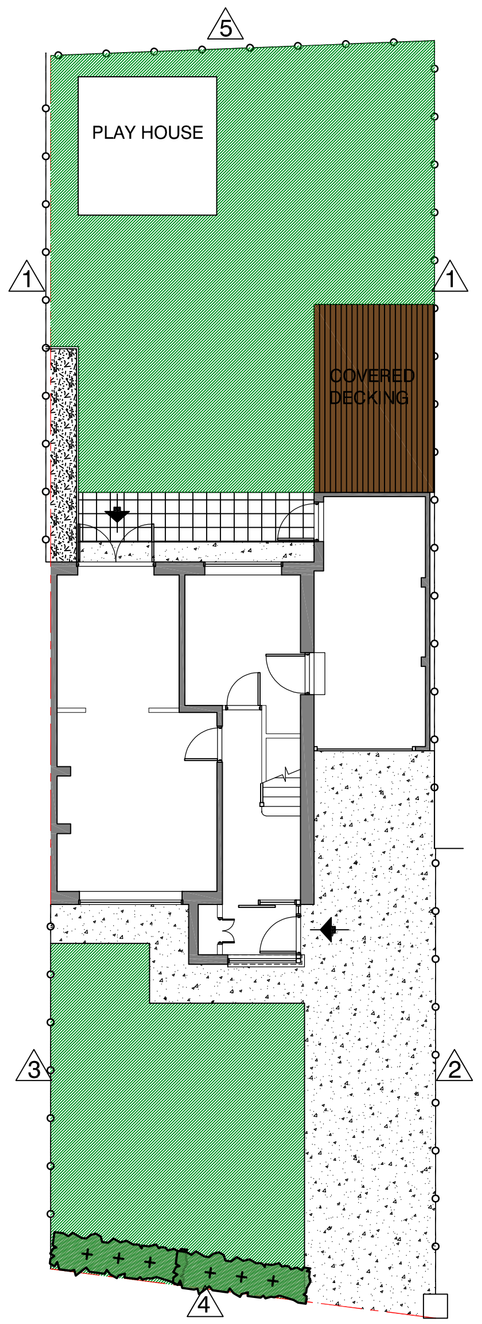


EXISTING SITE PLAN 1:100

LEGEND

A — ELEVATION DESIGNATION

RAMP/STAIR DIRECTION OF RISE

EXTERNAL ENTRANCE/EXIT

MATERIALS-BOUNDARY/ ENCLOSURE

1 — TIMBER RANCH FENCE (1950 HIGH)

2 — TIMBER PALE FENCE (825 HIGH)

3 — TIMBER RANCH FENCE (825 HIGH)

4 — 215mm BRICK WALL (APPROX. 7500 HIGH)

5 — TIMBER RANCH FENCE (2200 HIGH)

MATERIALS-EXTERNAL WORKS

GRASSED AREA.

EARTH

IN-SITU CONCRETE AREAS

BLOCK PAVERS

PCC FLAGGED AREA

LOOSE CHIPPNGS

TEGULAR PAVERS

TREES, SHRUBS, etc

PROPOSED SITE PLAN 1:100

NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION OF WORKS ST/WKS/0154v01 AND ALL DOCUMENTS RELATED TO THIS PROJECT INCLUDING;

a) ALL OTHER WORKING DRAWINGS AND CLIENTS BRIEFS;
b) ALL PLANNING AND BUILDING REGULATION APPROVAL DOCUMENTATION INCLUDING CONDITIONS;
c) ALL OTHER SPECIALIST AND CONSULTANT DRAWINGS, SPECIFICATIONS, SCHEDULES, DESIGN RISK ASSESSMENTS, METHODS OF WORK, etc;
d) ALL STANDARDS LAID DOWN BY ANY OTHER RELEVANT STATUTORY AUTHORITIES OR ANY BODIES APPOINTED BY THE CLIENT

2. ALL FIGURES GIVEN IN MILLIMETRES.

3. WRITTEN DIMENSIONS TO BE TAKEN OVER SCALED DIMENSIONS.

4. ANY DISCREPANCIES TO BE REPORTED TO PROJECT CO-ORDINATOR IMMEDIATELY.

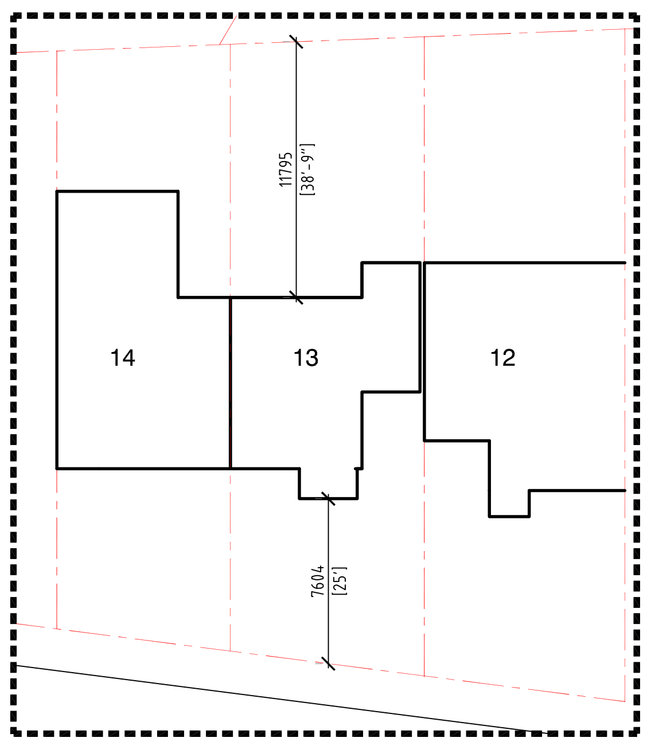
5. THIS DRAWING IS FOR SOLE PURPOSE OF APPROVAL UNDER THE CURRENT TOWN AND COUNTRY PLANNING ACT. ALL CONSTRUCTION DETAILS, VERIFICATION OF DIMENSIONS, PITCHES, LEVELS, etc; AND DISCUSSIONS/CORRESPONDENCE WITH STATUTORY AUTHORITIES IS SOLE AND TOTAL RESPONSIBILITY OF THE CONTRACTOR.

6. ATTENTION IS DRAWN TO CLIENTS RESPONSIBILITIES UNDER THE PARTY WALL ACT 1996. NO WORK TO BE UNDERTAKEN TO ADJACENT PROPERTIES WITHOUT EXPRESS WRITTEN CONSENT GIVEN BY NEIGHBOURING PROPERTY. THIS IS A CIVIL MATTER AND CLIENT SHOULD SEEK ADVICE FROM AN APPROVED PARTY WALL SURVEYOR ON THE APPLICATION OF THE "ACT" RELATIVE TO THIS PROJECT, THE BEARING THE "ACT" MAY HAVE ON THIS PROJECT AND THE PROCEDURE FOR SERVING NOTICE (IF APPLICABLE).
THE "ACT" IS SEPARATE FROM OBTAINING PLANNING PERMISSION OR BUILDING REGULATIONS APPROVAL AND YOU CAN FIND OUT MORE ABOUT IT AT:
WWW.GOV.UK/PARTY-WALL-ETC-ACT-1996-GUIDANCE

7. NO WORKS TO COMMENCE WITHOUT FULL APPROVAL UNDER THE CURRENT BUILDING REGULATIONS AND TOWN AND COUNTRY PLANNING ACT.
ALL WORKS AND MATERIALS TO COMPLY WITH CURRENT B.REGS, BS's, CP's, AND/OR EQUIVALENT EUROPEAN STANDARDS.

8. HEALTH AND SAFETY AT WORK ACT 1974 – THE CONTRACTOR IS RESPONSIBLE FORALLSAFETYPRECAUTIONS,SAFEDELIVERY/ HANDLING OF MATERIALS, ISSUE OF P.P.E., ERECTION OF SAFE SCAFFOLDING, etc, TO COMPLY WITH ALL CURRENT SAFETY LEGISLATION AND H.S.E INFORMATION SHEETS.

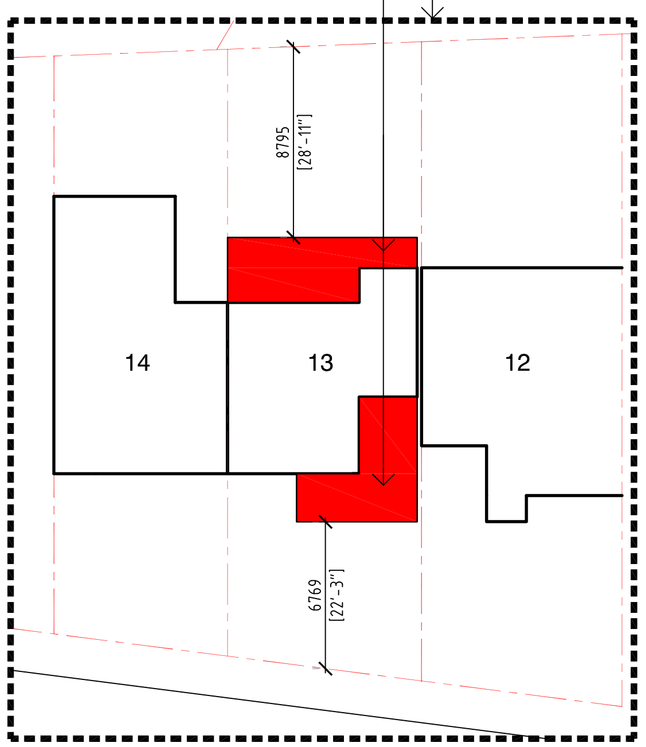
9. CLIENT AND BUILDERS ATTENTION IS DRAWN TO THEIR OBLIGATIONS UNDER THE CURRENT HEALTH AND SAFETY (CONSTRUCTION AND DESIGN MANAGEMENT) REGULATIONS. ADVICE SHOULD BE SOUGHT FROM THE LOCAL HEALTH AND SAFETY EXECUTIVE OFFICE AND, WHERE APPROPRIATE, A CDM ADVISOR.



EXISTING BLOCK PLAN 1:200

HATCHED LINE DENOTES 10000mm ZONE FROM PROPOSED DEVELOPMENT

PROPOSED SINGLE STOREY DEVELOPMENT SHOWN HATCHED RED



PROPOSED BLOCK PLAN 1:200

1:200

1:100

REV	DESCRIPTION	DATE

KNJ DESIGN
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NEWCASTLE UPON TYNE

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CIAT CHARTERED PRACTICE

CLIENT:
MR & MRS IBBITSON

PROJECT LOCATION:
13 AVONDALE GARDENS, WEST BOLDON, TYNE AND WEAR. NE36 0PR.

PROJECT DESCRIPTION:
SINGLE STOREY, FLAT ROOF FRONT AND REAR EXTENSION

DRAWING TITLE:
EXISTING AND PROPOSED SITE & BLOCK PLANS

DATE:
17:03:2022

SCALE:
AS SHOWN

STATUS:
PLANNING

REVISION:

PAPER SIZE:
A1

DRAWING NUMBER:
ST/PL/0154v01/001

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