



2 Site Location Plan
1:1250

3 Site
1:200



Important notes:

AHP Design Ltd provides these drawings solely for the purposes of local authority approval. The submission of these drawings does not imply that AHP Design Ltd has accepted or been appointed to act as Principal Designer under the Construction (Design and Management) Regulations 2015 (CDM 2015). This role must be formally agreed in writing between all relevant parties. AHP Design Ltd is not a CDM Coordinator and does not accept responsibility for the coordination of health and safety matters under CDM regulations.

All dimensions must be verified on site, and it is the responsibility of the builder or contractor to ensure their accuracy. Any discrepancies are to be reported to the client's representative and resolved prior to commencing works or procuring materials. These drawings and specifications serve as a guide to assist in achieving compliance with current Building Regulations, but they do not represent the only method of compliance. Alternative 'similar approved' solutions may be accepted at the discretion of the Building Control Officer.

AHP Design Ltd does not accept liability for any loss, delay, or additional cost arising from changes to layout or specification caused by site conditions, material availability, or other factors beyond our control. Contractors must confirm all dimensions and report any discrepancies to AHP Design Ltd before proceeding.

In the event of uncertainty or unforeseen site conditions, all work should cease immediately, and guidance must be sought from the appointed structural engineer and AHP Design Ltd. AHP Design Ltd does not take responsibility for the design, adequacy, or execution of structural works or the conduct of any third-party contractors.

Structural calculations are required for all applicable elements as per Building Control requirements. Drawings and dimensions are provided as a guide only and should be treated accordingly, with consideration given to potential variation due to real-world site conditions.



Issued for:

PLANNING - Alcohol licensing

Drawing No:

AHP OO COFEIN - Existing Plan and Site

Drawing Address:

COFEIN - 38 Chesterton Rd, Cambridge CB4 1EN

Scale:

As indicated

North



Rev:



tel [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

AHP Design Ltd