

Notes:

Drawings and associated specification documents are to obtain planning / building regulations approval. All drawings are based upon information provided by the client. All work is to be carried out in accordance with local authority/approved inspector requirements, to manufacturers recommendations and instructions, all relevant British standard codes of practice and good building practices generally. No work to be carried out until planning permission has been approved and building regulations have been approved / conditionally approved.

All heating appliances are to be installed in accordance with the relevant regulations and certificates of installation shall be provided upon completion of the works by a GAS SAFE or OFTEC approved engineer.

All electrical works are to be completed by a competent Part P qualified electrician. All existing services within the vicinity of the works are to be located and suitably protected.

The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. All structural works must be checked by a qualified structural engineer.

Any constructional variation must have the approval of planning, building control and the client. The client is to be notified by the nominated contractor of any cost variation to building work before it is carried out. Any deviations from the drawings are carried out at the risk of the contractor/client.

Do not scale off the drawings. All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the party wall act.

Similarly, the client is responsible for fulfilling their obligations of a build over or near to agreement with the necessary utility authority if works are to be carried out on, or near to the drain run, inspection chamber or manhole that is a public sewer.

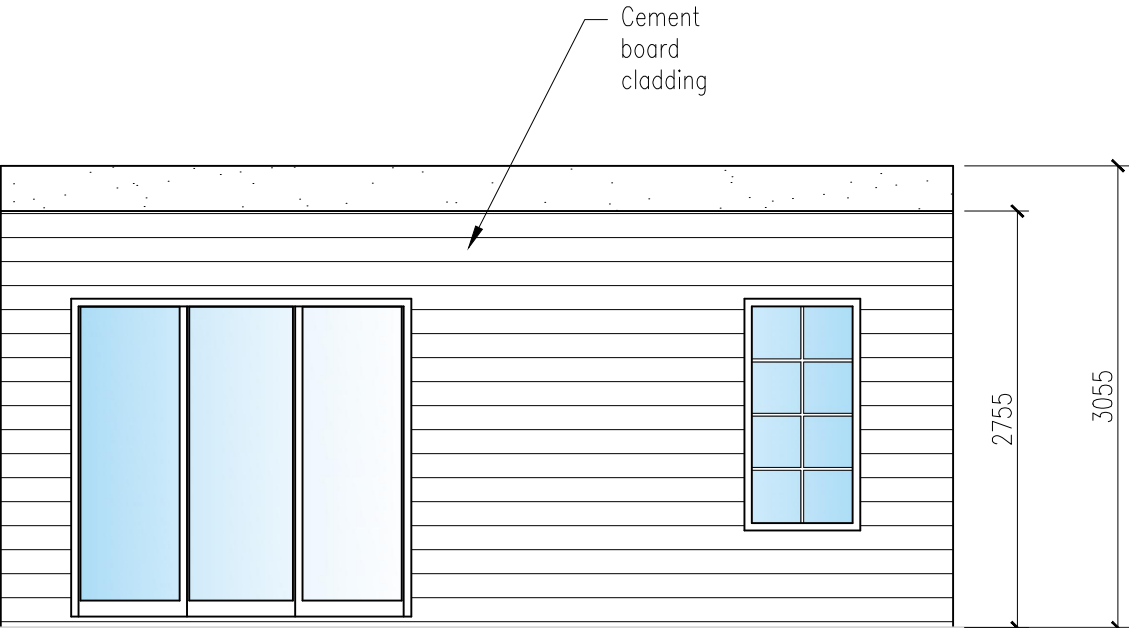
Client/contractor to investigate prior to commencement of works on site, and liaise with the client, relevant authorities and Approved Inspector/Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction to be investigated by the contractor on site and where required proved to be adequate/suitable prior to commencement of works.

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|---------|--------------|----------------|-------|
|         |              |                |       |
| A       |              |                |       |
| REV:    | DESCRIPTION: | BY:            | DATE: |
| STATUS: |              | PLANNING ISSUE |       |



|          |             |
|----------|-------------|
| CLIENT:  | Stumgee     |
| PROJECT: | Garden Room |

|              |                                              |           |          |
|--------------|----------------------------------------------|-----------|----------|
| SITE:        | 2 Walmsley Avenue<br>Littleborough, OL15 0DZ |           |          |
| TITLE:       | Proposed Front View                          |           |          |
| SCALE AT A3: | DATE:                                        | DRAWN:    | CHECKED: |
| 1:50         | 17/06/24                                     | BQ        | BQ       |
| PROJECT NO:  | DRAWING NO:                                  | REVISION: |          |
| D41          | A3/008                                       | -         |          |



S SOUTH ELEVATION  
1:50

