

GENERAL NOTES

- VISIONLINE SOLUTIONS SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED
- ALL DIMENSIONS & LEVELS, DRAINAGE SYSTEMS INDICATED ON THESE PLANS SHOULD BE CHECKED & VERIFIED AS ACCURATE ON SITE BY CLIENT AND/OR CONTRACTORS PRIOR TO COMMENCEMENT OF ANY SITE WORKS
- MAIN CONTRACTOR TO INVESTIGATE & VERIFY ALL LOADBEARING WALLS & STRUCTURES ON SITE IN CONJUNCTION WITH DRAWINGS PRIOR TO ANY DEMOLITION OR SITE WORK COMMENCING
- ANY DRAWING ERRORS OR DIVERGENCIES FOUND SHOULD BE BROUGHT TO THE ATTENTION OF VISIONLINE SOLUTIONS BEFORE COMMENCEMENT OF SITE WORKS
- ALL NEW WORKS CARRIED OUT ON SITE IN RELATION TO THE PROJECT FOR WHICH THESE DRAWINGS RELATE SHALL COMPLY FULLY WITH THE LATEST APPROVED BUILDING REGULATIONS, CODES OF PRACTICE & BRITISH STANDARDS OF WORKMANSHIP IN FORCE AT TIME & ALL WORKS SHALL BE CARRIED OUT TO THE SATISFACTION & APPROVAL OF THE DESIGNATED BUILDING CONTROL INSPECTORATE
- ALL NEW CONSTRUCTION WORKS SHALL BE CARRIED OUT IN FULL COMPLIANCE & ACCORDANCE WITH ALL CURRENT & PERTINENT HEALTH & SAFETY REGULATIONS ALL TO BE CARRIED OUT BY COMPETENT EXPERIENCED CONTRACTORS WHO ARE FAMILIAR WITH THE TYPE OF WORK BEING UNDERTAKEN ENSURING ALL SITE OPERATIVES RECEIVE FULL & APPROPRIATE INDUCTION & TRAINING FOR THE OPERATIONS/TASKS THEY ARE EMPLOYED TO UNDERTAKE
- IT WILL BE THE RESPONSIBILITY OF THE BUILDING OWNER AND/OR CLIENT TO OBTAIN WRITTEN CONFIRMATION THAT ALL PARTY WALL AGREEMENTS RELEVANT TO THE PROJECT FOR WHICH THESE DRAWINGS ARE REQUIRED, TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORKS OR ANY WORK RELEVANT TO A PARTY WALL
- ANY SITE WORKS CARRIED OUT PRIOR TO THE RECEIPT OF PLANNING & BUILDING REGULATION CONSENTS & ANY LISTED BUILDING CONSENTS REQUIRED, & IF ALL PARTY WALL NOTICES ARE NOT FULLY IN PLACE WILL ALL BE AT THE SOLE RISK OF BOTH CLIENT & CONTRACTOR

DO NOT SCALE THIS DRAWING

DO NOT SCALE THIS DRAWING FOR ANY PURPOSE FOR USE ON SITE - ONLY EXCEPTION IS FOR PLANNING PURPOSES

© COPYRIGHT LEGISLATION

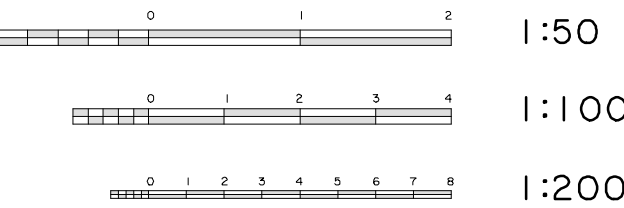
COPYRIGHT IS RESERVED SOLELY BY VISIONLINE SOLUTIONS & ISSUED UPON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED BY OR TO ANY UNAUTHORISED PERSONS WITHOUT PRIOR CONSENT IN WRITING FROM THE PARTNER(S) OF VISIONLINE SOLUTIONS. THIS DRAWING IS THE SOLE COPYRIGHT OF THE PROPRIETOR OF VISIONLINE SOLUTIONS. ANY PERSON(S) WHO COPY THIS PLAN WILL BE IN BREACH OF COPYRIGHT LAW & WILL BE LIABLE TO LEGAL ACTION AGAINST THEM

PARTY WALL ACT- METHOD STATEMENT

THE MAIN CONTRACTOR MUST PROVIDE THE FOLLOWING DETAIL INFORMATION BEFORE COMMENCEMENT OF ANY SITE WORKS FOR ACCEPTANCE IN WRITING BY THE ADJOINING PROPERTY OWNERS PARTY WALL SURVEYOR BEFORE ANY SITE WORKS EITHER NEAR TO, OR AFFECTING THE PARTY WALL ARE COMMENCED ON SITE

- PARTY WALL AGREEMENT IN ACCORDANCE WITH PARTY WALL ACT 1996 IN RELATION TO ALL WORKS AFFECTING PARTY WALL & RELEVANT NEIGHBOURING STRUCTURES
- DETAILS OF ANY SCAFFOLDING TO BE ERECTED ADJACENT TO PARTY WALL OR ON NEIGHBOURING LAND INCLUSIVE OF ERECTION & DISMANTLING PROCEDURES & ENSURING ALL HEALTH & SAFETY MEASURES ARE STRICTLY ADHERED TO

SCALE BARS:



DRAWING REVISIONS:

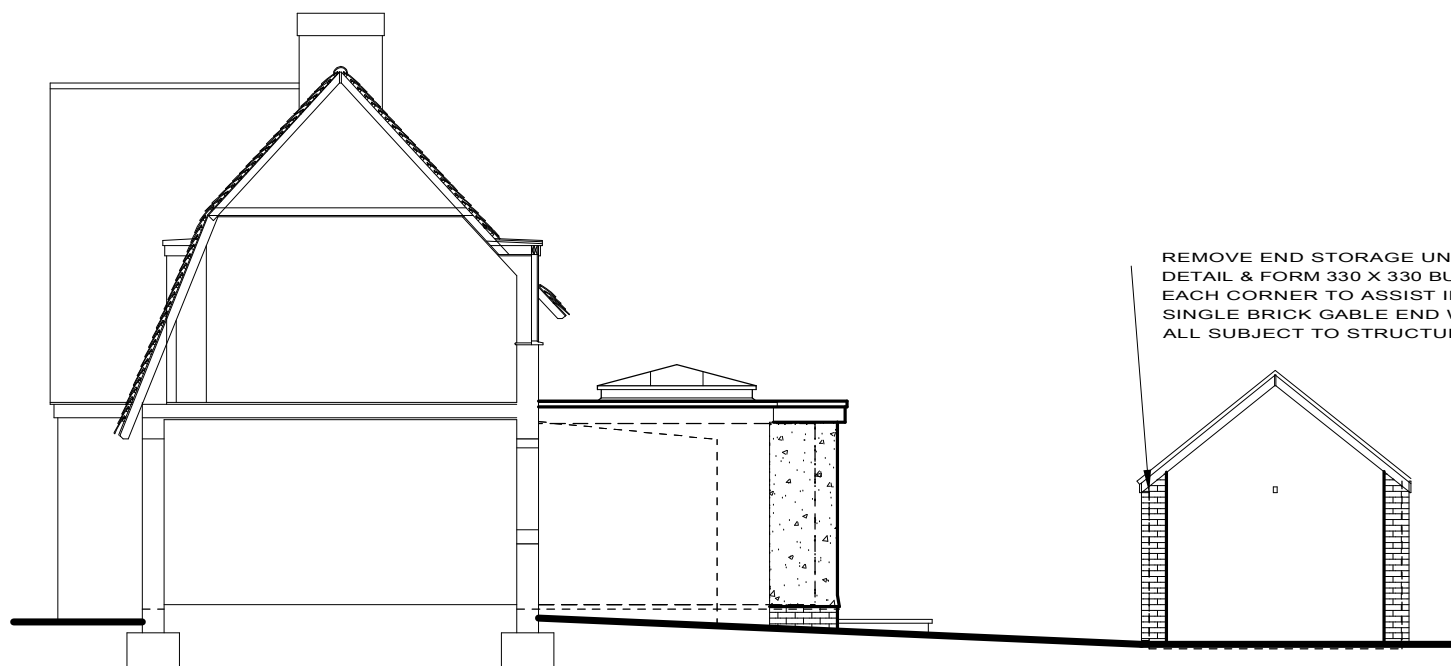
- | | | |
|---------------------|--|--------------|
| A. 4TH AUGUST 2025 | PLANNING APPLICATION SUBMITTED TO LPA | - 04/08/2025 |
| B. 20TH AUGUST 2025 | REMOVED 2ND PROPOSED DORMERS & RE-SUBMITTED TO LPA | - 20/08/2025 |

FULL PLANNING APPLICATION

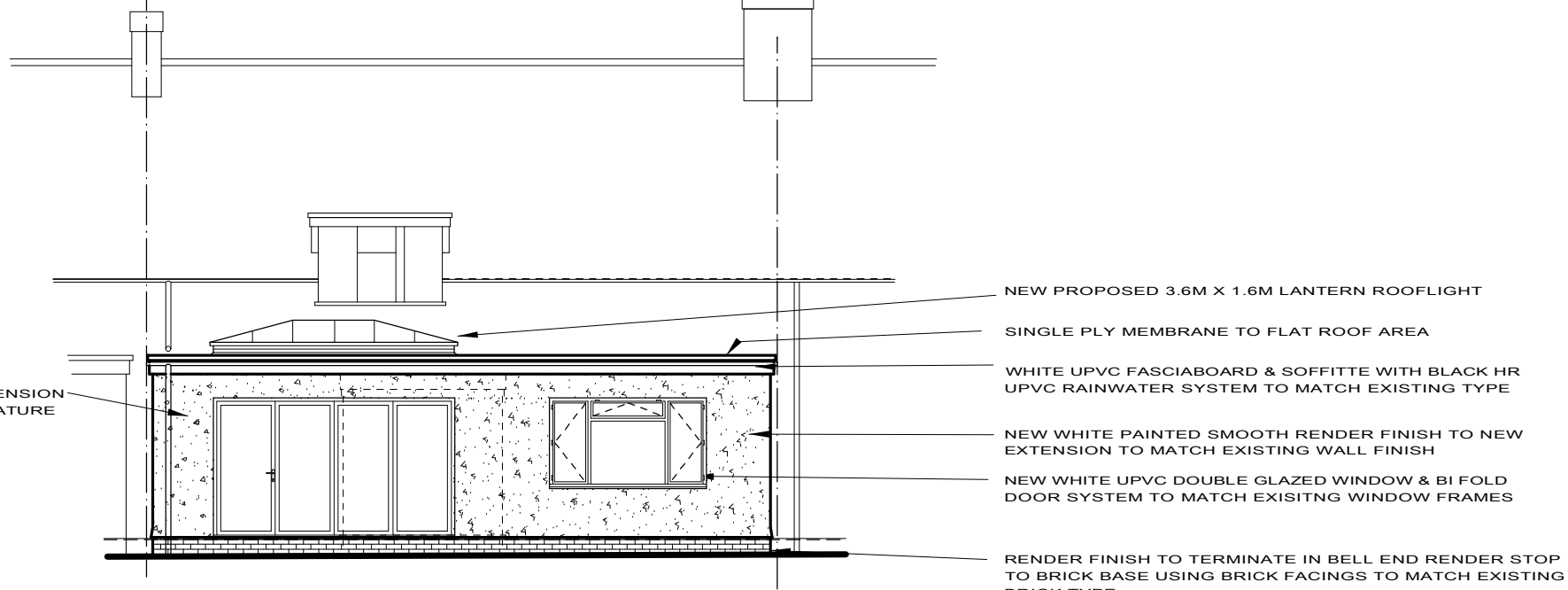
CLIENT:	MR. MRS K & R ROBB
SITE ADDRESS:	THE RIDINGS, 2 HEXTON RD, LILLEY, HERTFORDSHIRE, LU2 8LY
PROJECT:	PROPOSED EXTENSIONS & ALTERATIONS TO RESIDENTIAL DWELLING
DWG TITLE:	PROPOSED GENERAL FLOOR PLANS & ELEVATIONAL DETAILS
DWG SCALES:	LAYOUTS 1:50 ELEVATIONS 1:100 SECTIONS 1:50 1:20
CERT OF LAWFULNESS:	PLANNING BUILDING REGS AS BUILT
APPLICATION:	APPLICATION:
CASE OFFICER:	CASE OFFICER:
APPROVED:	APPROVED:

DRAWING NUMBER	REVISION
25/4295/ O2	B

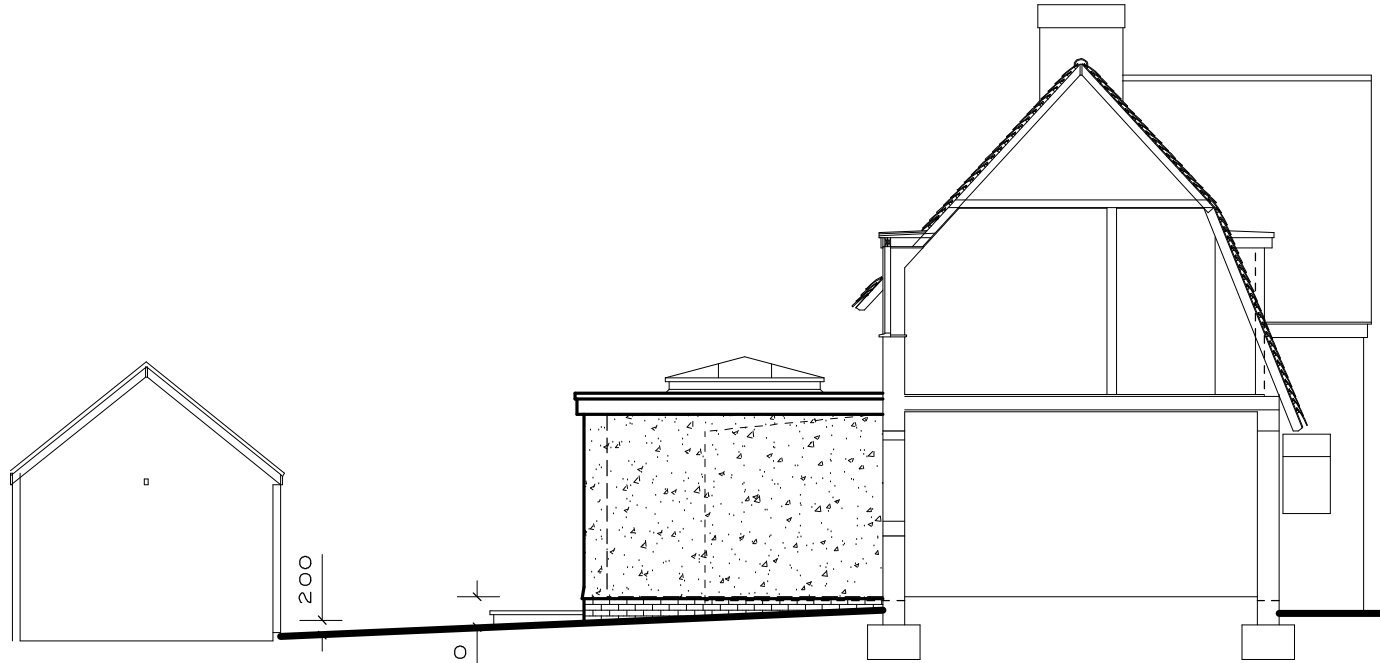
Architectural & Interior
Design & Consultants
THE DESIGN STUDIO
STATION HOUSE 1ST FLOOR OFFICES
STATION ROAD, LEAGRAVE
LUTON, BEDFORDSHIRE. LU4 9BA
Mobile: 07849957921
e mail: trevorsmith@imageline.co.uk
website: www.visionLine-solutions.co.uk



SIDE ELEVATION



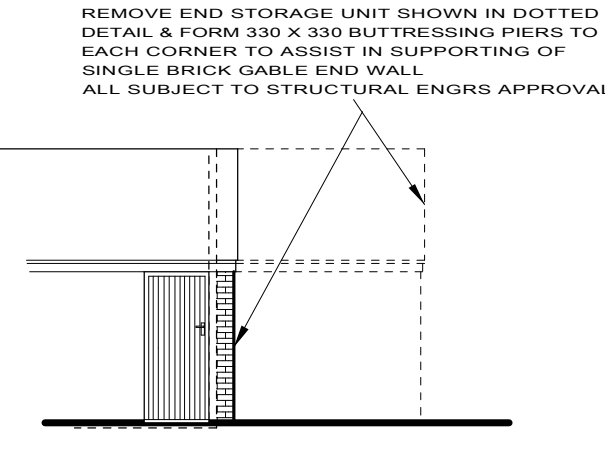
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

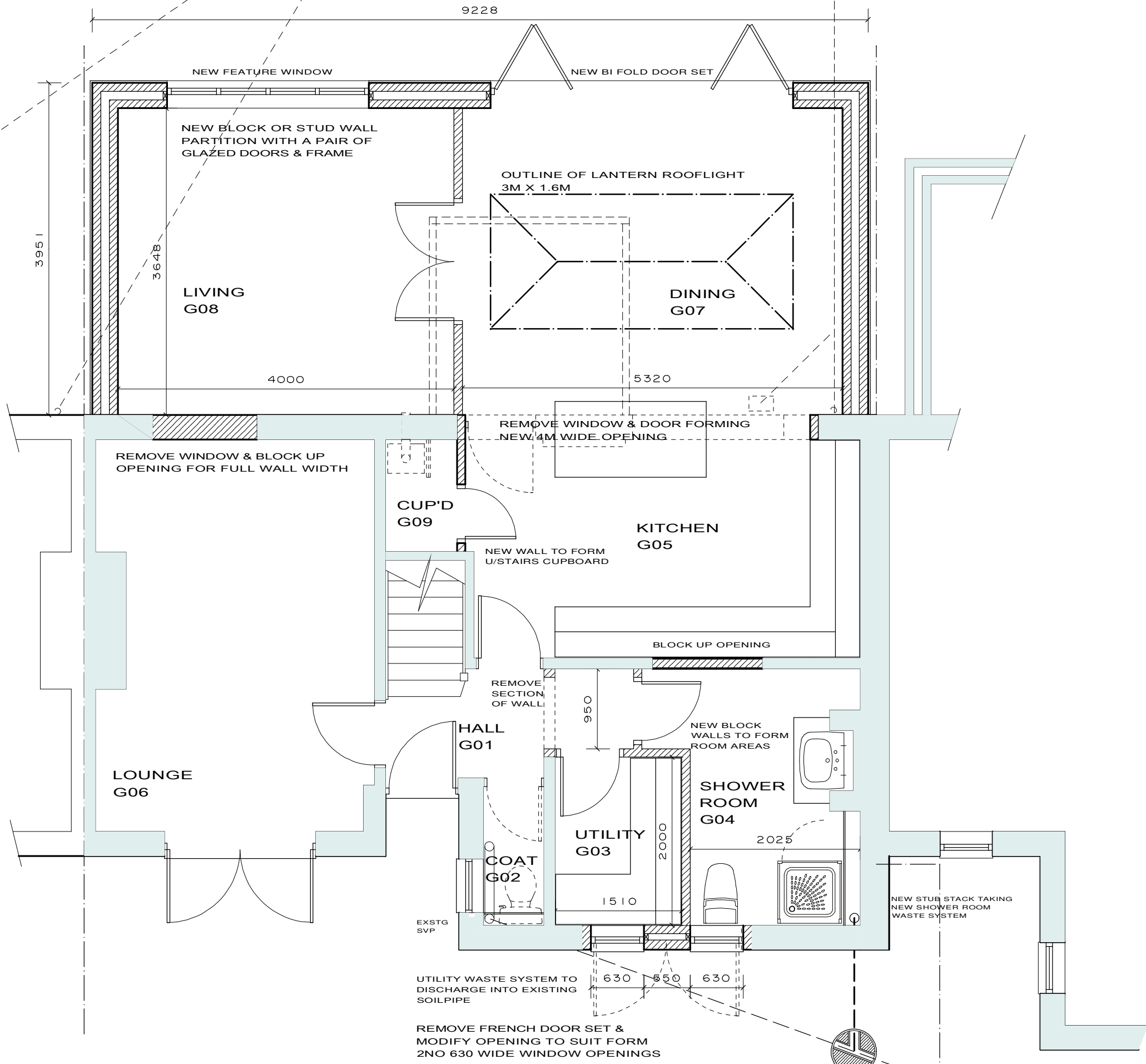


OUTBUILDING ELEVATION

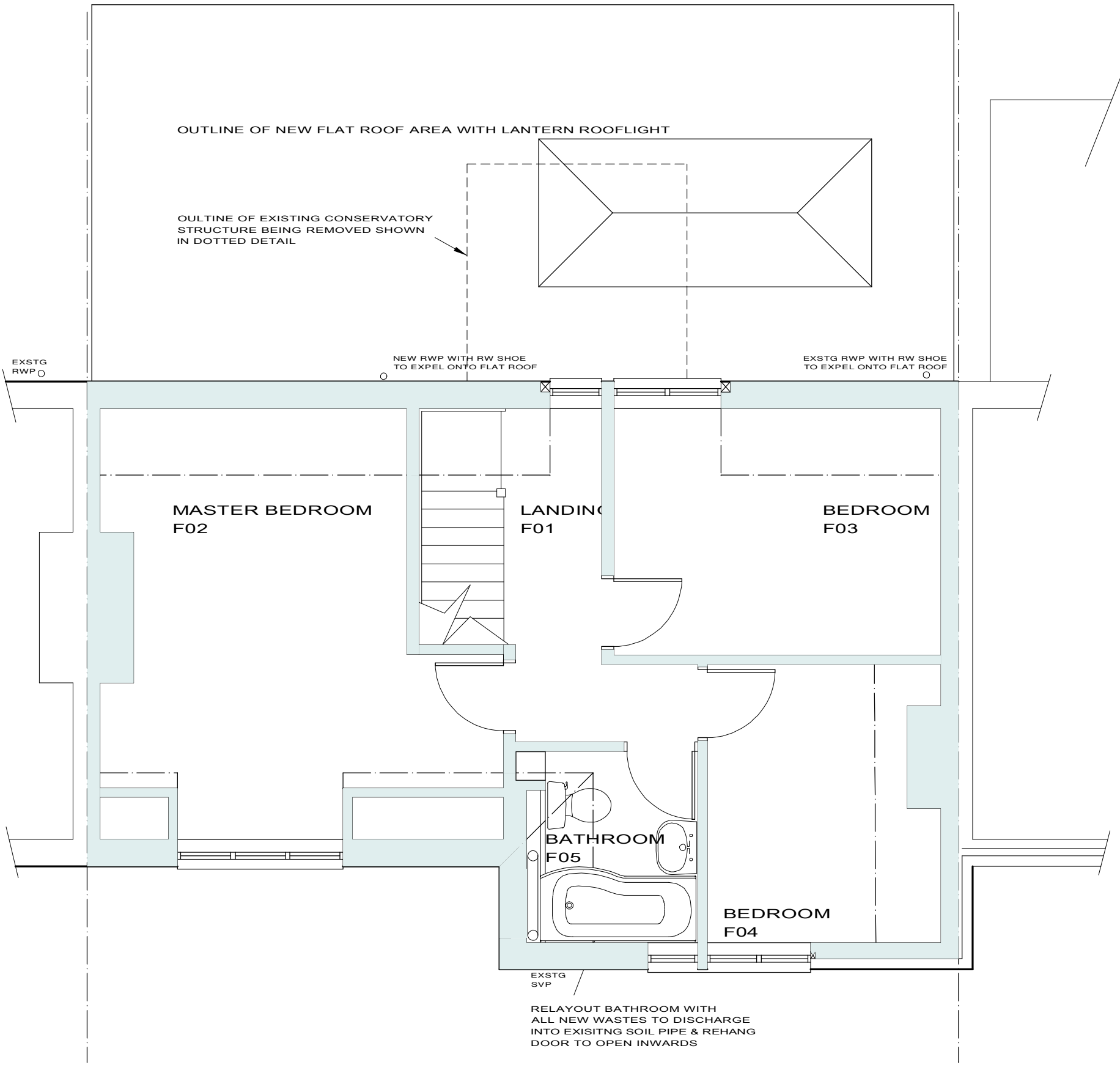
AS VIEWED FROM REAR ELEVATION OF HOST DWELLING

PROPOSED ELEVATIONAL DETAILS

DRAWING SCALE 1:100



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

PROPOSED GENERAL FLOOR LAYOUTS

DRAWING SCALE 1:50

PROPOSED GENERAL FLOOR LAYOUTS & ELEVATIONS