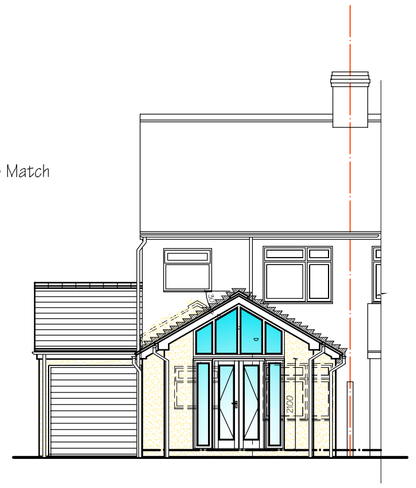
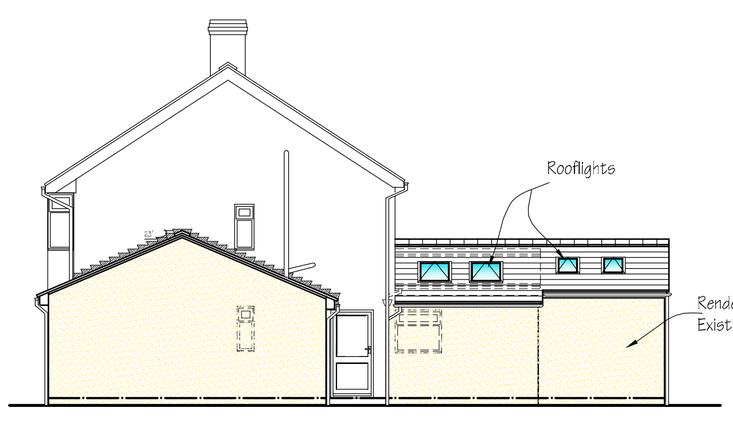


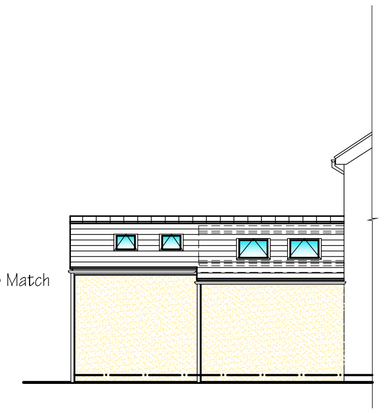
Proposed Front Elevation



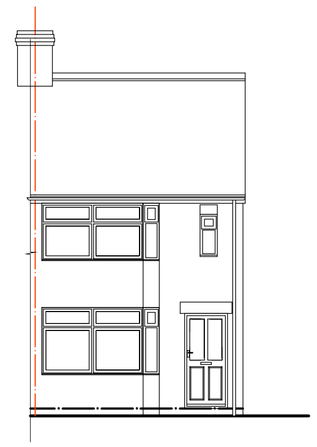
Proposed Rear Elevation



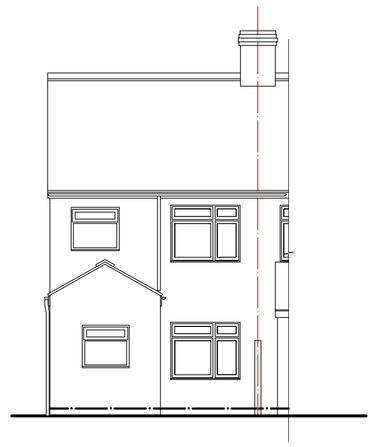
Proposed Side Elevation



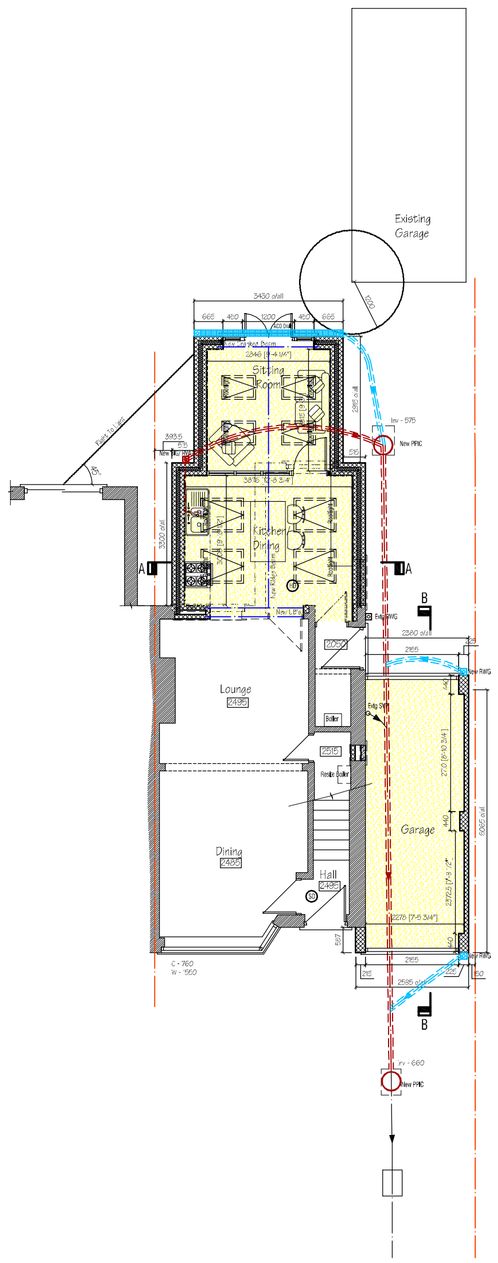
Proposed Part Side Elevation



Existing Front Elevation



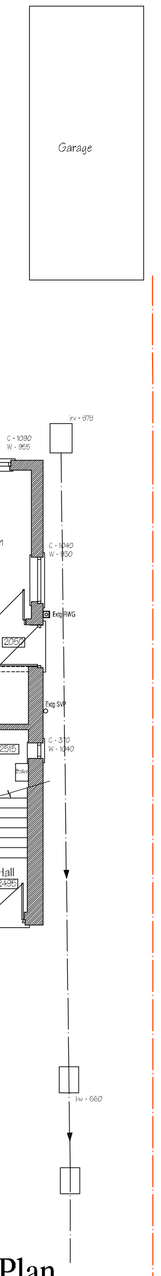
Existing Rear Elevation



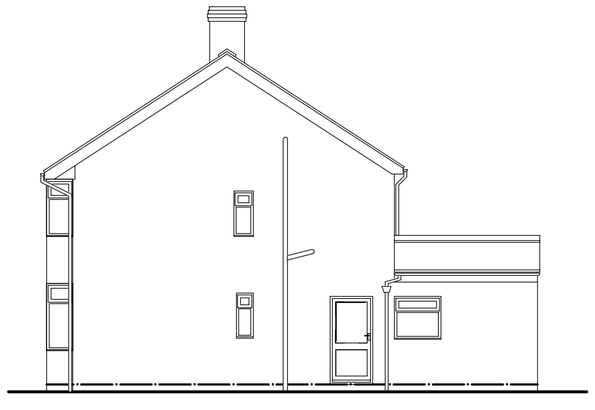
Proposed Ground Floor Plan



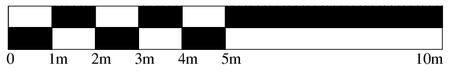
Proposed Rear Elevation
Showing Right To Light



Existing Ground Floor Plan



Existing Side Elevation



Scale Bar

REV	DATE	NOTE
B	30/01/2019	Amendments Following Comments From Planning Officer
A	06/12/2018	Wall Construction Amended

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS / DETAILS. ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION.
COMMENCEMENT OF WORKS PRIOR TO **FULL** PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK

THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT ONTO OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE. WWW.COMMUNITIES.GOV.UK, TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

JPK DESIGN ARE NOT THE APPOINTED PRINCIPAL DESIGNER AS DESCRIBED IN THE **CDM REGULATIONS 2015**, AS SUCH, ALL BUILDING WORK MUST BE CARRIED OUT BY A SINGLE CONTRACTOR WHO MUST TAKE ON THE CLIENT'S DUTIES AS WELL AS THEIR OWN AS THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENT'S DUTY TO APPOINT A PRINCIPAL DESIGNER AND / OR PRINCIPAL CONTRACTOR TO FULFIL THE ROLE AND DUTIES UNDER THE HSE CDM REGULATIONS 2015.

JPK DESIGN LTD
Architectural Design Specialists
83 Dimsdale Parade East
Wolstanton
Newcastle under Lyme
ST5 8DP
T:01782 622321
e : enquiries@jpkdesign.co.uk
w: www.jpkdesign.co.uk

DRAWING TITLE
Planning Drawing

PROJECT
Proposed Single Storey Extension At Rear To Form New Kitchen & Sunroom And Garage To Side At 20 Stuart Avenue, Draycott, Stoke-On-Trent, ST11 9AA

CLIENT
Mr & Mrs Millward

SCALE @ A1
1:100

DATE
November 2018

DRAWN BY
Rajeshwari Mudduramma

DRG. No.
JPK/18/4113/3

A | B