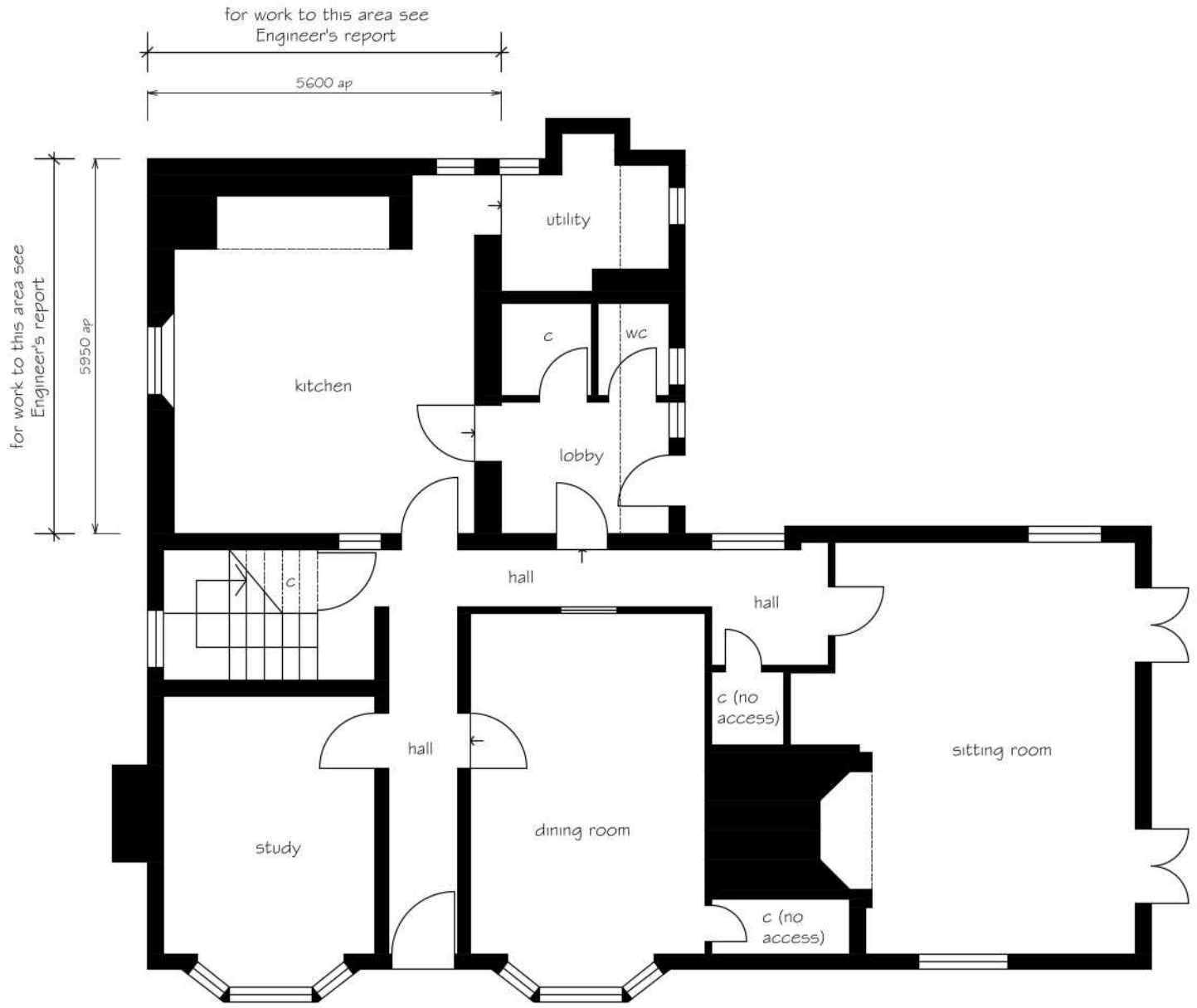
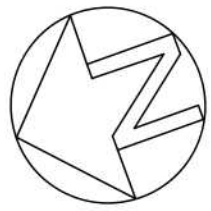
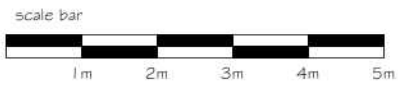


FIRST FLOOR PLAN



GROUND FLOOR PLAN





General Notes

1. Artifex Conservation Architects Ltd owns the copyright of this drawing which must not be reproduced in whole or in part without written permission.
2. This design drawing has been produced for the purposes of obtaining planning approval and/or listed building consent only. In most cases, an additional application for Building Regulations approval will be required.
3. All new work to fully comply with the most up to date Building Regulations and British Standards
4. No covenants have been considered in the preparation of these plans and it is the client's/developer's responsibility to advise if any such covenants exist that may affect the proposal.
5. All work, including all demolition work and excavation to be carried out carefully and safely with all necessary propping, shoring and strutting. All work to be undertaken in strict accordance with all relevant CDM Regulations, Health and Safety legislation, BS publications, trade manufacturer literature and any requirements of statute or the local authority.
6. Dimensions on this drawing are for planning purposes only, not for detailed construction
7. The client/developer must check all dimensions and setting out before the work proceeds on site and continually monitor the setting out and dimensions as the work proceeds
8. This drawing to be read in conjunction with all other relevant information whether produced by Artifex or by others
9. Planning approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies. The property owner is responsible for compliance with this Act prior to commencement of any building/excavation works and no liability is accepted by Artifex for the failure of the property owner to meet the requirements or provisions contained therein.
10. All foundations and structures within 3 meters of a public sewer are to be taken below the invert level of the sewer in accordance with the water utility company's requirements. The land owner is responsible for organizing, financing and obtaining all 'Build-Over/Adjacent to' agreements before any work commences on site

11.04.25 A Dimensions added

date	rev.	revision/author/checker

purpose of issue
PLANNING

project
Structural work to east gable wall. 5 Earning Street, Godmanchester

drawing
Existing and proposed plans

drawing no.	
GD.5ES.P11	A
drawn	checked
scale 1/100 @ A3	date April 2024

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