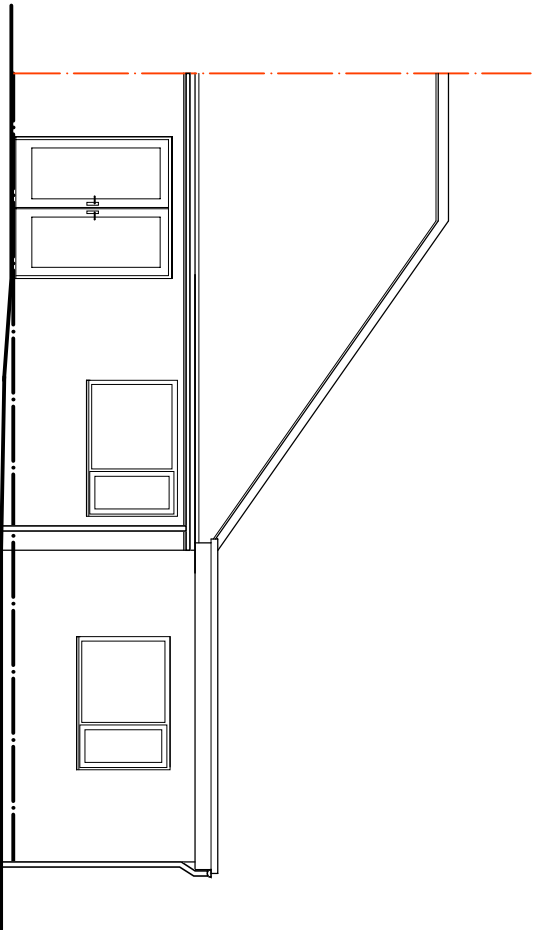
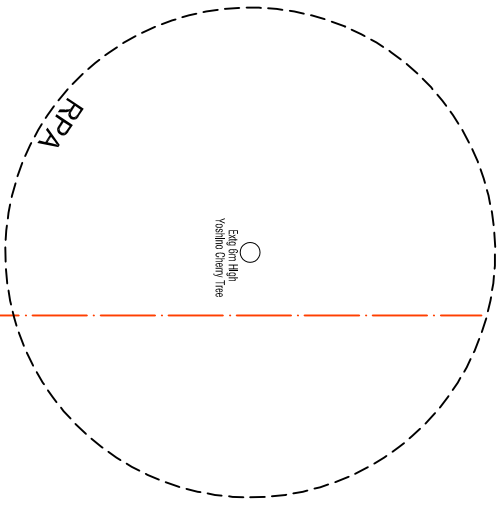
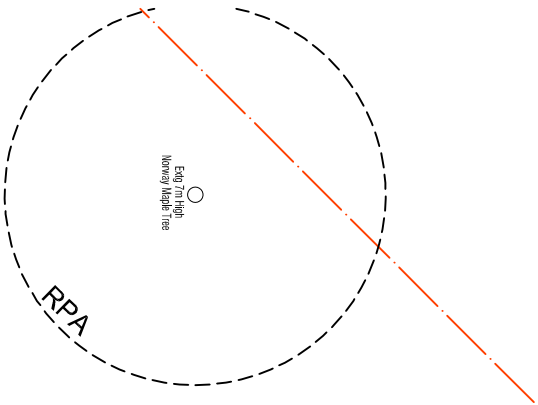
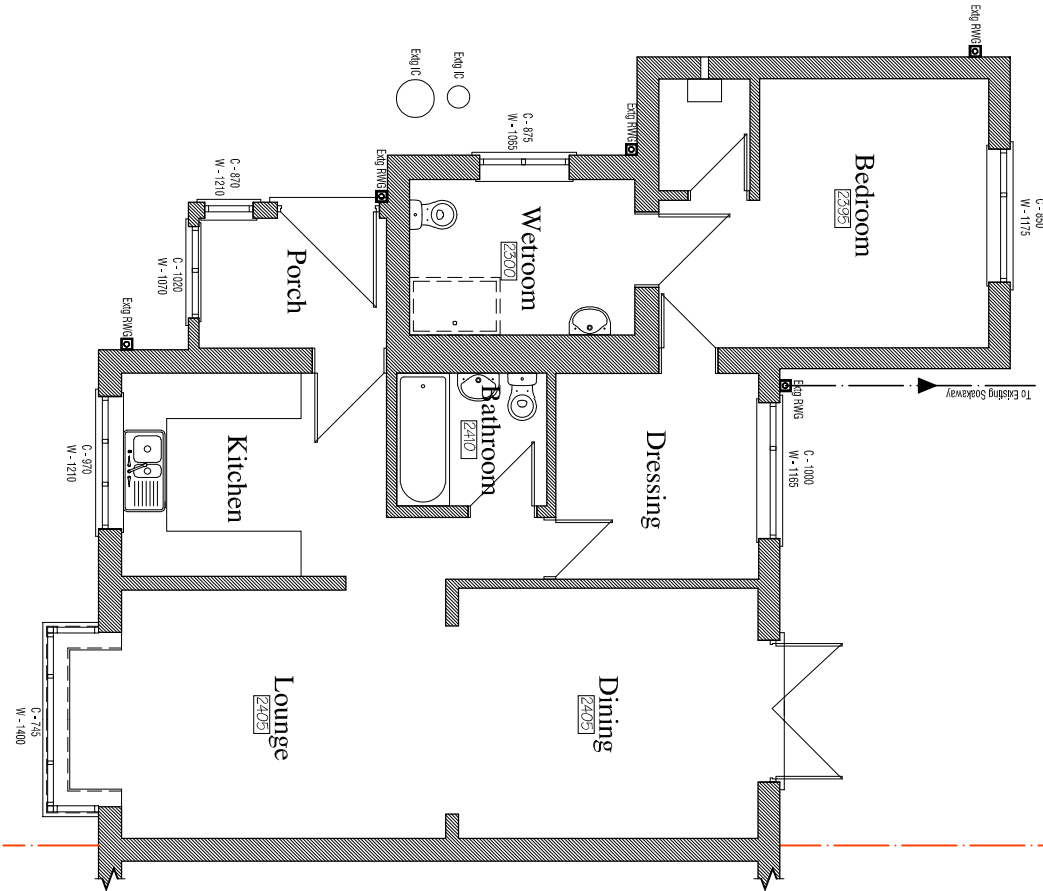
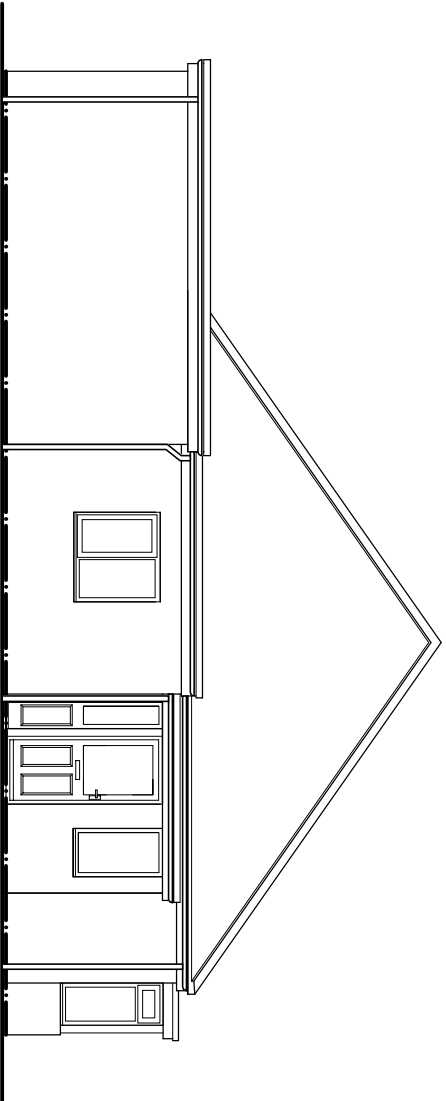




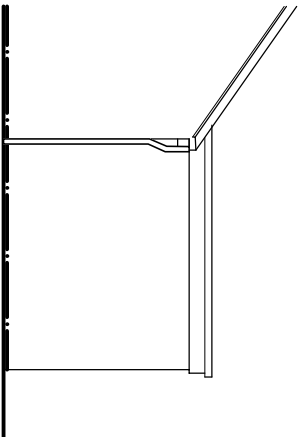
Existing Rear Elevation



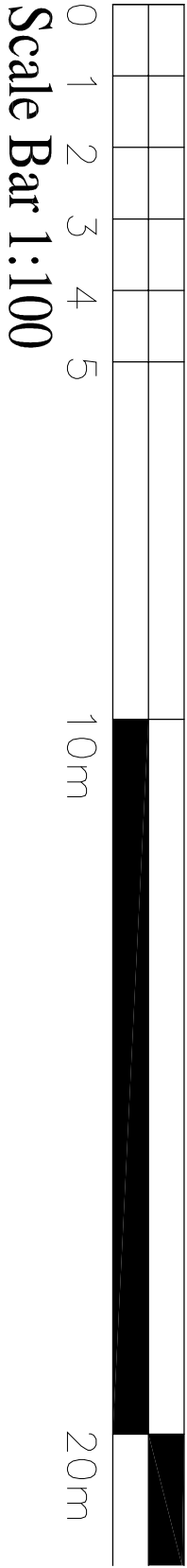
Existing Ground Floor Plan



Existing Side Elevation



Existing Side Elevation



REV.	DATE	NOTE

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 WORKS BEING CARRIED OUT AFFECT THE PARTY WALL. B. NEW PART WALLS / STRUCTURE IS BEING BUILT. C. ANY NEW FOUNDATIONS PROJECT ONTO OR BELOW THE NEIGHBOURS LAND. D. NEW EXCAVATIONS (MINIMUM) 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 OWNERS (OF THE ADJOINING PREMISES (ADJOINING OWNERS)) 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 CLIENTS DUTIES AS WELL AS THEIR OWN AS THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENTS DUTY TO APPOINT A PRINCIPAL DESIGNER AND / OR PRINCIPAL CONTRACTOR TO FULFIL THE ROLE AND DUTIES UNDER THE HSE CDM REGULATIONS 2015.
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DRAWING TITLE Existing Drawing	DRG. No. JPK/24/5227/1
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PROJECT Proposed Bedroom Extension To Rear Of 20 New Avenue, Draycott, Staffordshire, ST11 9AD	DATE July 2024
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CLIENT Mr. N Davis	SCALE @ A2 1:100
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DRAWN BY Dominik Betts-Nicholson							
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