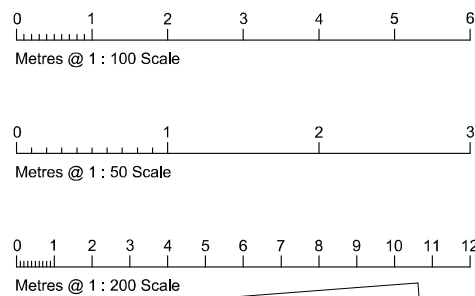


PROPOSED CONDITIONS



The Contractor is responsible for checking all dimensions on site prior to commencement of the works. Any errors are to be reported to Wyvern Partnership LLP as soon as possible.

Any construction work carried out prior to receiving all necessary approvals for Planning and/or Building Regulations is **entirely** at the client's / householders's risk.

All building work is to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with current Building Regulations and as such, additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties - when applicable - which may be affected by the works prior to commencement and must report any defects to the owner.

The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of obtaining Building Regulation Approval do not constitute full working drawings.

Drawings produced for Accommodation and Suitability Reports are to be used to assess the suitability of a property to meet the needs of a client and no other purpose. All proposals are subject to a detailed survey and Local Planning Authority approval.

All drawings are the copyright of Wyvern Partnership LLP. This drawing may not be copied by any third parties without prior permission.

Ordinance Survey maps reproduced with the sanction of the Controller of HM Stationery Office, Crown Copyright reserved.

**EACH DOTTED LINE
REPRESENTS THE Y
DISTANCE OF 43METERS
(FROGHALL ROAD IS
REGISTERED AS A 30MPH
ROAD)**

Y
DISTANCE
= 43M

**X
DISTANCE
= 2.4M**

Hammersley Hayes Road

ACCESS
ROAD

**BUS
—SHELTER**

Y
DISTANCE
= 43M

VISIBILITY SPLAY SHOWS THAT THE TWO TRIANGLE AREAS ARE FREE OF ANY OBSTRUCTION ABOVE 1 METRE

SITE PLAN

Rev	Notes	Date
-----	-------	------

Wyvern Partnership LLP

HEAD OFFICE:
Wyvern Partnership LLP
10 Long Street, Devizes,
Wiltshire, SN10 1NL

T: 01380 723532

CHESHIRE OFFICE:
Wyvern Partnership LLP
101 The Courtyard, Radway Green Business Centre
Crewe, Cheshire, CW2 5PR

T: 01270 872122 E: alan@wyvernpartnership.co.uk

Client

**STOCKWELL PROPERTY
INVESTMENTS LTD**

Project

**EXISTING CONDITIONS AT
FORMER MINER'S REST
PUBLIC HOUSE, FROGHALL
ROAD, CHEADLE,
STAFFORDSHIRE**

Drawing

VISIBILITY SPLAY 2 OF 3

Project No.	Dwg No.	Drawn By
-------------	---------	----------

12653	16	BW
-------	----	----

Date	Scale
------	-------

Wyvern Partnership LLP is a limited liability partnership registered in England and Wales with registered number OC420302. The term partner is used to refer to a member of the Wyvern Partnership LLP.

The registered office is located at:
10 Long Street, Devizes, Wiltshire, SN10 1NL

Partners:
Thomas M Wethers, Steven B Woodley, Alan A Wibberley