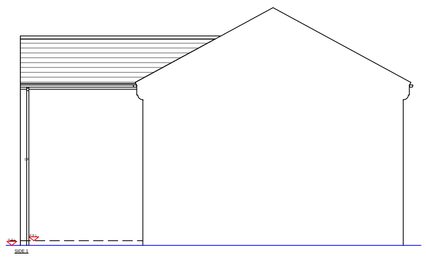
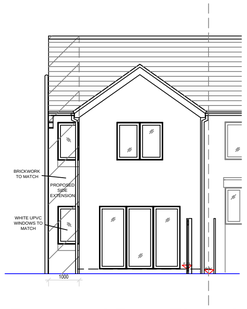
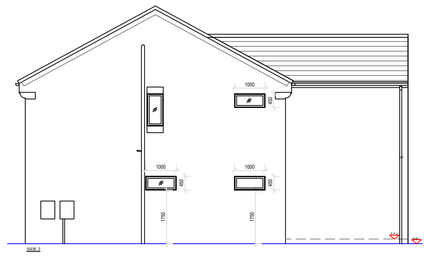
Proposed Front Elevation Scale 1:100



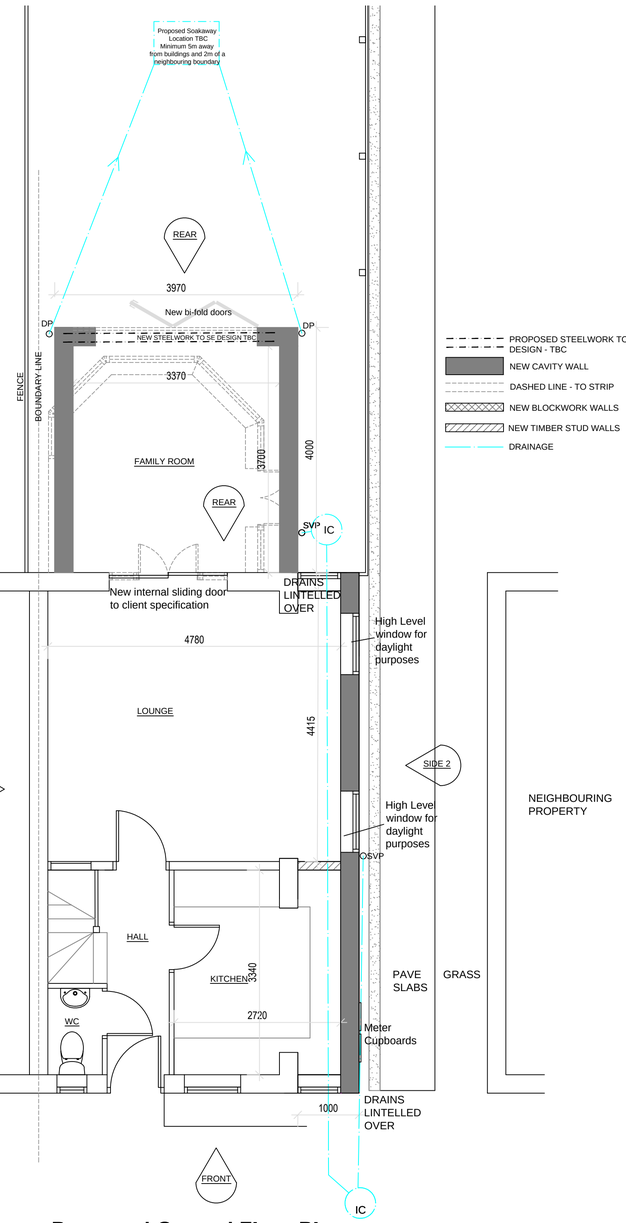
Proposed Side Elevation 1 Scale 1:100



Proposed Rear Elevation Scale 1:100

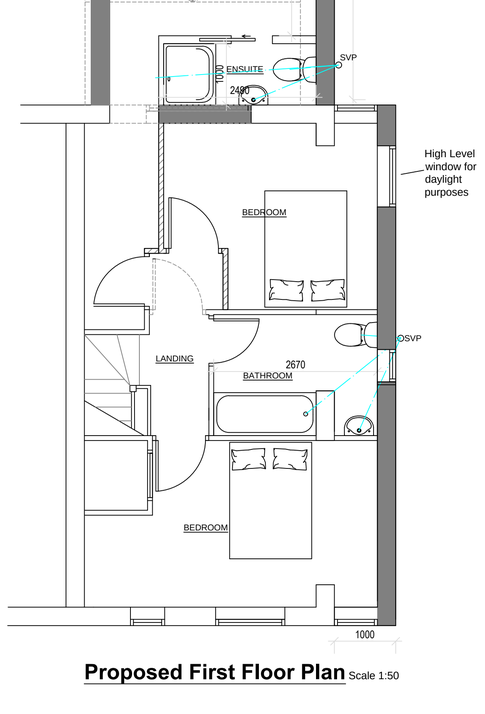


Proposed Side Elevation 2 Scale 1:100



Proposed Ground Floor Plan Scale 1:50

PROPOSED STEELWORK TO SE DESIGN - TBC
NEW CAVITY WALL
DASHED LINE - TO STRIP
NEW BLOCKWORK WALLS
NEW TIMBER STUD WALLS
DRAINAGE



Proposed First Floor Plan Scale 1:50

REV	DATE	BY	DESCRIPTION
A	Mar 23	JA	Additional high level windows added and glass sliding door

Notes:

Do not scale off this drawing

All dimensions to be checked on site.

Any discrepancy between drawn and specified information to be notified immediately.

The Contractor is to check and clarify all dimensions, levels, drainage construction and materials specification prior to any works starting on site. Any discrepancies are to be brought to the Clients attention prior to commencing on site.

All materials should be installed as per manufacturers instructions, recommendations and specifications.

The Party Wall etc Act 1996

Building works within 6m of the foundations of your neighbouring buildings may require you to notify the owner at least one month before you begin. Works to an existing Party Wall requires you to give at least two months notice.

The Party Wall Act allows you to build up to the boundary between you and your neighbour. It also allows you to build astride the boundary line, but only with your neighbour's consent. The Act sets out the precise information you must tell your neighbour, and this must be in writing. There is a standard Party Wall Notice to make sure that this is done correctly.

If you build on your land away from the boundary, you will not need to notify your neighbour. However, if you are forming foundations, you may need serve a notice under Section 6 of the Party Wall Act, if their building is closer than 3m.

If consent cannot be reached and there is a disagreement then a Party Wall Surveyor should be appointed, and the dispute settled using the resolution procedures in the Party Wall etc Act.

For further information The Party Wall etc. Act 1996: explanatory booklet can be found on www.gov.uk.

Planning Approval

These plans are prepared for planning approval only. Building works should not commence until planning approval has been received.

Any work carried out before approvals have been received will be strictly at the Clients own risk.

Building Over a Public Sewer (Drainage served by one or more persons other than yourself)

If you are building within 3 metres of a public sewer, you will need to contact your Waterboard and obtain their approval prior to works commencing onsite.

ARNOLD PLANNING
Architectural Drawings and Building Consultancy

CLIENT:
Mr Steve Myers

JOB TITLE:
3 Eastwell Grove, Wombwell, Barnsley, S73 0NZ

DRAWING TITLE:
Proposed Plans & Elevations

JOB NO:	DRAWING NO:	REVISION:	SCALE(S):
100091	100091.05	A	As Shown @ A1
DRAWN: JJA	CHECKED: X	APPR: XX	DATE: FEB 23

DRAWING STATUS: PL
DO NOT SCALE FROM THIS DRAWING: CHECK ALL DIMENSIONS ON SITE