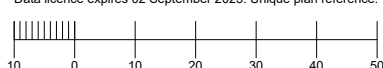


Produced on 02 September 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 510013 186467, 510113 186467, 510113 186567, 510013 186567, 510013 186467
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Data lineage: geiaria 02 September 2022. trading.splanning.com/v1/004510/1/14220R

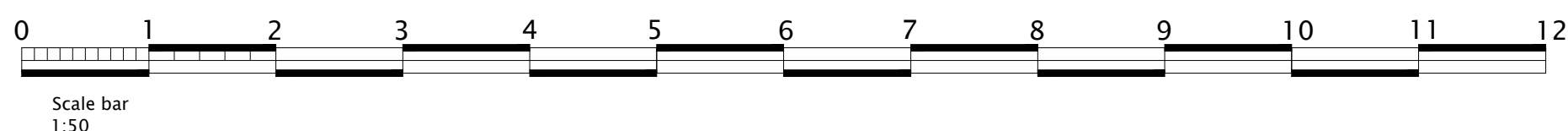


SEATON GARDENS

This diagram illustrates the proposed ground floor layout of a house. The plan includes a front garden with a tree, a driveway with a car, a living room, a kitchen, a bathroom (Bath W.C.), and a rear garden. A 100mm rainwater drainage channel is shown running along the front boundary. The plan is labeled 'PROPOSED GROUND FLOOR'.

SEATON GARDENS

Architectural drawing of the existing ground floor plan of a house. The plan shows a front garden, a living room with a bay window, a kitchen, a dining room, a bathroom (Bath W.C.), and a rear garden. A tree is shown in the front garden, and a pavement is indicated on the left. The drawing is labeled "EXISTING GROUND FLOOR".



Work to written dimensions only. All dimensions to be checked on site prior to commencement. Designer to be informed of any discrepancies. If in doubt please ask.

This drawing must not be copied or reproduce with out the written consent of Kawan Roger Consultants

The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:

- (a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

- (b) exceeds 500 person days.

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 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 metres of an existing structure where the new foundations will go deeper than adjoining foundation, or within 6 metres 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.

new foundations will go deeper than adjoining foundations, or within 6 metres 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.

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

- all dimensions to be reconfirmed on site by builder.
- it is the responsibility of the contractor to inform the district surveyor of each stage of works and to ensure inspections are made.
- any works that commence before the building regulation drawings have been approved is the responsibility of the contractor.
- All temporary propping and shoring of neighbouring building to contractor details and approval of local authority.
- Contractor to ensure that all work is confirmed before any orders are placed for windows/doors.
- Any changes from approved drawings are the responsibility of client/contractor.
- Foundation: to be approved by the district surveyor.
- Contractor to take all necessary precautions to protect and brace during construction.
- Health & safety consultant should be employed.
- Contractor to issue method statement (prior to commencement of all work) for approval.
- Doors and windows around skylight, staircase and under partition and to be bolted together by m12 bolts every 500mm -50mm above and below longitudinal center
- It is the client/ building owner responsibility to verify and agree adjoiners of building, line of boundary , or obtain party wall agreement.
- Any deviation from what is shown on this drawing, must be referred to consultant engineer for approval.
- The condition of the soil to be checked and approved by the building control surveyor before any foundation works start.
- If the soil's bearing capacity is less than assumed on the structural drawings, the contractor must be notified.

Rev.	Description	Date	Drn. By

Client: Mr Thiyakarajah

Address: 13 Seaton Gardens
Ruislip HA4 0BA

Project: Proposed crossover for driveway

Scale: 1:1250 1:50 @A1	Date: 02 Sep 2022	Drawn By: Kawan R	
Purpose of issue: Planning approval		Rev. N/A	Che. MR

Drawing No:
KRC/2022/30/001

KAWAN ROGER

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