

NOTE:

PARTY WALL:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF 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 LATERAL DRAIN
 - YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING MORE THAN ONE PROPERTY - A PUBLIC SEWER.
- PLEASE CONSULT YOUR BUILDING PLANS WITH 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 CHECK DIMENSIONS HAVE BEEN TAKEN. ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN LOFT IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND ANY EXISTING EXTENSIONS.

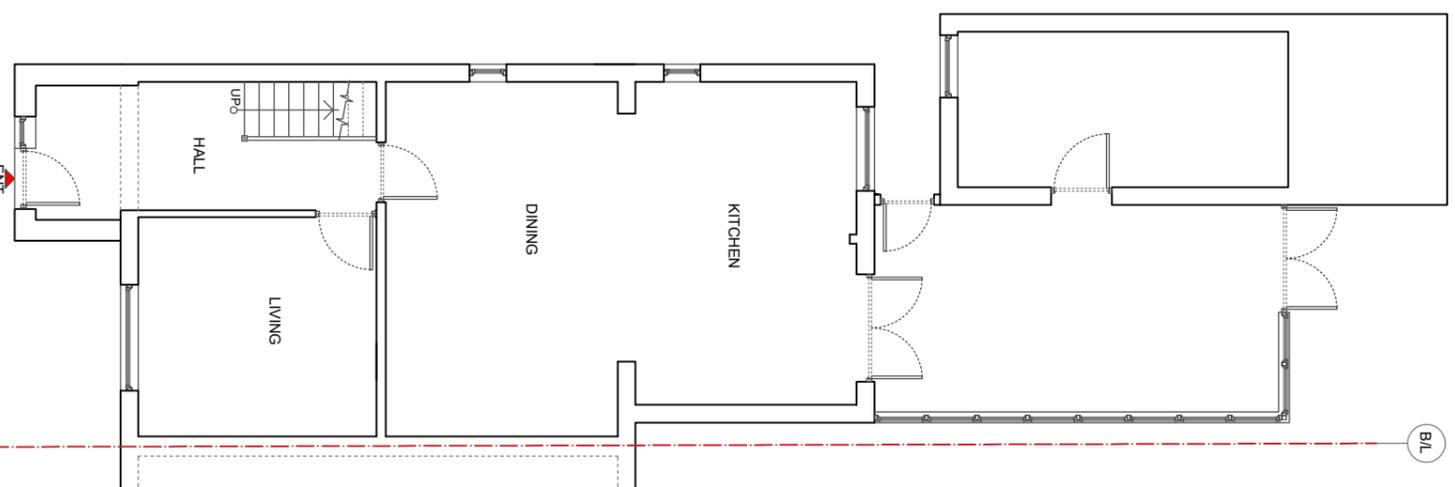
IT IS THE RESPONSIBILITY OF OWNER TO DEMOLISH ANY EXTENSIONS WHICH WERE NOT PART OF ORIGINAL HOUSE BEFORE THE WORK ON PROPOSED LOFT COMMENCES.

NOTES:
This drawing is for statutory planning purposes only. All measurements to be checked on site.

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:

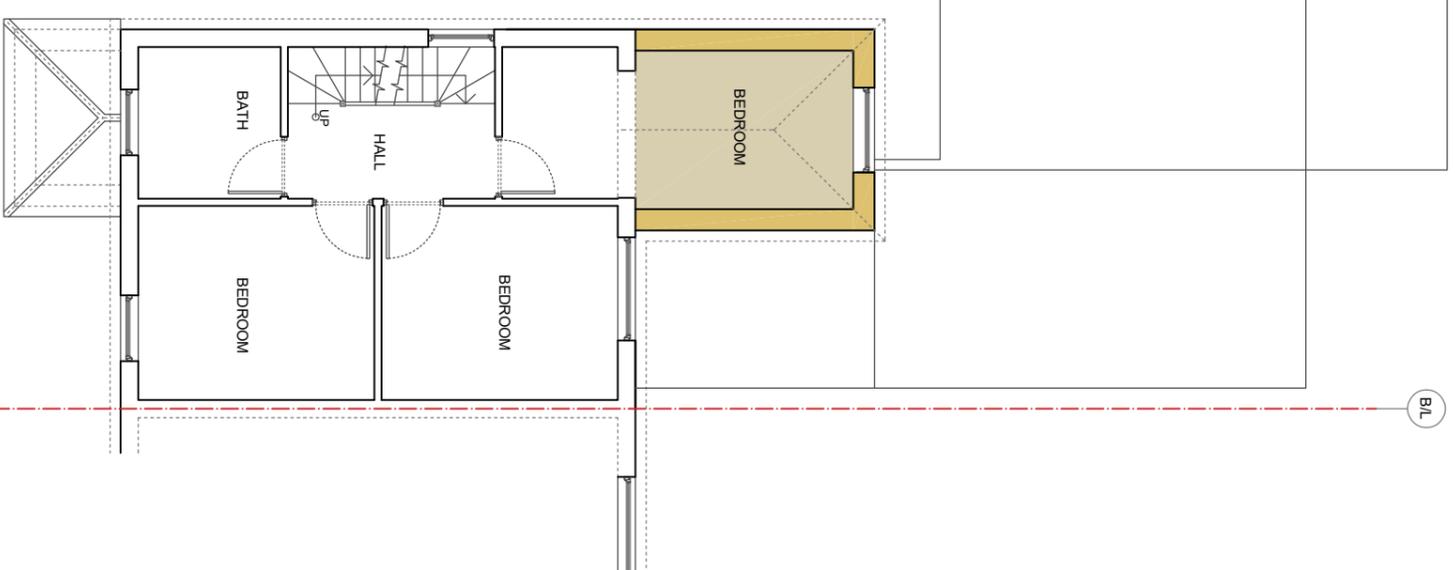
- Support of Beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is required to be in place prior to construction work on site.



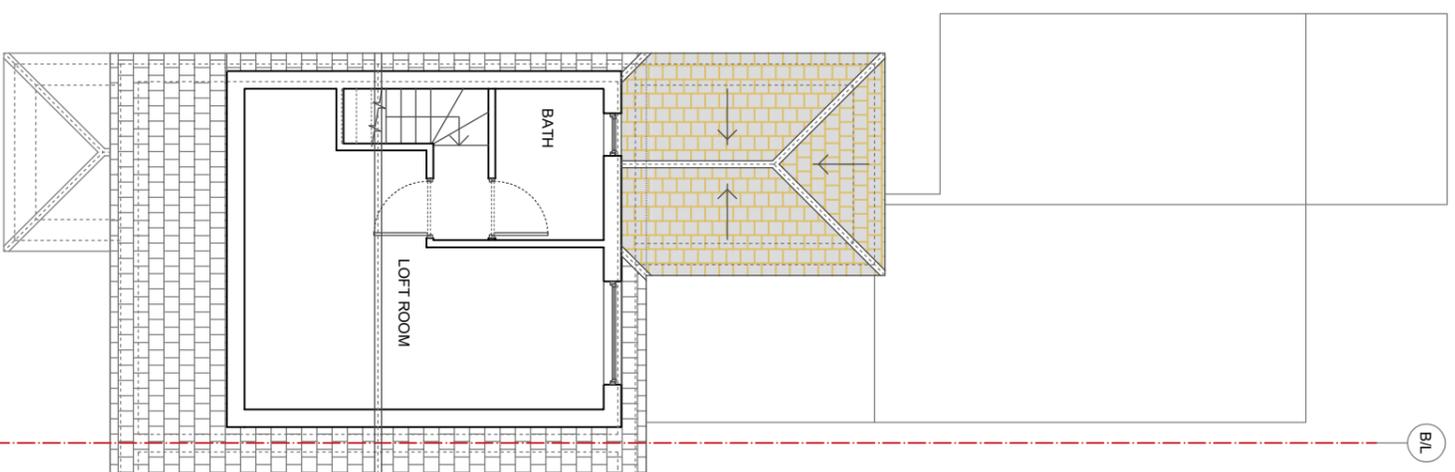
GROUND FLOOR PLAN AS PROPOSED

96 RALEIGH AVE., HAYES - UB4 0EF



FIRST FLOOR PLAN AS PROPOSED

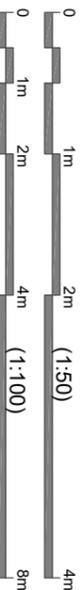
96 RALEIGH AVE., HAYES - UB4 0EF



LOFT FLOOR PLAN AS PROPOSED

96 RALEIGH AVE., HAYES - UB4 0EF

KEY:
EXISTING
PROPOSED



- 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 ARCHITECTS, SERVICE ENGINEERS AND STRUCTURAL / CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS.
 5. ALL RIGHTS RESERVED.

P L A N N I N G I S S U E

REV.	DATE	DESCRIPTION	SCALE	DRAWN BY	MD	PROJECT
						96 RALEIGH AVENUE, HAYES - UB4 0EF
						DRAWING TITLE
						PROPOSED GROUND, FIRST FLOOR & LOFT PLAN
DWG NO:	PL/A/21/03		1:100 @ A3			
DATE	JAN. 2026					



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