



PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE
BUILDING WORKS COMMENCES IT IS
THE RESPONSIBILITY OF BUILDER OR
OWNER TO SERVE PARTY WALL
NOTICES TO ALL NEIGHBOURS

NOTE:
DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK
STARTS & REPORT ANY DISCREPANCIES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR
COPIED IN ANY WAY OR FORM.

CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND
DIMENSIONS ON SITE PRIOR TO COMMENCING ANY
WORKS, MAKING WORKSHOP DRAWINGS OR OBTAINING ANY
MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN
TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN
PROVIDED BY THE CLIENT.

THE DRAWING DOES NOT INDICATE OR IMPLY THE
STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE
DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE
PREPARATION OF DETAILS FOR PLANNING AND BUILDING
REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS
HAVE BEEN TAKEN. ALL DETAILS HAVE BEEN PROVIDED BY
THE CLIENT.

PERMITTED DEVELOPMENT:
AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR
APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT
THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE
CRITERIA SET OUT WITHIN THE TOWN AND COUNTY
PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1999
SCHEDULE 2, PART 1, CLASS A.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A
CERTIFICATE OF LAWFULNESS FOR A FORMAL
CONFIRMATION.

ANY DEVELOPMENT WITH OUT A CERTIFICATE OF
LAWFULNESS IS SOLELY AT OWNER'S RISK.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY
IS SUBJECT TO INFORMATION PROVIDED BY OWNER
REGARDING THE STATUS OF PROPERTY AS A DWELLING
HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION
AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF
LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT
OWNER'S RISK.

LEGEND
SD = SMOKE DETECTOR WITH SOUNDER
EL = EMERGENCY LIGHTING TO BS5266: Part 1 1988
HD = HEAT DETECTOR
FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME

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PROJECT
183 SOUTHCOTE LANE
READING
RG30 3AX

DWG TITLE
EXISTING SITE PLAN

CLIENT
ESS HOMES LTD.

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