

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.

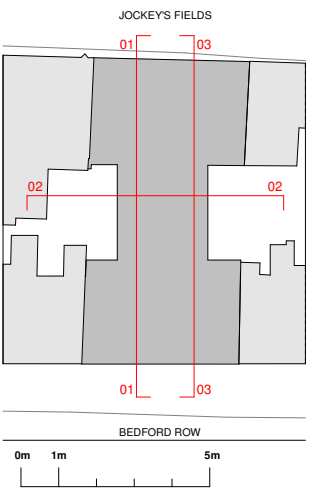
Freesholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences.

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
-  Existing Walls
-  Proposed Walls
-  Green Roof Area
-  Part M Accessible Refuge



| Rev | Date | Description | Author | Checker |
|-----|------------|--|--------|---------|
| 0 | 20.07.2022 | Working Section Issue for Fire Engineer | GJ | GJ |
| A | 18.08.2022 | Second Draft GA Issue | GJ | RD |
| B | 31.08.2022 | Frozen Drawings for Planning | GJ | RD |
| C | 23.09.2022 | Frozen Envelope Design for Planning | GJ | RD |
| D | 13.10.2022 | PLANNING - Issued for Planning Application | GJ | RD |

PROPOSED

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

Section 01

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

Drawing Number: H571 - HUT - ZZ - ZZ - DR - A - P0041
Revision: - D

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