

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and of requirements the site investigation report before work starts.
The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for solid structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

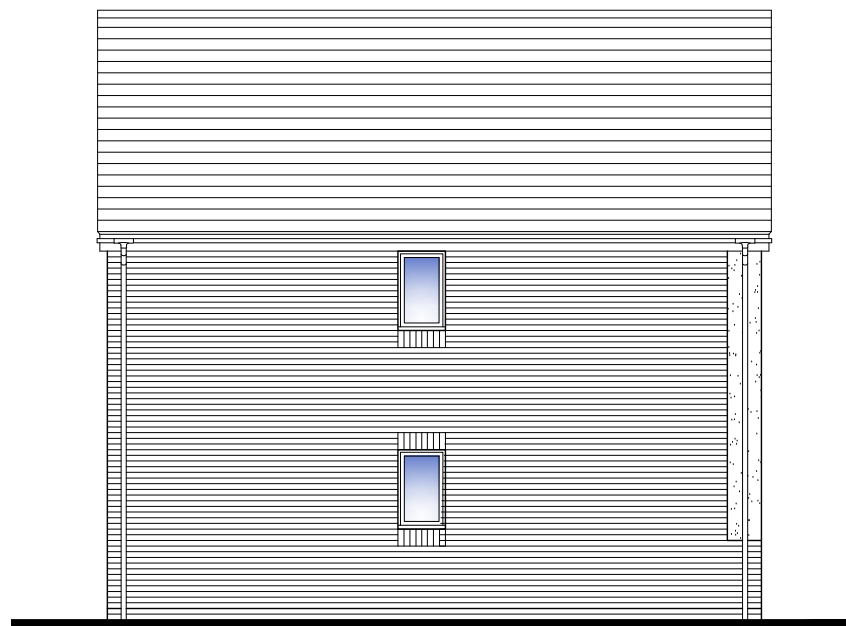
Plot Nos.
AS: 45, 52.
OPP: 77, 83, 99, 100.



FRONT ELEVATION



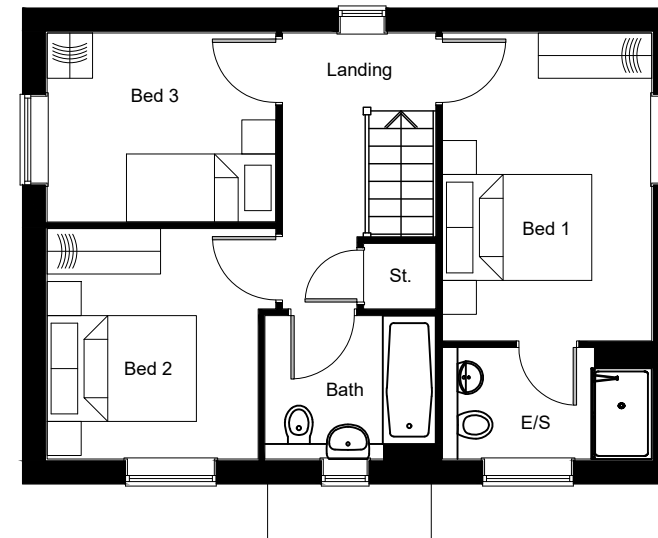
SIDE ELEVATION



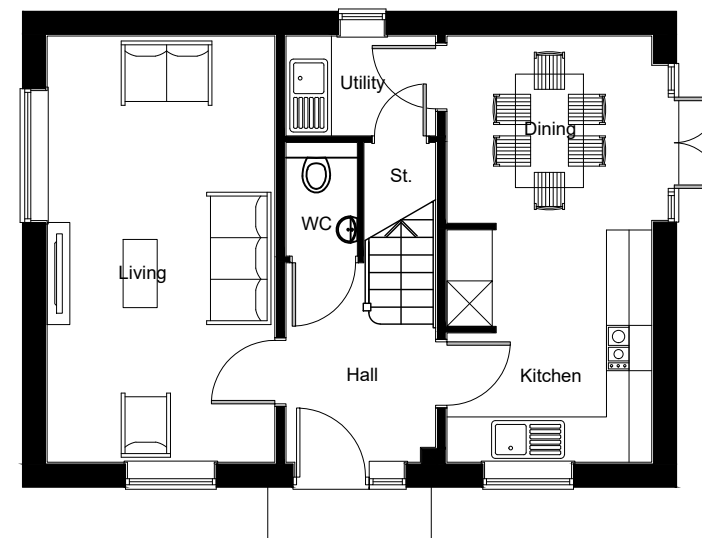
REAR ELEVATION



SIDE ELEVATION



First Floor Plan



Ground Floor Plan

Gross - 1356 sqft

 BANNERS GATE CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands B63 3HN Tel: 0121 687 1500 Fax: 0121 687 1501 E-mail: mail@bannersgate.com	Client:  Bellway Bellway West Midlands	Project: Cecily Mills Cheadle	Drawing Title: Lymner - Country Brick / Render Planning Drawing 3 Bed 5 Person	Scale: 1:100	Plot size: A3L	Drawn: CHW	Check: BGA	Date: AUG 2021
				CAD Ref: T:\19116\dwgs\arch\Current\HTWD\19116_LYMNER_2021-08-03				
				Project no.: 19116			Drawing no.: BGA-LYM-01	