



B	PLANNING APPLICATION	DEC 2025
A	SCHEME REQUIRED	DEC 2025
ref:	revision	date

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

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Project
 BETTERMENT DWELLING
 'IVY HOUSE FARM', SUTTON ROAD
 SUTTON ST JAMES
 SPALDING, Lincs. PE12 0HU

Client
 MR B ROFFE

Drawing
 FLOOR PLANS - PROPOSED

Job Ref.
 4273-24

Drawing No.
 10B

Date
 OCTOBER 2025

Drawn
 SLB

Scales
 1:50 & 1:100 (Unless Otherwise Stated)

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to G. R. Merchant Ltd. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the G. R. Merchant Ltd so that design amendments may be considered. Site and surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G R Merchant Ltd or any representative thereof. It is the client or their appointed contractor's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Principal Designer will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works and be deemed to be included. It is the client / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.