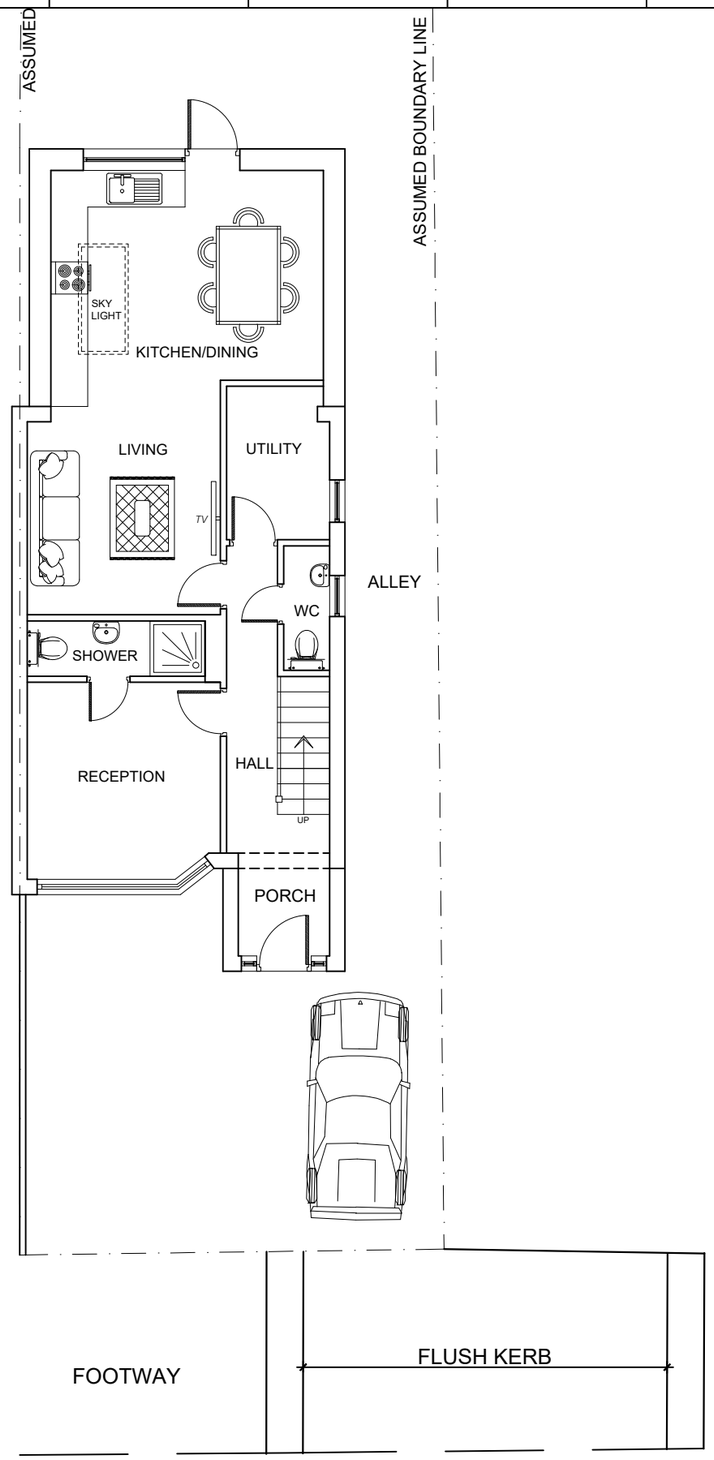
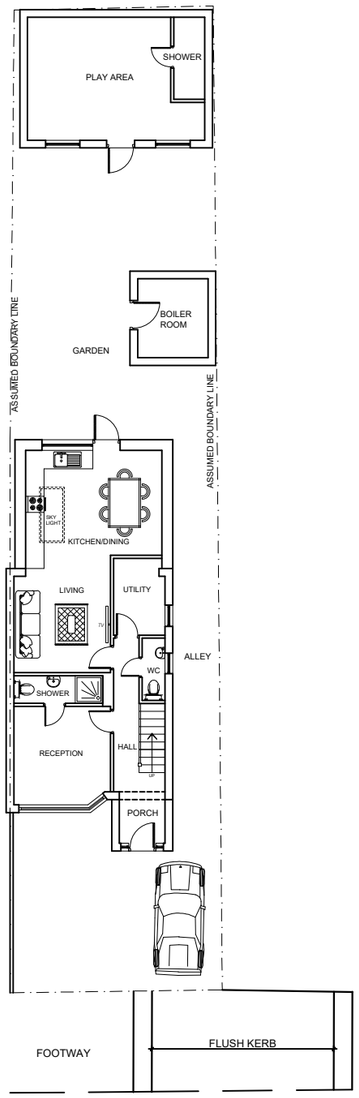


EXISTING
GROUND FLOOR PLAN



EXISTING
GROUND FLOOR PLAN

PARTY WALL NOTICES:

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

NOTIFICATION OF COMPLETION TO COUNCIL FOR PRIOR APPROVAL:

DEVELOPER IS REQUIRED TO NOTIFY LOCAL PLANNING AUTHORITY OF THE COMPLETION OF DEVELOPMENT AS SOON AS REASONABLY PRACTICABLE AFTER COMPLETION . NOTIFICATION SHALL BE IN WRITING AND SHALL INCLUDE NAME OF THE DEVELOPER, THE ADDRESS OR LOCATION OF THE DEVELOPMENT AND THE DATE OF COMPLETION.

NOTE:

DIMENSIONS: ALL DIMENSIONS TO BE CHECKED ON SITE. CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM.

CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS,MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

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 DTAILS HAVE BEEN PROVIDED BY THE CLIENT.

PRINCIPAL DESIGNER:

The appointment of a Principal Designer is the sole and absolute responsibility of the property owner (the "Client"). The Principal Designer shall be responsible for planning, managing, monitoring, and coordinating the design phase to ensure compliance with all applicable statutory requirements, including but not limited to the Building Regulations and associated legislation.

Such duties include, without limitation, the coordination of designers, consultants, and contractors, and the identification, management, and mitigation of design-related risks.

LIVARCH shall not be deemed to act as, nor assume the duties or liabilities of, the Principal Designer unless expressly appointed in writing by the Client under a separate formal agreement. In the absence of such written appointment, LIVARCH accepts no responsibility for compliance with Principal Designer obligations or any related statutory duties.

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFULLNESS FOR A FORMAL CONFIRMATION.

ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
A	180326	AA		FIRST ISSUE

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PROJECT
14 HYDE WAY
HAYES
UB3 4PA

DWG TITLE
EXISTING GROUND FLOOR PLAN

CLIENT
NAZMEEN IQBAL

DWG NO:			ISSUE
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