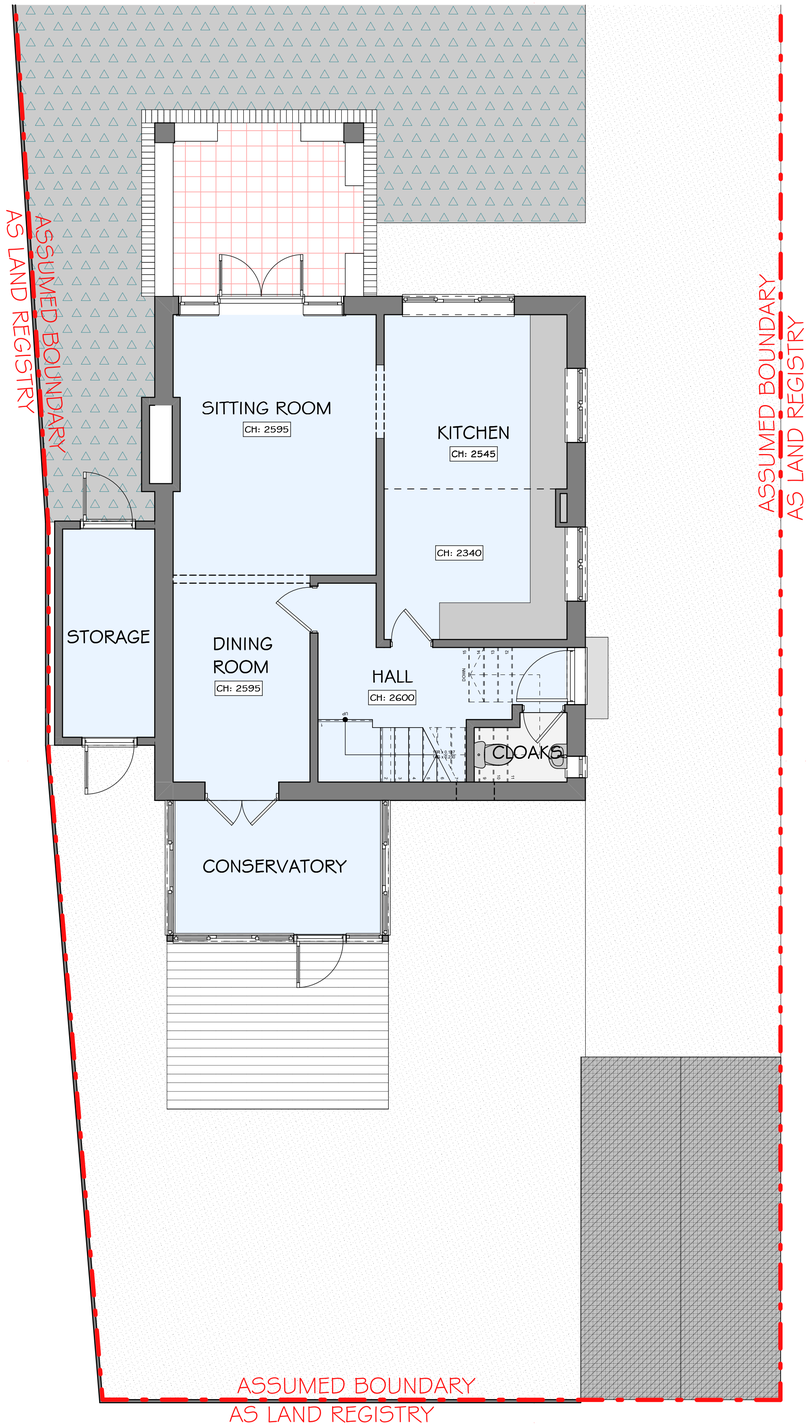
Well: .....
Confirm that the scheme as drawn reflects our intentions for the builder to construct to. ASC Design Services LTD accept no liability for schemes not previously approved by Building Control and have received the Client signiture and/or planning / plans check building control approval.

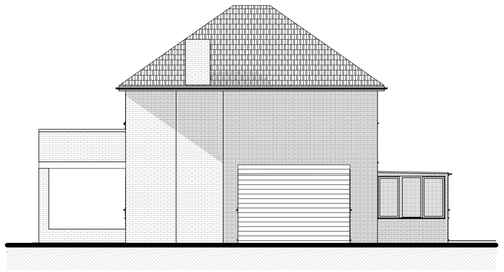
Signed: .....

Date: .....



GROUND FLOOR PLAN
1:50 SCALE

REAR ELEVATION
1:100 SCALE

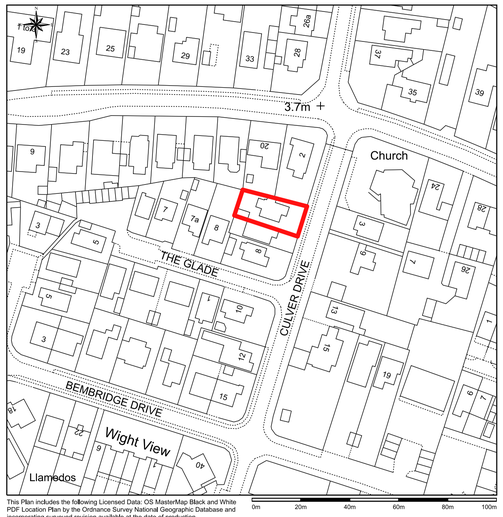


LEFT ELEVATION
1:100 SCALE

RIGHT ELEVATION
1:100 SCALE

FRONT ELEVATION
1:100 SCALE

Location Plan of PO11 9LX



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Scale: 1:1250, paper size: A4

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emapsite™ plans

Prepared by: ashley cox, 12-05-2022

LOCATION PLAN
1:1250 SCALE

N

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TEL: 07970057114
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F.A.O NEIGHBOUR VIEWING WHO SHARE A BOUNDARY WITH THIS PROPERTY

We at Asc Design Services Ltd are seeking formal certification from the Local Authority in pursuance of permission 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 are required to serve notices appropriate to the act to yourselves, and make you aware of your rights with regards to responding to these notices. Please treat this drawing as official notice of our client's intentions.

In the first instance we should inform you that information about the Act can be found in the explanatory booklet available to download from: https://www.gov.uk/party-wall-etc-act-1996-guidance

As we understand the act, in serving you this notice of the works you will have a 31 days to respond. We would like to advise that the Party wall Act is in place to act on behalf of shared walls and close by structures on behalf of both Owners. However the purpose of this notice is to advise you of construction works and the potential impact this might have on your property.

Though we cannot speak on behalf of Clients we would advise a potential way to proceed and protect the interests of both parties, would be for an extensive set of internal and external photographs are taken of your property prior to works starting, to act as a record of the current condition. To prove the existence of these photographs prior to works starting, we advise that they are emailed in digital form to our Client(s) who will respond to confirm that they were taken prior to the construction works commencing. In the unlikely event that the works (to the party wall or structures within the proximity described below) cause damages to your property, there will be evidence for you to seek redress efficiently and easily.

In the event that you do not consent to this notice, the services of an "Agreed Party Wall Surveyor" shall be required to draw up a formal award which will legally state the rights and responsibilites of both parties in relation to the proposed works. The fees for these services shall be agreed between both parties.

In conclusion, as per the date above, Our Client (as per the parties named), are hereby issuing you with formal notice of the proposed works' impact on party walls and structures relating to One, Two or all Three of the below Party Wall Act 1996 categories detailed below:

The first notice is the 'Line of Junction Notice' which advises you that we intend to build up to (but wholly on the land) of Our Client and your Neighbour's property. Please note: at this time (subject to Building Control Officers input), no specialist foundations are required. If Building Control decides otherwise, we will have to conform to their requests.

The second notice is the '3 Meter notice of adjacent excavation' – this is to advise that we shall excavate trenches for foundations to a depth of at least one meter (which is generally below the foundations of any existing property) within 3 meters of your own structure.

The Third notice is the "Party Structure Notice", This is to advise you our intention (if applicable) to undertake works directly to the Party Wall, typically in the form of taking out bricks on Our Client's Side of the wall to install a padstone to rest the end of a structural beam upon.

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: .....

1:10 SCALE (mm)
0 100 200 300 400 500

1:100 SCALE @ A1
0 1 2 3 4 5

1:50 SCALE @ A1
0 1 2 2.5

1:20 SCALE @ A1
0 1m

1:500 SCALE @ A1
0 5 10 15 20 25

EXISTING PLANS & ELEVATIONS

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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.
3. Any structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
4. All boundaries are assumed. To be confirmed on site before building work commences.
5. All drawings marked - are not to be built or manufactured from.
6. Only Local Authority Planning Departments may scale dimensions from the drawings.
7. If any discrepancies are found in the drawings these are to be brought to the attention of ASC Design.

Client Details:
MR TIM PAGET
4 Culver Drive,
Hayling Island, PO11 9LX

Date:	Paper:
MAY 2022	A1

Drawing Code:	Stage:	No:	Rev:
EXISTING-PAGET	E	01	