

Cleary, Neil

From: EmmersonKnight <ie@emmersonknight.com>
Sent: 16 August 2013 15:32
To: Docherty, William
Cc: Simon Knight
Subject: 79 Gordon Road
Attachments: Scanned from a Xerox Multifunction Device.pdf; ATT737768.txt

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William,

As discussed earlier please find attached a sketch illustrating the relative heights of the proposed drawings submitted for planning and the built heights on site.

As discussed earlier the discrepancy is between the ground levels. As measured on site the garden is 225mm lower than the planning set. The garage extension is 160mm lower than the planning set and the rear extension is 300mm lower.

We believe the existing FFL should be used for setting out as this is the only fixed point. Dan Neighbour (the contractor) checked this when the discrepancy became evident with Ian Sutherland Thomas from your office and he was of the same opinion.

Please could you call back to discuss today, as you can appreciate our client is keen to resolve this issue as soon as possible.

Thanks in advance

Ian Emmerson

AS ILLUSTRATED ON
PLANNING SET.

PROPOSED
ROOFLINE
+ 3150
▽

PROPOSED
GARAGE ROOF
+ 2160
▽

EXIST FFL
± 0
▽

PROP FFL
± 0
▽

GARAGE EXTENSION
FFL
- 825
▽

GARDEN LEVEL
- 1525
▽

AS BUILT ON SITE

EXTENSION
ROOF + 2850
▽

GARAGE ROOFLINE
+ 2000
▽

AS MEASURED FROM
THE SETTING OUT
POINT THE GARAGE
EXTENSION IS 160 MM
BELOW THE PROPOSED LINE.

EXIST FFL
± 0
▽

SETTING OUT
POINT
PROP FFL
± 0
▽

GARAGE EXTENSION
FFL
- 950
▽

GARDEN LEVEL
- 1750
▽