



PLANNING NOTES

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.

Dimensions and setting out - Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

Planning - the client/ the contractor will ensure that the project is completed in accordance with the approved Planning drawings and take responsibility for the discharge of any planning conditions.

Party Walls & Rights to Light - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Freesholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Areas - the areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.

REFERENCE KEY

- Site Boundary
- Party Wall Line
- Future Plant Location details to be secured by condition
- Existing Walls
- Proposed Walls
- Green Roof Area
- Part M Accessible Refuge



Rev	Date	Description	Author	Checker
0	03.05.2022	Existing GA Issue	GJ	GJ
A	31.08.2022	Frozen Drawings for Planning	GJ	RD
B	13.10.2022	PLANNING - Issued for Planning Application	GJ	RD

EXISTING

Project Number: H571 Project Name: 3-5 Bedford Row

Existing Basement

Scale at A1 / A3
1:100 / 1:200

Drawing Number: H571 - HUT - ZZ - 09 - DR - A - E0009 Revision: - B