



General Notes

All materials to closely match existing.

Elevations to be of brickwork to match existing.

Roof to be of interlocking concrete roof tiles to closely match the existing.

All dimensions in metres. All dimensions to be checked on site and any discrepancies to be reported to Planman3D for clarification.

The main contractor is to consult with the Statutory Undertakers to establish the location of their services and provide the necessary protection.

This application is for Planning only and a separate application will be made for Building Regulation approval.

The CDM Regulations 2015.

The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:

(a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) exceeds 500 person days.

PARTY WALL ACT 1996

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

Support of beam, Insertion of DPC through wall, Raising a wall or cutting off projections, Demolition and rebuilding, Underpinning, Insertion of lead flashings, Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45-degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

To View the 3D Model

Install the Kubity app, this is free to you from either the App Store (Apple) or Google Play (Android). Once installed, load the model from the QR-Code and press the tour button you will be guided around the model. It is best to start with your phone in landscape orientation.



In addition, you could also select the ellipsis (:) and Virtual Reality, this will allow you to follow

the tour and pan and tilt from any fixed scene. If you pause at any scene, the model will render in a photo realistic mode, the time taken for this will depend on your device.

