

NOTE:

PARTY WALL:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCE, IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS.

BUILDING OVER OR CLOSE TO PUBLIC SEWER:
IT IS A RESPONSIBILITY OF THE OWNER TO APPLY FOR A BUILDING OVER OR CLOSE TO PUBLIC SEWER AGREEMENT IF:
• YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING JUST ONE ANOTHER PROPERTY - A LATENT DRAIN.
• YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING MORE THAN ONE PROPERTY - A PUBLIC SEWER.

PLEASE CONSULT YOUR BUILDING PLANS WITH THE RELEVANT AUTHORITY IF YOU ARE NOT SURE.
DO NOT SCALE FROM THIS DRAWING. DIMENSIONS STATED ARE FOR GUIDANCE ONLY. CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS, MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

NO SITE SUPERVISION IS IMPLIED OR UNDERTAKEN UNLESS OTHERWISE SEPARATELY ARRANGED.
THE DRAWING DOES NOT INDICATE THE EXTENT OF ANY EXCAVATION WORKS AND THE CONTRACTOR IS TO DETERMINE THIS PRIOR TO SUBMITTING A QUOTATION FOR THE WORKS OR COMMENCING ANY WORKS.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. NO DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

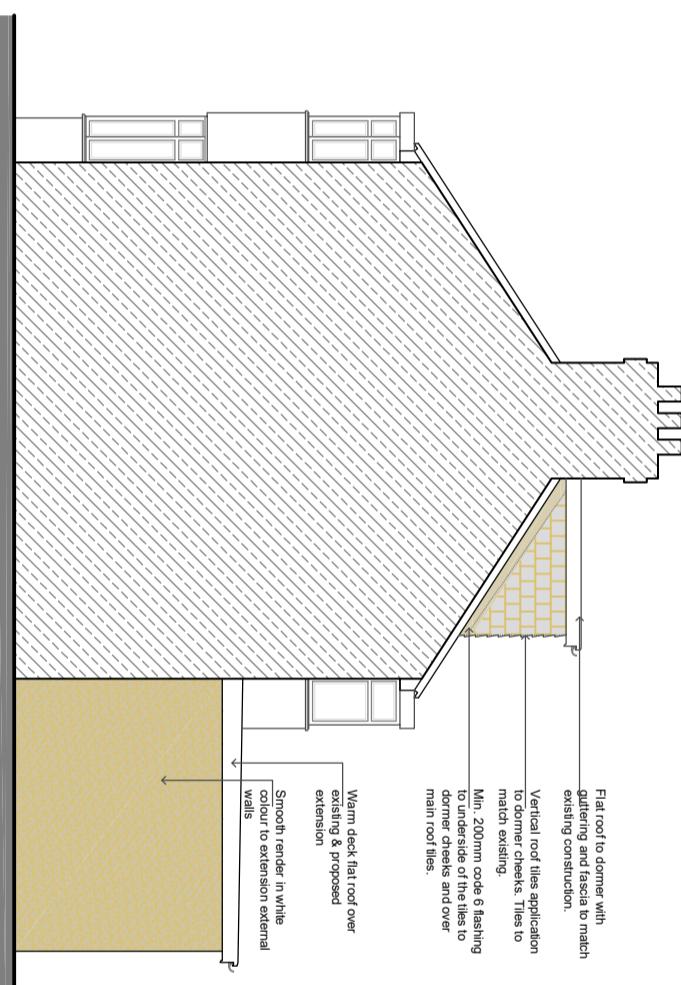
THE USE OF PERMITTED DEVELOPMENT RIGHT IN LOFT IS SUBJECT TO INFORMATION PROVIDED BY BUILDING REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS HAVE BEEN TAKEN. ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

NOTES:
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF ARCADIA DESIGN CONSULTANTS.
2. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCADIA DESIGN CONSULTANTS.
3. NO DIMENSIONS TO BE SCALED.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
5. ALL RIGHTS RESERVED.



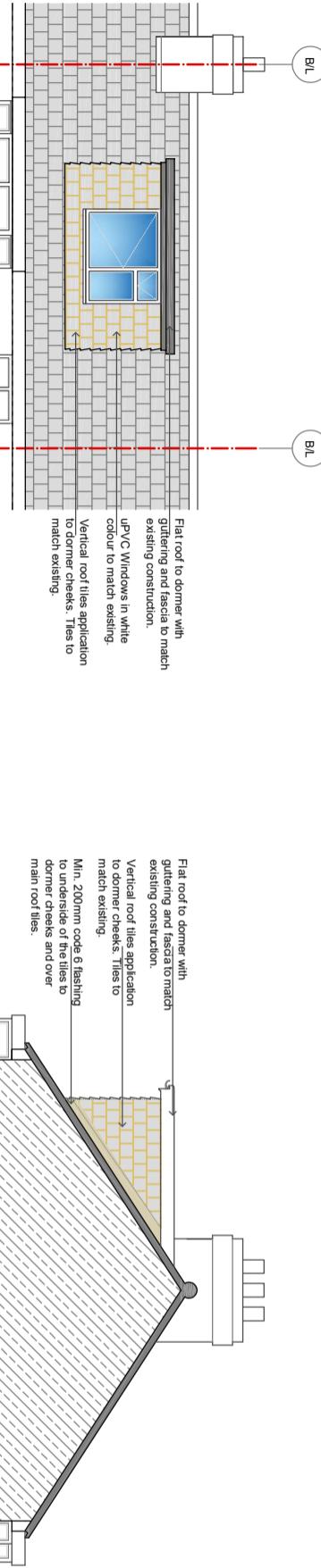
FRONT ELEVATION AS PROPOSED

5 CEDAR AVE, HAYES, MIDDLESEX - UB3 2NE



FLANK SIDE ELEVATION AS PROPOSED

5 CEDAR AVE, HAYES, MIDDLESEX - UB3 2NE



REAR ELEVATION AS PROPOSED

5 CEDAR AVE, HAYES, MIDDLESEX - UB3 2NE

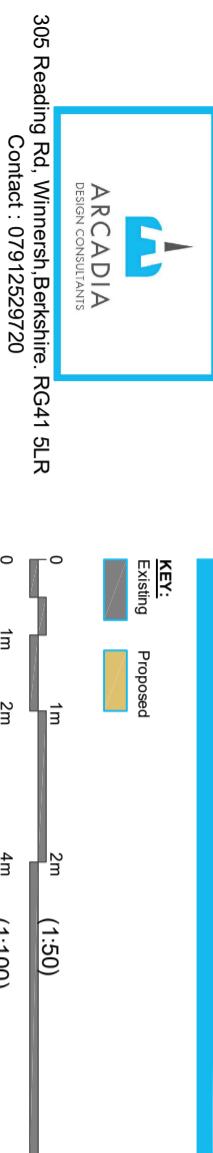
PLANNING ISSUE

KEY:
Existing Proposed

FLANK SIDE ELEVATION AS PROPOSED

5 CEDAR AVE, HAYES, MIDDLESEX - UB3 2NE

NOTES:
1. This drawing is for statutory planning purposes only.
All measurements to be checked on site.
2. The owner has a duty under the Party Wall Act 1996 to serve a 'Party structure Notice' to any adjoining owner if building work on or near an existing Party Wall involves:
Support of Beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashing
Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
3. A Party Wall Agreement is required to be in place prior to construction work on site.



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<http://www.arcadia-design.co.uk/test/>

PLANNING ISSUE		
PROJECT	LOFT, REAR EXTENSION & DROPPED KERB AT	5 CEDAR AVE, HAYES - UB3 2NE
REV. DATE	DESCRIPTION	
DWG NO.	PLA671/04	SCALE 1:100 @ A3
DATE	MAY. 2024	DRAWN BY MQ