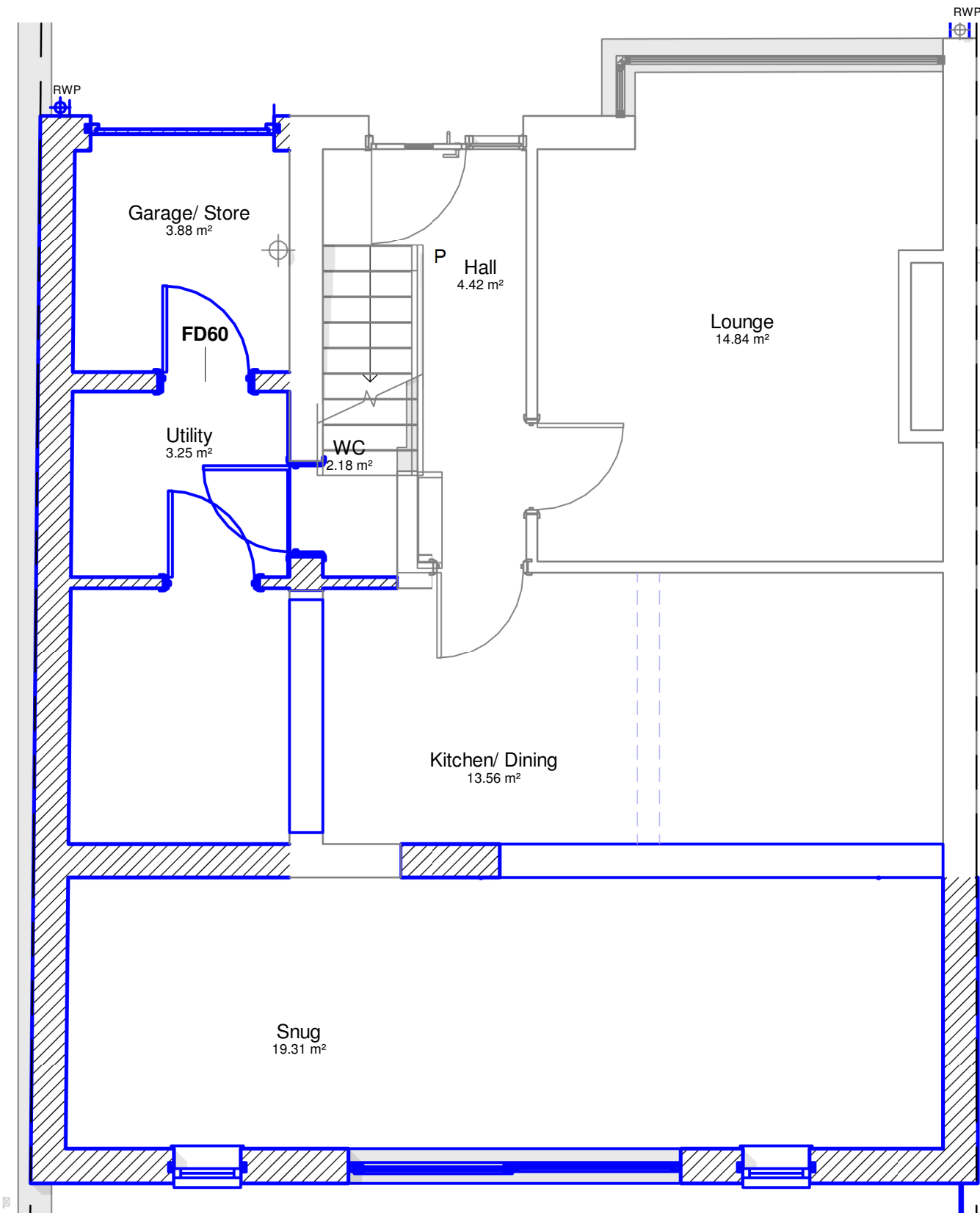
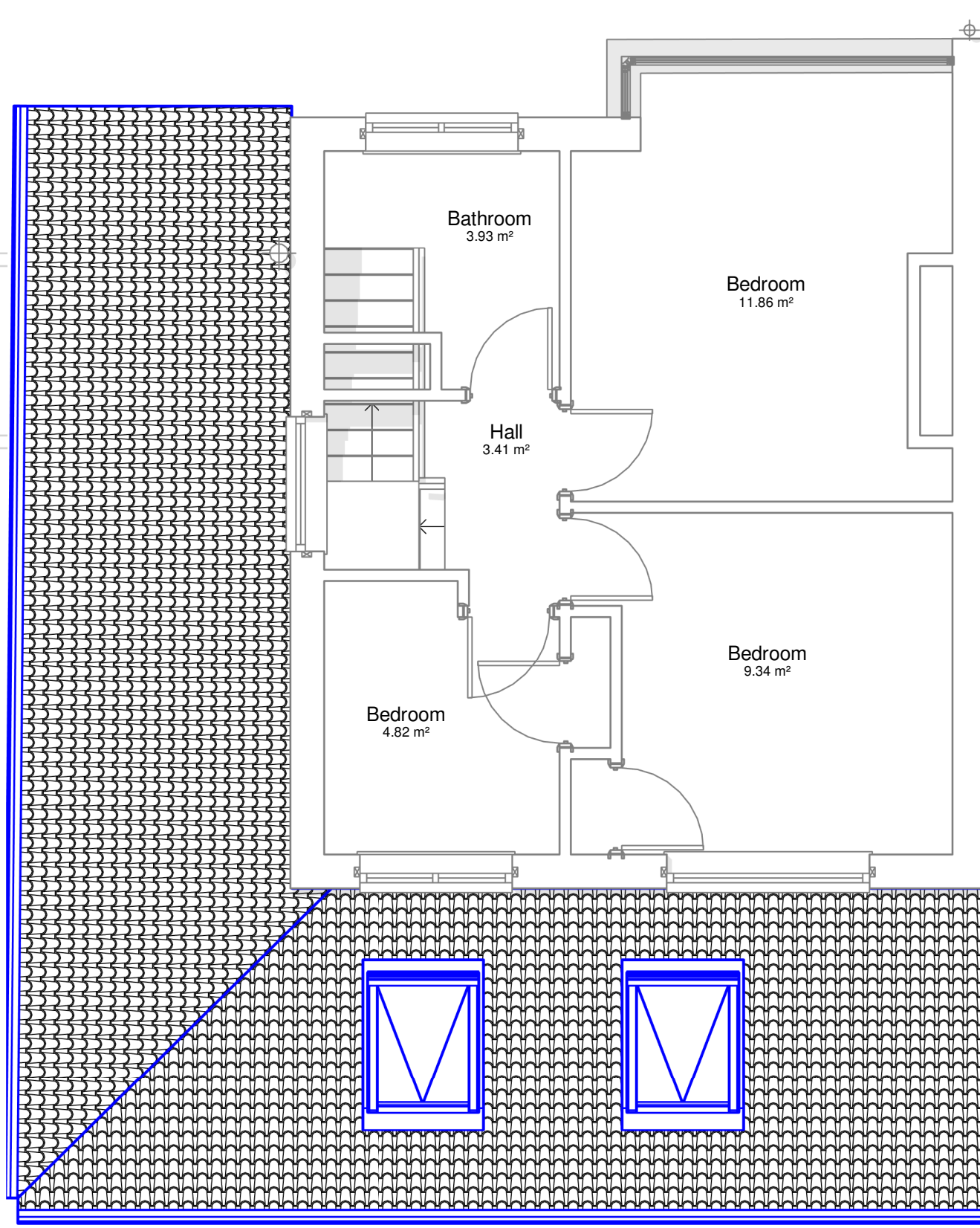




Ground Floor Proposed Additions
1 : 50



First Floor Proposed Additions
1 : 50

SCALE BAR:
Scale bar at 1:50.
0 500 1000 2000mm

GENERAL NOTES:

***NOT SCALE FROM THIS DRAWING SCALE FROM SCALE BAR ONLY
 **ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS
 ***THIS DRAWING IS AVAILABLE IN DXF OR DWG FORMAT ON REQUEST

ALL BRITISH STANDARDS AND CODES OF PRACTICE ARE TO BE ADHERED TO WORK IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

DETAILED DIMENSIONS TO TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS. ALL SITE DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES NOTED TO LEAD DESIGNER.

ALL WORKS TO BE CARRIED OUT TO THE SATISFACTION AND APPROVAL OF THE LOCAL AUTHORITY BUILDING CONTROL/APPROVED INSPECTOR.

ALL SAMPLES/DESIGN INTENT TO BE APPROVED WITH CLIENT/OCCUPYER PRIOR TO COMMENCEMENT OF WORKS ON SITE. ALL SAMPLES TO BE MADE AVAILABLE TO MAIN CONTRACTOR AT EARLIEST OPPORTUNITY.

ALL PRODUCTS/MATERIALS TO BE INSTALLED TO MANUFACTURERS RECOMMENDED SPECIFICATION AND GUIDELINES. ALL INSTRUCTIONS AND WARRANTIES/GUARANTEES TO BE COMPLETE AND HANDED TO CLIENT/OCCUPYER UPON COMPLETION OF WORKS.

ALL STRUCTURAL ELEMENTS - LINTELS/ BEAMS/ OPENING PERS SHOULD BE DESIGNED AND APPROVED BY A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORKS AND SUBMISSION OF DRAWINGS FOR APPROVAL.

PARTY WALL ACT:

IF YOUR INTENDED BUILDING INVOLVED EITHER WORK ON AN EXISTING WALL SHARED WITH ANOTHER NEIGHBOUR, BUILDING ON THE BOUNDARY WITH A NEIGHBOURING PROPERTY OR EXCAVATING NEAR A NEIGHBOURING BUILDING, THEN BY LAW YOU MUST SERVE A STATUTORY NOTICE ON ALL ADJOINING OWNERS TO INFORM THEM OF YOUR PROPOSALS.

IF THE NEIGHBOUR AGREES TO THE PROPOSED WORK IN WRITING PRIOR TO WORK STARTING ON SITE THEN THE AGREED WORK CAN GO AHEAD.

THE NEIGHBOUR SHOULD BE GIVEN 14 DAYS TO REPLY TO THE NOTICE.

IF HOWEVER THE NEIGHBOUR DOES NOT AGREE WITH THE PROPOSED WORK OR DOES NOT REPLY TO THE NOTICE THEN A DISPUTE IS REGARDED TO HAVE A RESOLVE.

IF YOU CARRY OUT THE WORK WITHOUT WRITTEN PERMISSION OF YOUR NEIGHBOUR AND PROBLEMS ARE CAUSED TO YOUR NEIGHBOURS HOUSE DUE TO YOUR DEVELOPMENT ON YOUR LAND THEN AN INDEPENDENT SURVEYOR MAY BE CALLED IN AND YOU COULD BE MADE TO PAY COMPENSATION TO RECTIFY ANY PROBLEMS.

FOR A FULL EXPLANATION OF THE PARTY WALL ACT SEE THE BOOKLET PUBLISHED BY THE DEPARTMENT OF THE ENVIRONMENT.

INDICATIVE OF DEMOLISHED ITEM - - - - -

INDICATIVE OF NEW ITEM - - - - -

Revision:	Notes:	Drawn By:	Checked By:	Issue Date:
P04	Minor Amendments	LD	LD	12/08/22
P03	Minor Amendments	LD	LD	19/07/22
P02	Minor Amendments	LD	LD	14/06/22
P01	Minor Amendments	LD	LD	27/05/22

LD Architectural Services.
 Allington Garden Village
 Middleton
 M24
 INTERIOR DESIGN | ARCHITECTURAL DESIGN | VISUALISATION | SURVEYING

Tel +44 (0) 7907 208 711

Project Title & Address:
 19 Lulworth Road, Middleton, Rochdale - Proposed Single Storey Side Extension & Single Storey Rear Extension

Drawing Title:
 Proposed Additions

Scale:	Drawn By:	Drawn On:	Drawing Status:
1 : 50	@A3	LD	Design

Project #:	Scale:	Revision:
LD0006	GRY - LD - 00 - ZZ - DR - A - 0004	P04