The Planning Service

Architectural Design & Technical Drawing
Building Survey & Planning Services

DISCLAIMER

When printing hard copy drawings, they should be printed at 100% scale to the correct as listed paper size. Commonly used paper sizes A1, A2, A3, A4. The printing process can cause slight alterations to the plans. All dimensions are to be checked on site and not to be scaled from drawings.

The project drawings and plans are to the following scales: 1:1250, 1:500, 1:100, 1:50, 1:20, other scales can be used and will be listed.

It should be noted that the Location Plan has been supplied by an authorised distributor. The Block Plan has been prepared with the benefit of measurements taken on site.

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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Design planning drawings, details, documents and reports are produced via surveys and or desk top studies to aid the project in design, planning and construction. The information is correct at the time it was produced only.

Proposed drawings, details and models are produced to demonstrate the proposed scheme to the client and the Local Authority Planning (LPA) department. The LPA has the right to use any submitted information as part of a planning application only and should not be used for any other purpose without written permission from The Planning Service or Aaron James Architectural Ltd. Compliance with building regulations, service utility companies and authorities is not to be assumed from design concept or planning drawings and details.

Construction drawings, details, information, calculations, documents and surveys are produced for construction directions and should be used as reference only unless stated for direct use. The ordering of any materials including doors, windows, stairs and kitchens etc, should not be scaled or taken from drawings. All dimensions are to be checked on site by the building contractor. It is the responsibility of the principal building contractor and the construction team to keep the design team informed and updated as needed. In the absence of a building contractor this should be the responsibility of the client.

The client and building contractor(s) are to ensure the works follow the construction drawings and built within the agreed planning permission. Any deviations to the proposed scheme should be pointed out and agreed by the design team. The building contractor is to ensure the works are inspected and completed to the satisfaction of the Local Authority Building Control (LABC), Local Water Authority, and any other required inspections.

Appropriate Party Wall notices under the PARTY WALL 1996 ACT should be served on adjoining owners and include as needed agreed Awards prior to the commencement of any construction works and within the correct notice times.

CDM2015 compliance, rules and notices are assumed and are to be followed during design and construction.

It is the responsibility of the client, to check and maintain, the correct level of insurances for the project at all times, during and following construction. This information should be shared with the design and build teams.

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