

NOTES:

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This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where trees are 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. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design and planning/density negotiations. Sketch proposals may be used upon enlargement of os sheets and visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of cdm regulations.


PARTY WALL NOTICE.

Notice to be served on neighbours under party wall ECT. act 1996

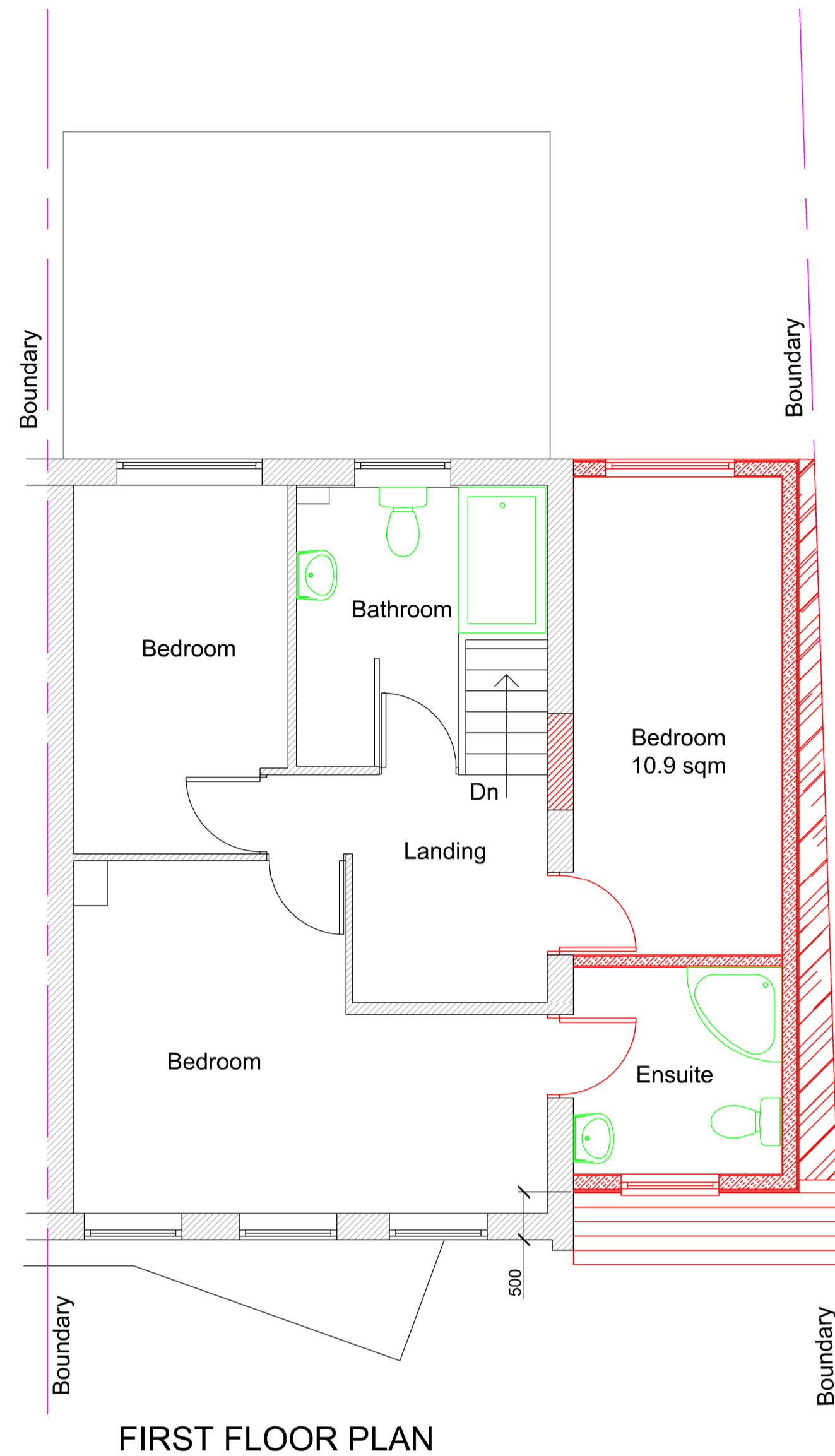
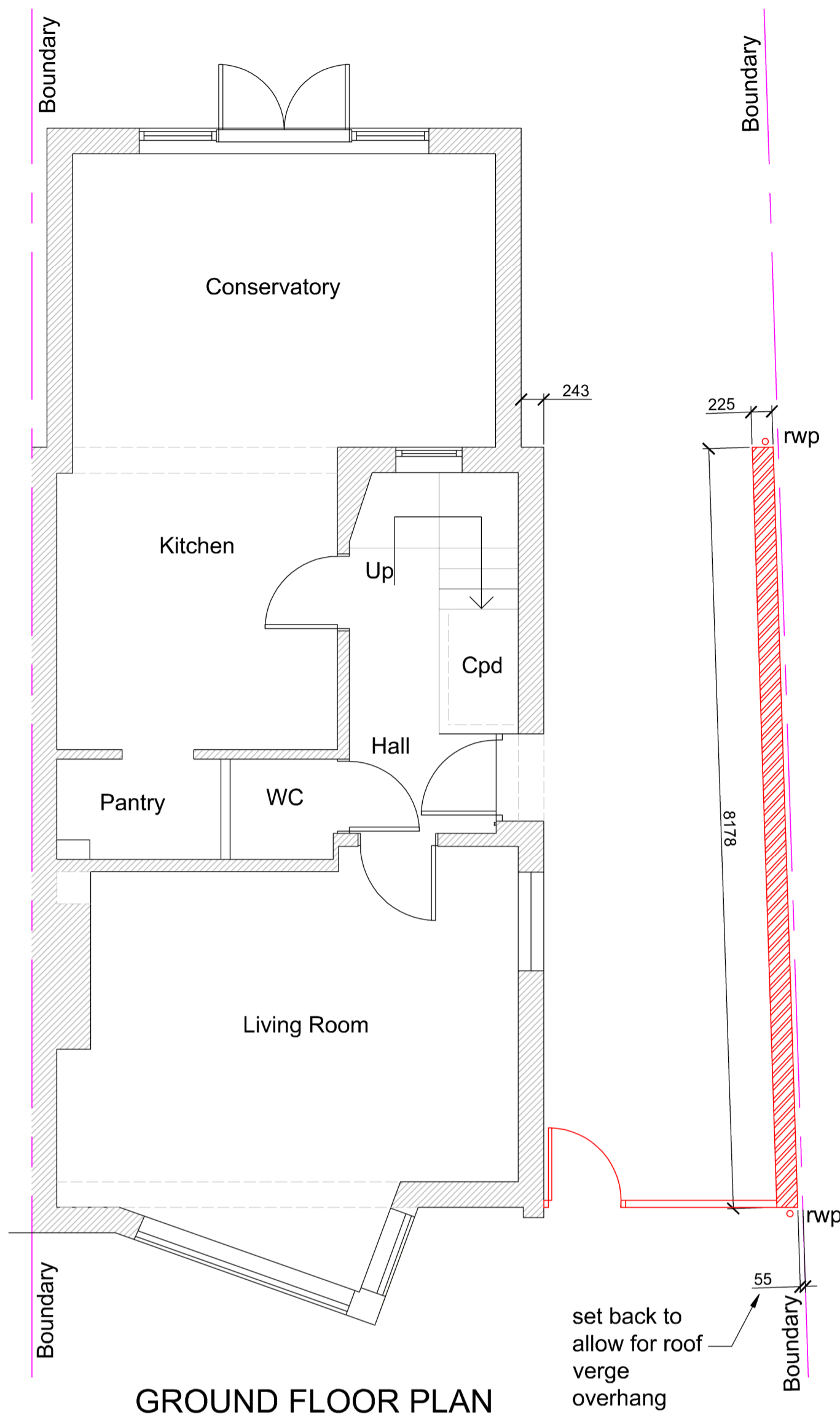
- 1 month notice for extensions
- 2 months notice for party walls

ASBESTOS

All buildings pre dating the year 2000 should have an asbestos survey conducted by a competent surveyor prior to commencement of works.

Project	First Floor Side Extension	
Client Details	Mr. S. Lockton 85 Gleneagles Road Coventry, CV2 3BH	
Drawing Status	Design Proposal <input type="checkbox"/>	Planning Permission <input checked="" type="checkbox"/>
	Building Regulations <input type="checkbox"/>	
Drawing Number	KADS 85GR HP002 - A Sheet 1 of 2	
Drawing Number	Drawn by: KDP Date: 16/01/2023	Checked by: ---- Date: ----
Scale	ISO A1 1:50	Date 16 January 2023
 <p>KADS (Design) Ltd architectural design services 100 Nuneaton Road CV12 9QN T: 02476 743 313 M: 07795 006 338 E: info@kadsdesignltd.co.uk</p>		

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PLANNING NOTES.

Ground floor walls and corner details to be facing brickwork to match the existing dwelling as shown on elevations. First floor wall to be rendered with facing brick details as shown on elevations.

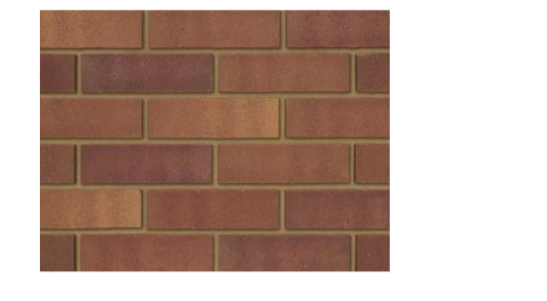
New roof covering to match main roof and adjacent/surrounding properties.

All new windows and doors to match the existing dwelling. UPVc OR Aluminium. Window and doors styles as per drawing.

All new soffit, fascia, and rain water goods to match the existing house in terms of materials, style and colour.

MATERIALS KEY

- Denotes new brickwork
- Denotes tiles/tile hanging
- Denotes render
- Denotes existing brickwork
- Denotes existing tiles/tile hanging
- Denotes existing render



Retrospective planning application based on approved application reference HH/2020/1513

CURRENT BUILD STATUS (NTS)

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Project First Floor Side Extension

Client Details Mr. S. Lockton
85 Gleneagles Road
Coventry, CV2 3BH

Drawing status Design Proposal
Planning Permission
Building Regulations

Drawing Number KADS 85GR HP002 - A
Sheet 2 of 2

Drawing Number Drawn by: KDP Date: 16/01/2023
Checked by: --- Date: ---

Scale ISO A1 1:50 **Date** 16 January 2023

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