

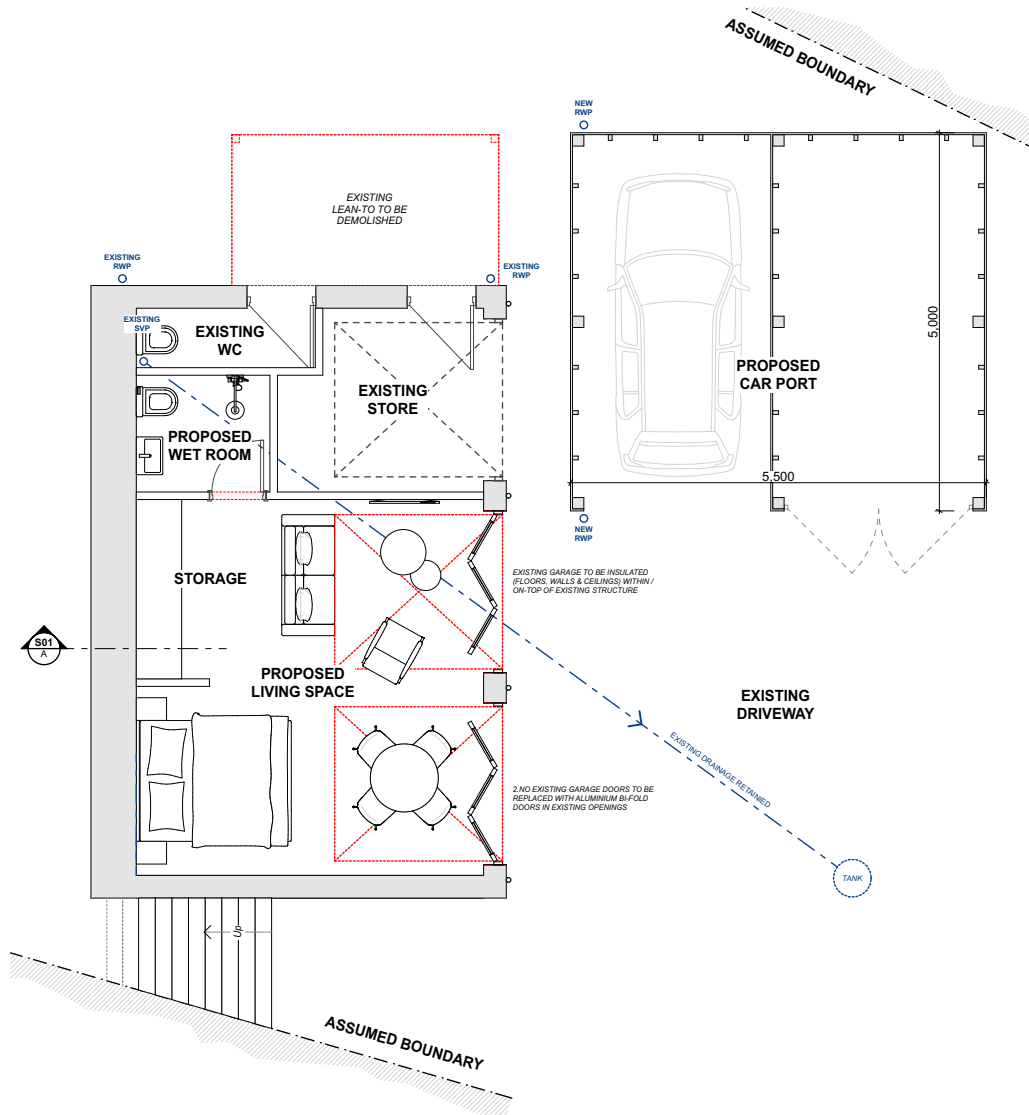
PLANNING

Paper Scale Check

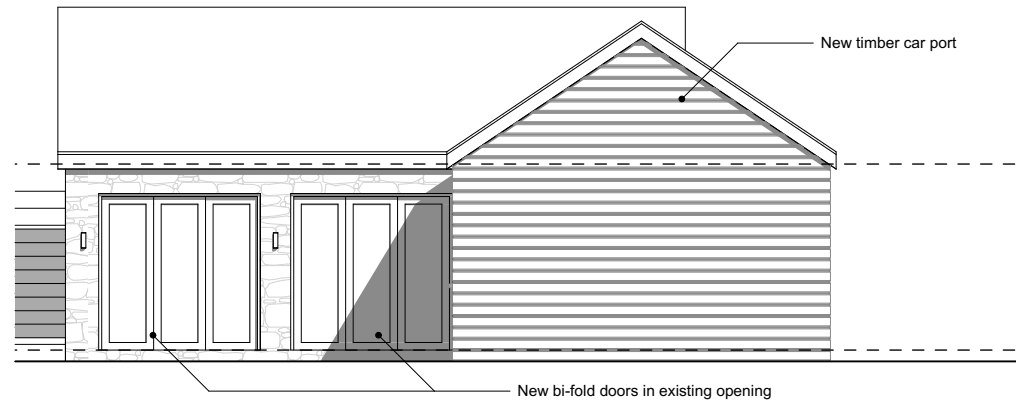
Plan Key	
Existing Doors - Retained	
Existing Doors - Removed	
Proposed Doors	
Existing Internal Walls - Retained	
Existing Internal Walls - Removed	
Proposed Internal Timber Stud Walls	
Proposed Internal Blockwork Walls	
Existing external walls / windows - Retained	
Existing external walls / windows - Removed	
New window formed within existing wall with lintols above and DPC's to reveals	
Proposed cavity external walls / windows	
Make good existing external opening	
Existing walls removed and 2 No. heavy duty lintols above to the manufacturers design - existing walls & floor made good	
Structural steel beams above to the engineers design	
New 1/2 hour fire rated door with self closing device	
New 1 hour fire rated door with self closing device	
Smoke detector to BS 5839 Part 1	
Heat Detector	

Note - Please read in conjunction with relevant specification notes

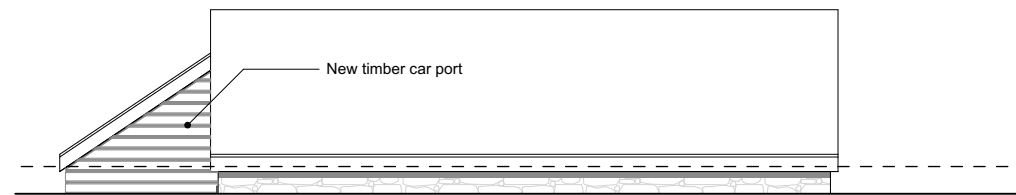
Note - Please read in conjunction with relevant specification notes



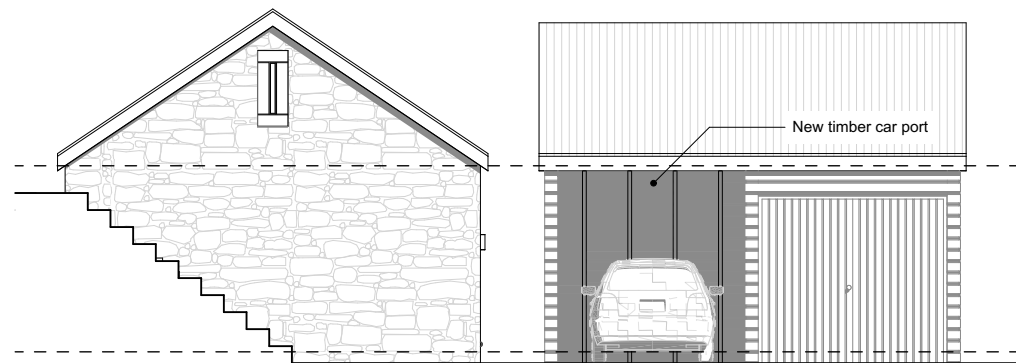
Proposed - Ground Floor Plan 1:100



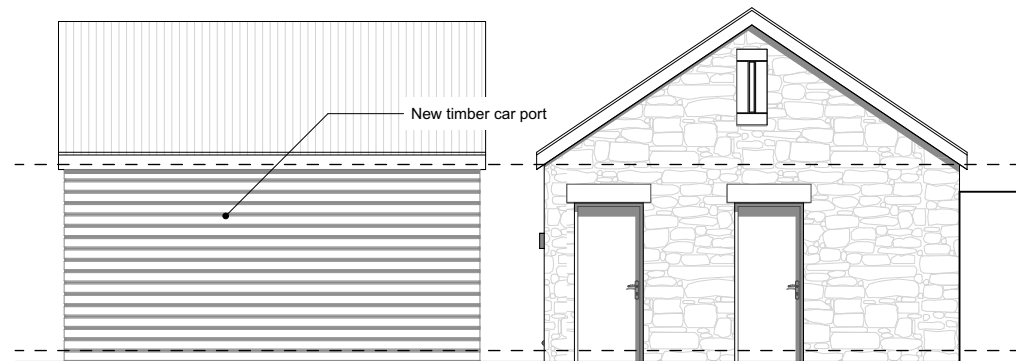
Proposed - Front Elevation 1:100



Proposed - Rear Elevation 1:100



Proposed - Side Elevation 1:100



Proposed - Side Elevation 1:100

General Notes

1. **Drawings are prepared for the purposes of obtaining Town & Country Planning Permission or Building Regulation Approval only.**
 2. All dimensions in millimetres, levels in metres unless noted otherwise.
 3. Do not scale from these drawings.
 4. All internal dimensions refer to structure, i.e. prior to fixing of wall finish.
 5. All dimensions shown on any drawing to existing structures are approximate and the contractor is to obtain all exact site dimensions necessary to carry out the works.
 6. The contractor is to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.
 7. Temporary protection shall be provided to prevent water penetration into any existing structures during the works.
 8. The contractor should maintain the stability of all existing buildings and structures within and adjacent to the works, and of all works from the date of possession of the site until practical completion of the works. The contractor shall design, install and maintain all necessary temporary works to comply with the above.
 9. The contractor shall be responsible for ensuring that sufficient tolerances are provided and integrated throughout all elements of the works. The contractor is to take account of tolerances detailed elsewhere when complying with this clause.
 10. All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.
 11. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.
 12. All brick coursing is approximate and the contractor is to obtain all exact site dimensions necessary to carry out the works.
- It is the responsibility of the **owner / client** to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'The Party Wall Act 1996'. Explainer booklets can be obtained free of charge from the D.O.E.
13. publications despatch centre, Blackhorse Road, London SE99 6TT. Tel: 0181 691 9191.
14. This drawing is Copyright ©

D	House floor plans added to drawing pack	17.07.19	JH
C	Existing extension added to site plan	16.07.19	JH
B	Proposed balcony added to application	12.07.11	JH
A	Draft Issue	04.07.18	JH
Revision	Description	Date	Drawn

Client

Mr Russ Tranter

Project

Barns Hall Cottage, Black Lane,
Tankersley, Barnsley, S74 0DX

Drawing Title

Garage - Proposed Plans and Elevations

Drawing No.	Scale at A3
19021_03	1:100

FRAME
Architecture + Building Design

