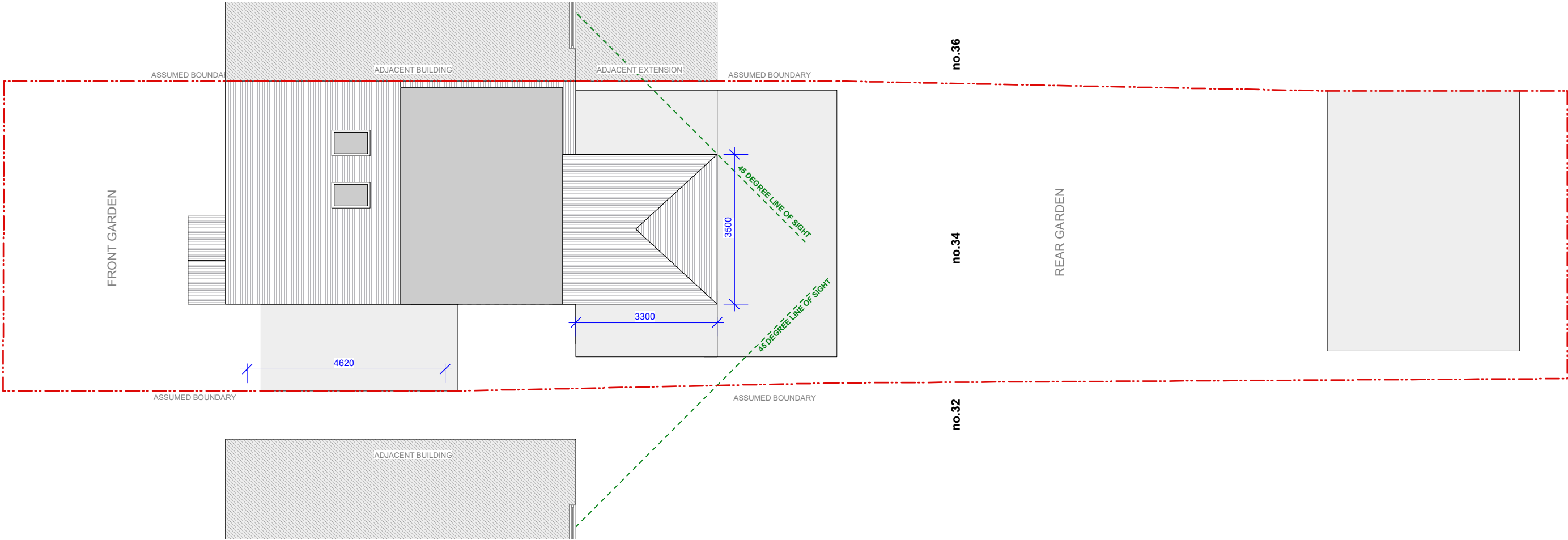
Contractors must verify all dimensions at the site before comencing any work.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



Revision.	Description
You Architecture Ltd. A M T E 60 Pinkwell Lane, UB3 1PH +44(0) 77 46 60 40 23 +44(0) 20 87 56 04 39 info@youarchitecture.co.uk	

Project:

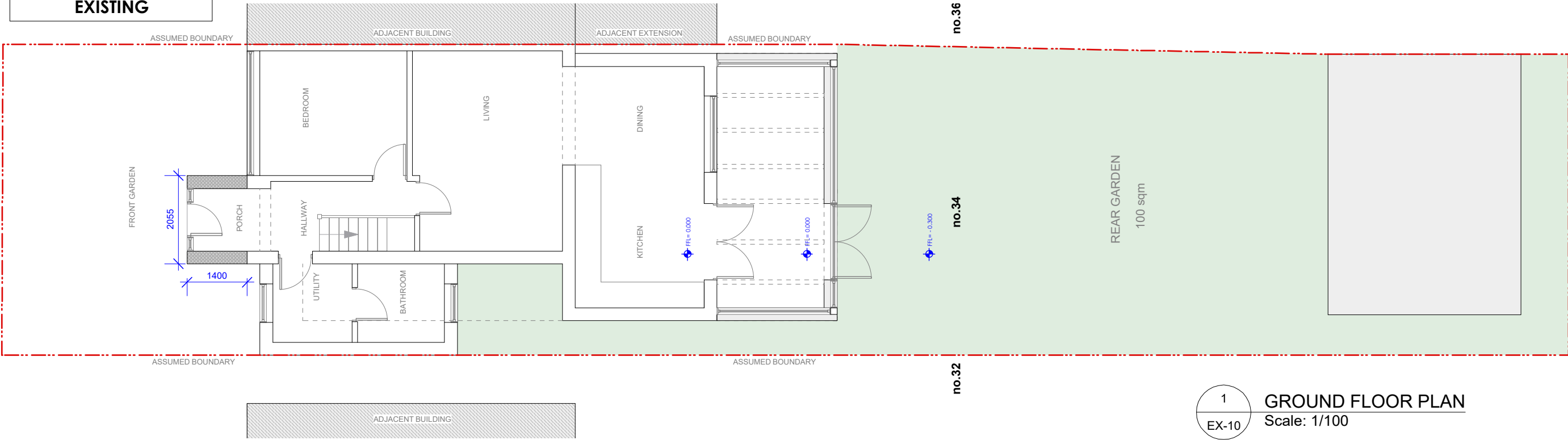
34 Oakington Ave UB3 4AH

Drawing Title:

Proposed Location Plan

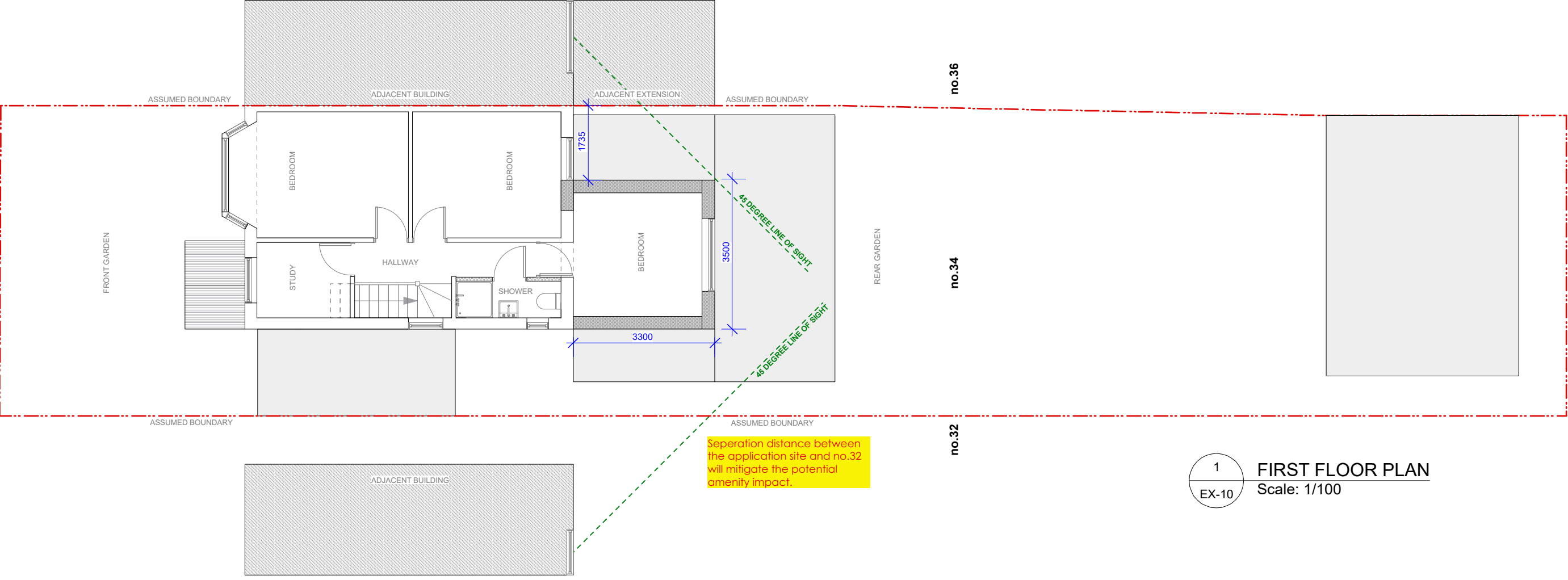
Dwg no: 0172-PR-00	Revision: C	Date: 20.02.2023
Scale: 1:100@a3p	Drawn by:	Checked by:

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



1
EX-10

GROUND FLOOR PLAN
Scale: 1/100



1
EX-10

FIRST FLOOR PLAN
Scale: 1/100

Issue.

Planning Application
Not for construction
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General Notes.
Contractors must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. **(b)** Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

(a) Various work that is going to be carried out directly to an existing party wall or party structure

(b) New building at or astride the boundary line between properties

(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

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Revision.	Description
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A 60 Pinkwell Lane, UB3 1PH
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E info@youarchitecture.co.uk

Project:

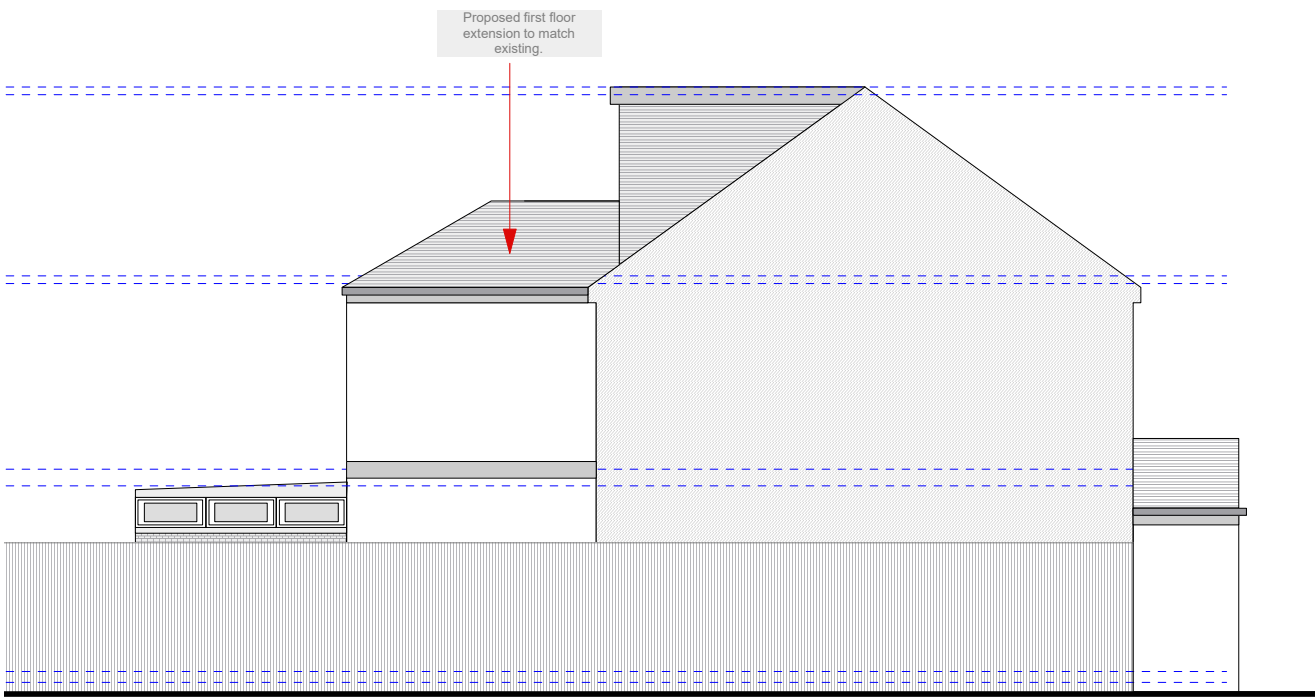
34 Oakington Ave UB3 4AH

Drawing Title:

Proposed Plans

Dwg no: 0172-PR-10	Revision. C	Date: 09.05.2023
Scale: 1:100@a3p	Drawn by:	Checked by:

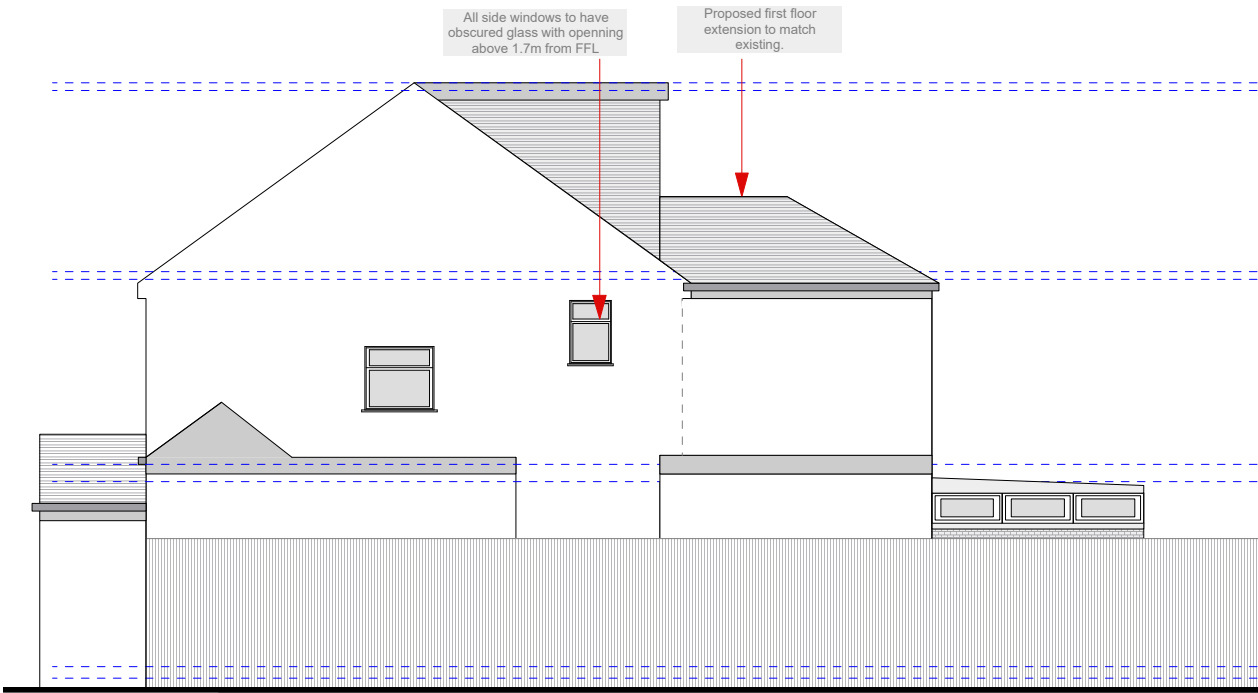
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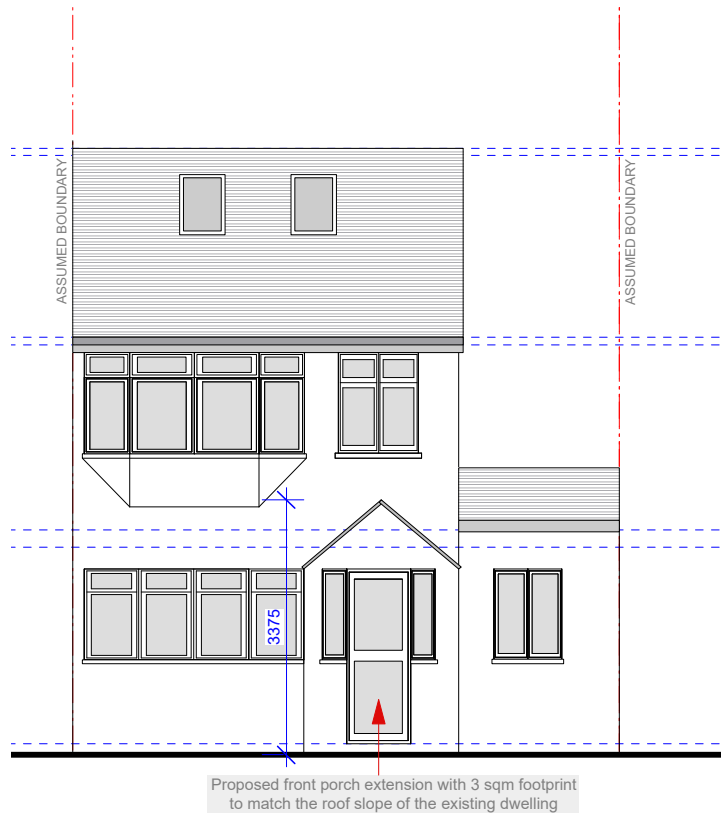
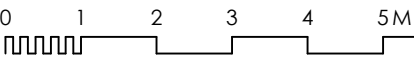
1 SIDE ELEVATION PLAN
EX-20 Scale: 1/100

Similar examples in the area demonstrating that the precedent is set:

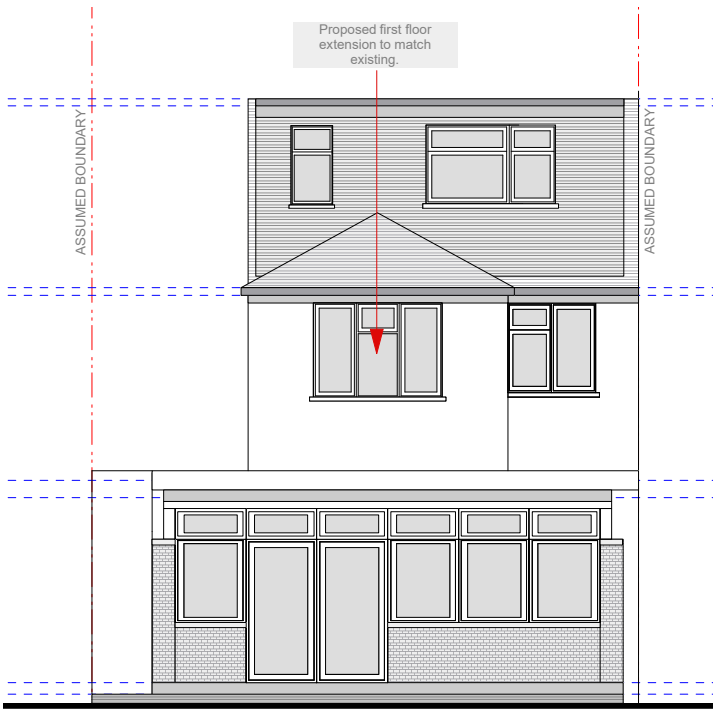
- 56 Colbrook Ave, UB3 1TQ
- 71 Colbrook Avenue
- 11 Mildred Ave, UB3 1TL
- 71 Mildred Ave, UB3 1TP
- 81 Mildred Ave,
- 49 Mildred Ave
- 68 Waltham Ave
- 169 Waltham Avenue
- 179 Waltham Avenue
- 32 Delamere Road, UB4 0NL
- 96 Bourne Ave, UB3 1QP
- 98 Bourne Ave, UB3 1QR
- 1 Conway Dr, UB3 1QD
- 2 Conway Dr, UB3 1QD



1 SIDE ELEVATION PLAN
EX-20 Scale: 1/100



1 FRONT ELEVATION PLAN
EX-20 Scale: 1/100



1 REAR ELEVATION PLAN
EX-20 Scale: 1/100

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