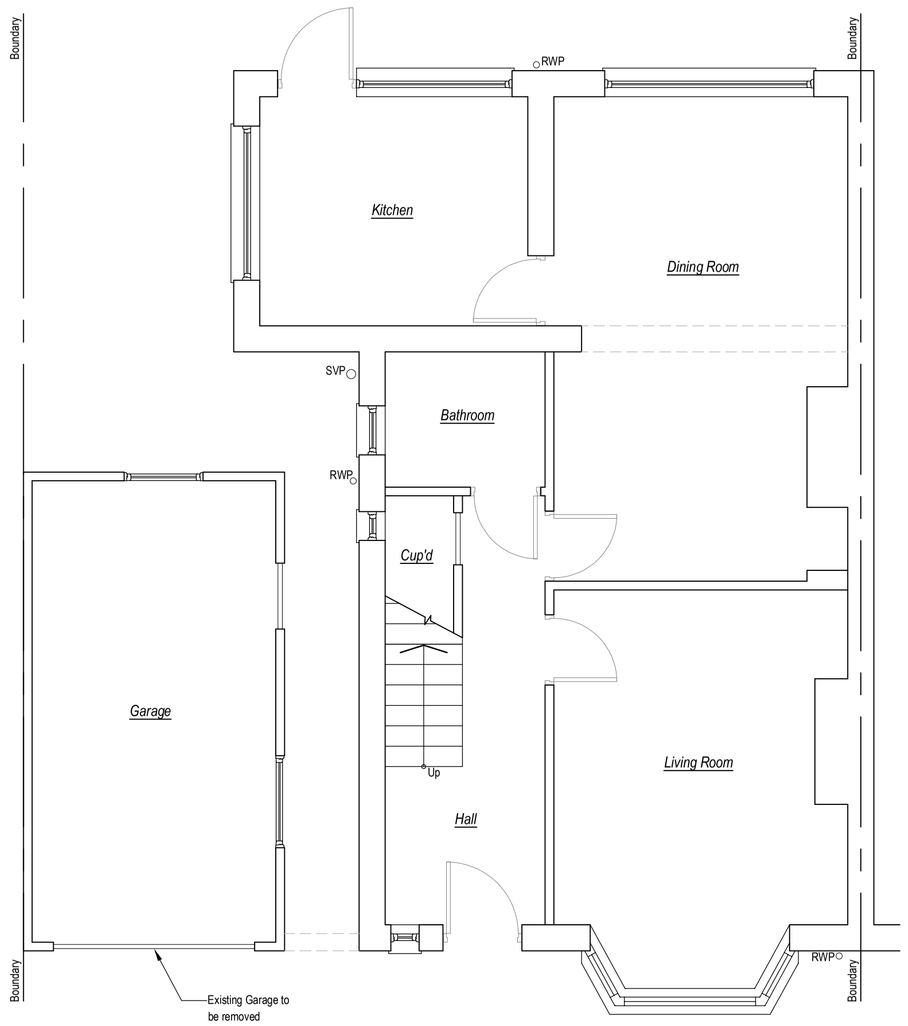
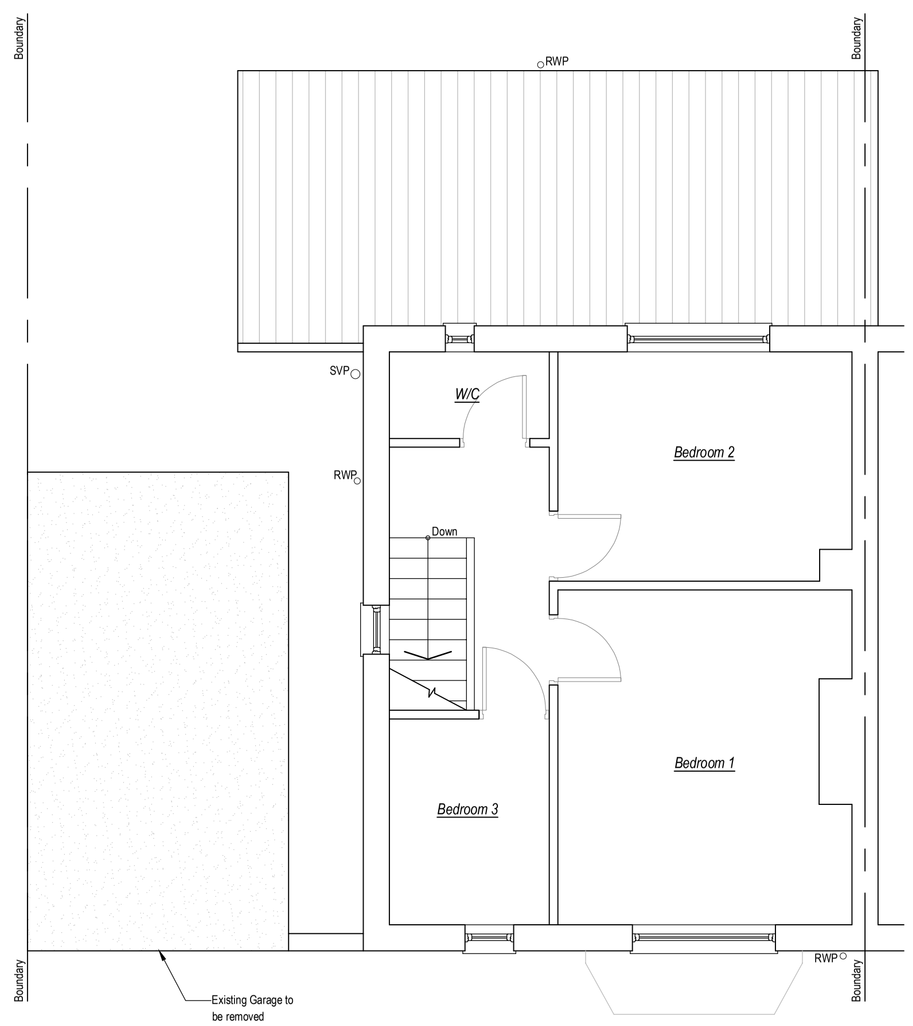


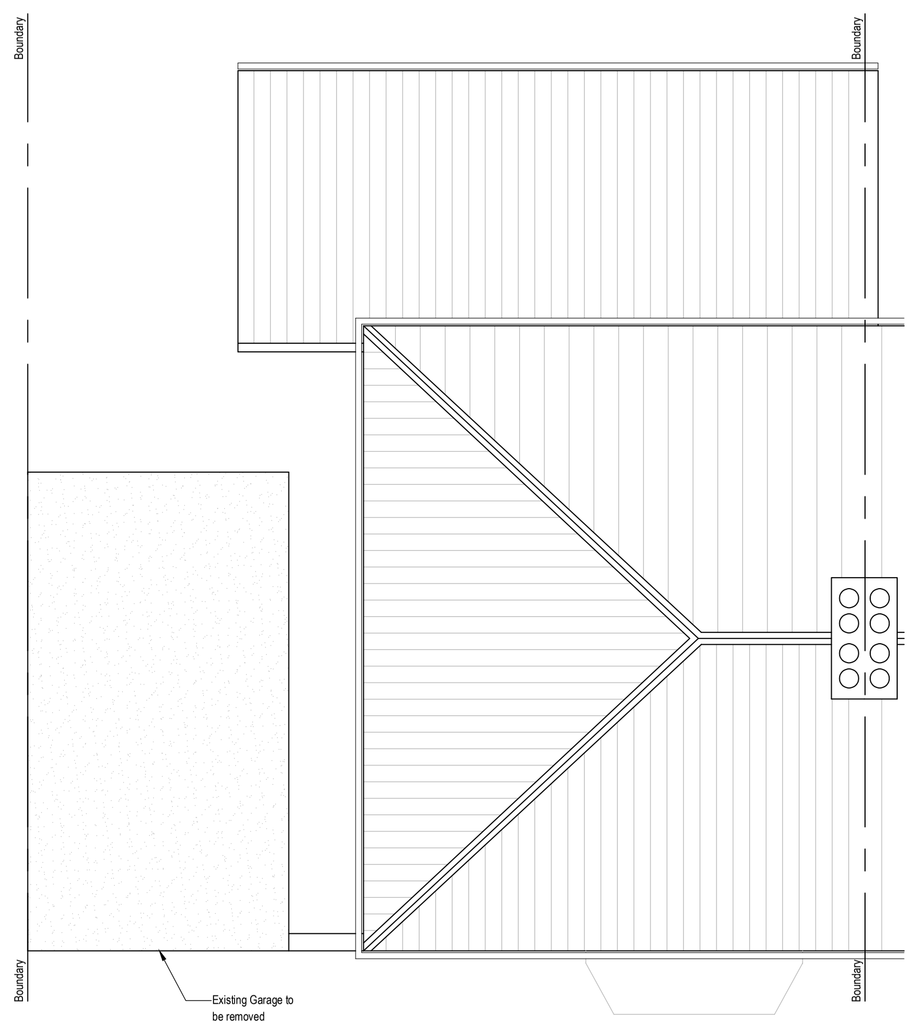
Existing Ground Floor Plan

Scale 1:50



Existing 1st Floor Plan

Scale 1:50



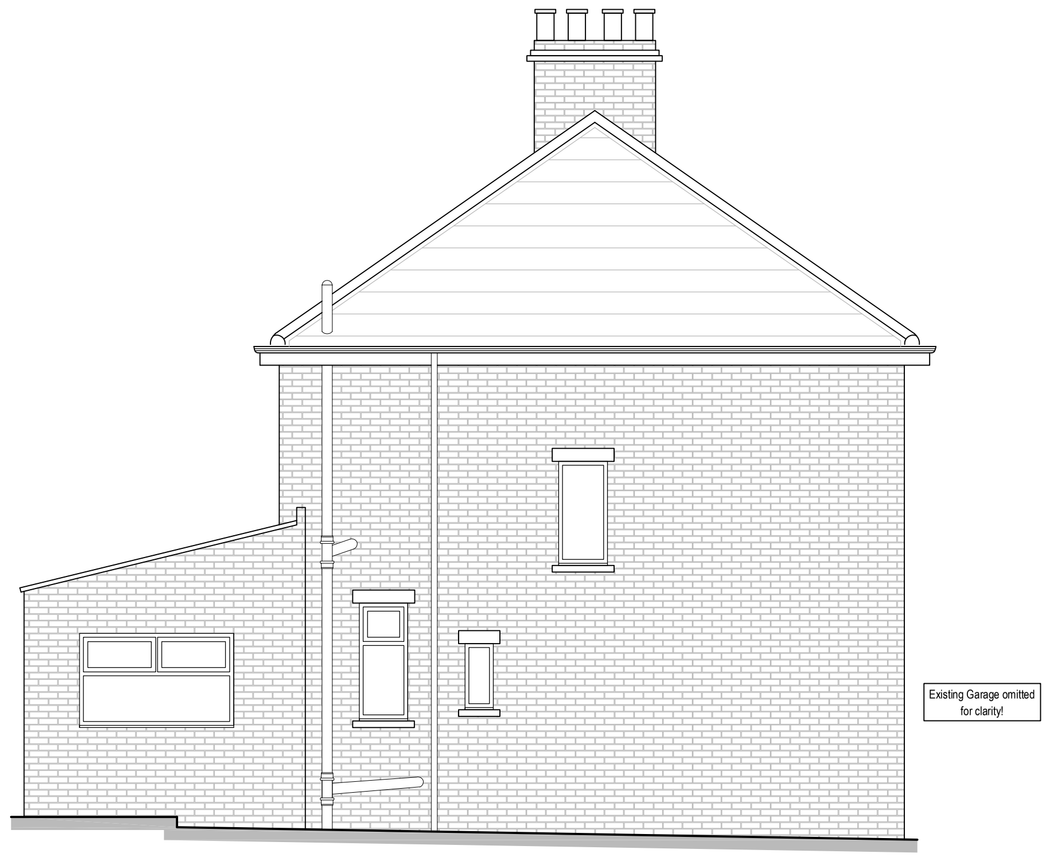
Existing Roof Plan

Scale 1:50



Existing Front Elevation

Scale 1:50



Existing Side Elevation

Scale 1:50



Existing Rear Elevation

Scale 1:50

Notes

General

All works subject to approval by Local Authority Planning and Building Control Departments - No works to start until such approvals are in place.

A dimensions, pitches, levels ect - designated or not to be checked by the builder prior to costing/buying/building.

Any method or material specified or detailed may be alerted/amended subject to approval by the L.A. building inspector and client. Any such change to be fit for intended purpose.

Do not scale from this drawing

CDM Regulations

The owner should they need to so, must abide by the Construction Design and Management Regulations 2007 which relate to any building works involving more then 500 man hours or longer then 30 days duration. it is the client respectability to appoint a planning supervisor on all projects that require compliance with the CDM Regulations

Party Wall Act

The owner should the need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a party structure notice on any adjointing owner if building work on, to or near an existing party wall involving 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 flashing
- Excavations within 3 meters of an existing structure where the new foundation will go deeper the adjoining foundation, or within 6 meters of an existing structure where the new foundation are within a 45 degree line of the adjoined foundation.

A party wall agreement is to be in place prior to the start of work on site

Health & Safety

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

Material & 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) ect Products conforming to a European technical standard or harmonized European product should have a CE marking

REV	DESCRIPTION	BY	CHK	DATE

DRAWING STATUS:

Planning Application

All works subject to approval from the LAPD

Civil & Structural Engineering
Structural Surveys & Reports
Drawings & Calculations

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CLIENT:

MR & MRS CAMPBELL

PROJECT:

3 FORSTER AVENUE
SOUTH SHIELDS
NE34 6NL

DRAWING TITLE:

EXISTING PLANS & ELEVATIONS

SCALE:	DRAWN:	DATE:	CKD:	DATE:
A1 = As Shown A3 = Scale x2	S.T.	20.08.25	KGH	20.08.25

PROJECT No:	DRAWING No:	REV:
THENG25-272	TH-ENG25-272-01	-

The Home Engineers (NE) Ltd