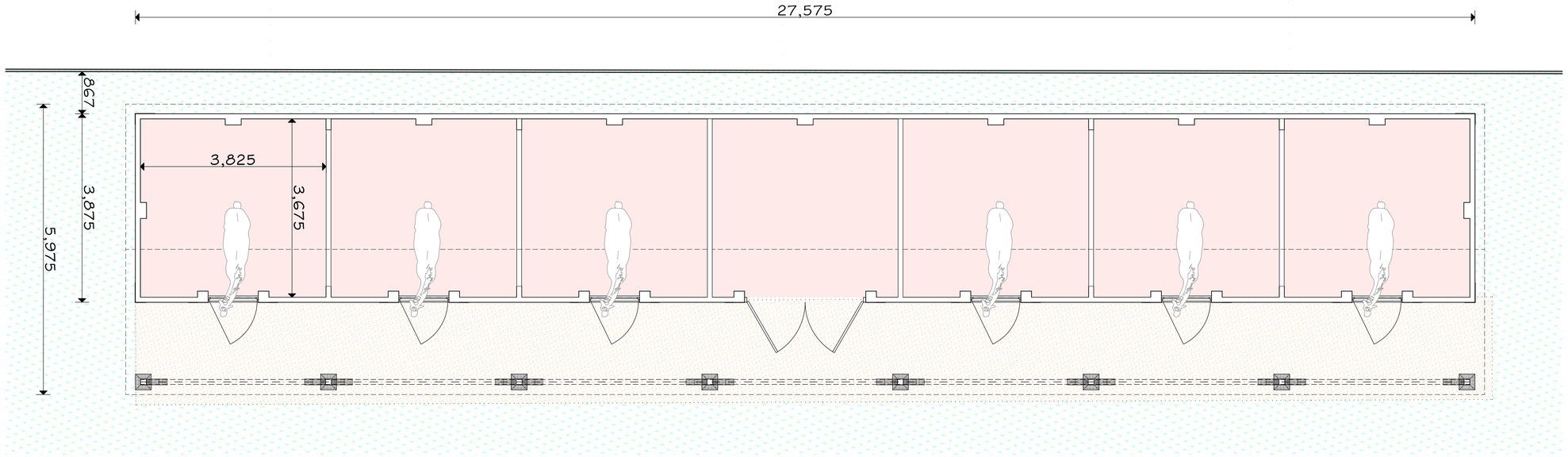
Well: .....
Confirm that the scheme as drawn reflects our intentions for the builder to construct to. ASC Design Services LTD accept no liability for schemes not approved by Building Control, or schemes which have not received the Client signiture confirming their appoval that the design reflects what the client intends to be built

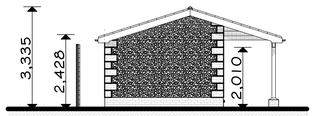
Signed: .....

Date: .....

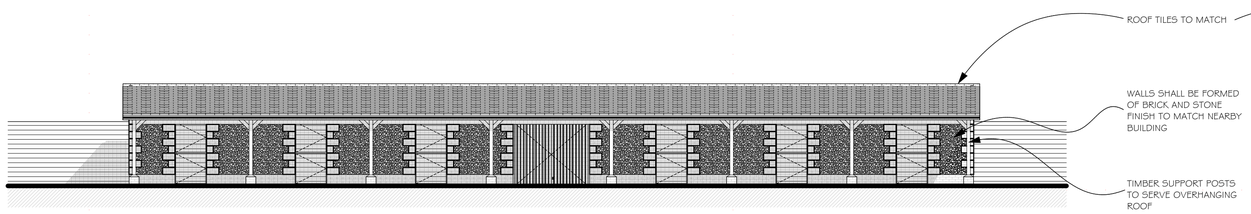
ASC DESIGN SERVICES LTD
7 WILLOWDENE CLOSE
HAVANT
HAMPSHIRE
PO9 3QP
TEL: 07970057114
e. INFO@ASCDESIGNSERVICES.CO.UK



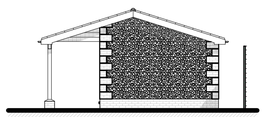
GROUND FLOOR PLAN
1:50 SCALE



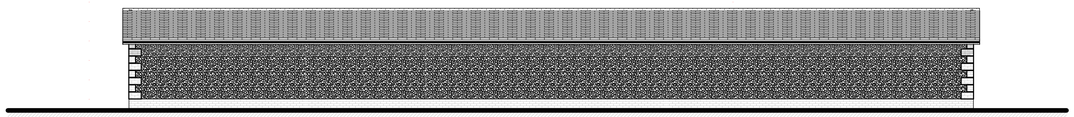
LEFT ELEVATION
1:100 SCALE



FRONT ELEVATION
1:100 SCALE



RIGHT ELEVATION
1:100 SCALE



REAR ELEVATION
1:100 SCALE

1:50 SCALE @ A1 — 0 0.5 1 1.5 2 2.5
1:100 SCALE @ A1 — 0 1 2 3 4 5 6
1:500 SCALE @ A1 — 0 5 10 15 20 25
1:5 SCALE (mm) @ A1 — 0 50 100 150 200 250
1:10 SCALE (mm) @ A1 — 0 100 200 300 400 500
1:20 SCALE @ A1 — 0 200 400 600 800 1m

CONTRACTORS MUST READ THE BELOW

Whilst every effort has been made to ensure complete accuracy and understanding of the existing property and client brief, building contractors viewing this document are hereby informed that this drawing was created to demonstrate building control compliance based on our understanding and assumptions of the site at the time of its creation. Although rare, it is possible that misunderstandings, inaccurate assumptions, and drawing errors may exist within documents issued by ASC Design Services Ltd. We kindly request that any discrepancies be reported to us urgently.

Building contractors are hereby warned that they are responsible for conducting all necessary site checks and investigations to accurately determine the materials and labour required for this project. They assume this risk prior to providing quotations for building works, or at the very least, they should include provisions in their contracts to account for additional or unnecessary materials and labour, thereby avoiding unforeseen expenses without prior cost estimation and allocation.

For example, on-site measurements and investigations should include, at a minimum:

1. Verifying existing and proposed wall offset dimensions in the event of a planned removal of a supporting wall and insertion of a beam to ensure structural integrity and necessity.

2. Ensuring walls intended to bear loads are constructed using appropriate load-bearing materials.

3. Confirming actual on-site beam spans.

4. Identifying instances of timber frame construction, as traditional masonry may have been assumed unless otherwise stated.

5. Verifying invert levels of inspection chambers on the site to ensure the feasibility of the proposed drainage layout during the construction phase.

6. Determining ridge heights of roof spaces for planned loft conversions, considering the probable need for an upgraded floor and a ridge beam with a minimum cross-section of 200mm.

7. Conducting checks for potential asbestos presence, requiring removal prior to commencing any work.

8. Carrying out trial hole investigations to assess existing foundation capacity for additional loads.

9. Consulting with the client to identify any site-specific obstacles that may impact the construction process.

10. On site verification of joist and rafter spans and sizes, and actions prior to works starting to mitigate problems as a result.

ASAP, THE CLIENT MUST SHOW THIS DRAWING TO THE NEIGHBOURS WITH WHOM THEY SHARE A PARTY WALL OR TO NEIGHBOURS WHOSE PROPERTY IS WITHIN 3M OF THE AREA WHERE THEY INTEND TO BUILD. THIS IS NECESSARY TO INITIATE THE PARTY WALL PROCESS.

Dear Neighbour Viewing Who Shares a Boundary with This Property

Asc Design Services Ltd seeks formal certification from the Local Authority to extend our client's property. Please refer to the most recent drawings for full plans and elevations.

Under the Party Wall etc Act of 1996, we must serve notices appropriate to the act to you, informing you of your rights in responding. This drawing serves as the official notice of our client's intentions.

Information about the Act can be found in the explanatory booklet available for download from: https://www.gov.uk/party-wall-etc-act-1996-guidance

You have 31 days to respond to this notice. The Party Wall Act protects shared walls and nearby structures for both owners. This notice informs you of the construction works and their potential impact on your property.

To protect both parties, we suggest taking extensive photographs of your property before the works begin. Email the digital photographs to our client(s) for confirmation of their pre-construction condition. This will serve as evidence in case of any damages to your property.

If you do not consent, an "Agreed Party Wall Surveyor" will be required to draw up a formal award, stating the rights and responsibilities of both parties. The fees will be agreed upon mutually.

This notice informs you of the proposed works' impact on party walls and structures, categorized as follows:

Line of Junction Notice: We intend to build up to (but wholly on the land) of our client and your neighbour's property. No specialist foundations are required at present, subject to Building Control Officers' input.

3 Meter Notice of Adjacent Excavation: We will excavate trenches for foundations at least one meter deep (generally below existing property foundations) within 3 meters of your structure.

Party Structure Notice: We may undertake works directly to the Party Wall, such as removing bricks on our client's side to install a padstone supporting a structural beam.

POSITIVE ACKNOWLEDGEMENT

Well:

.....

.....

confirm the receipt this notice and without prejudice to any of My/Our rights under the Party Wall Act 1996, are content to the works to the property identified above as the Client's, to start no earlier than 31 days as of the date at the top of this document.

Signed: .....

Date: .....

PROPOSED PLANS, ELEVATIONS AND RENDERS

NOTES
ALL DRAWINGS TO BE PRINTED AT 100% SCALE. DO NOT FIT TO PRINTER MARGINS WHEN PRINTING.
1. This drawing is copyright of ASC Design. Reproduction is only to take place with written authority.
2. These plans are subject to Planning & Building Regulation Approval or any other statute in law before building work commences. No liability will be accepted for works started before approval certification has been received.
3. Any structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences. Where walls are to be removed, contractor must check the location of walls above to confirm requirements before allocating costs.
4. All boundaries are assumed. To be confirmed on site before building work commences.
5. All dimensions must be checked on site before construction, and descrypancies shall be reported to ASC Design Services before work commences.
6. Only Local Authority Planning Departments may scale dimensions from the drawings.
7. If any descrepancies are found in the drawings these are to be brought to the attention of ASC Design.

REV A - OVERALL AND EAVES HEIGHT REDUCED

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e. INFO@ASCDESIGNSERVICES.CO.UK

Client Details:
Emma Oshea
Laburnums
St Peter Road
Hayling Island
PO11 0RT

Date:	Paper:
NOV 2023	A1

Drawing Code:	Stage:	No:	Rev:
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