IF IN DOUBT - ASK

DO NOT SCALE

BEFORE COMMENCEMENT OF THIS PROJECT IT IS GOOD PRACTICE FOR THE CLIENT OR BUILDER TO CONTACT THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON SITE TO ENSURE THAT ALL REGULATORY PROCEDURES HAVE BEEN SATISFIED WITH REGARD TO THE WORK SET OUT ON THIS DRAWING

THE BUILDING INSPECTOR - MR ..... CAN BE CONTACTED ON .....

THE PLANNING OFFICER - MR ..... CAN BE CONTACTED ON .....

THE HIGHWAYS DEPARTMENT SHOULD BE CONTACTED IF ANY WORK IS TO BE CARRIED OUT ADJOINING A PUBLIC FOOTPATH OR HIGHWAY

ALTERATIONS IF THE CLIENT (OR HIS OR HER APPOINTED CONTRACTOR) WISH TO MAKE ANY ALTERATIONS (MATERIAL OR OTHERWISE) OR DEVIATE IN ANY WAY FROM THE DETAILS & SPECIFICATIONS WHICH ARE SET OUT ON THIS PLAN-THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. IN ORDER THAT AMMENDED PLANS CAN BE REPRODUCED & PRESENTED TO THE LOCAL AUTHORITY FOR CONSIDERATION BEFORE ANY OF THAT WORK IS UNDERTAKEN.

BUILDING MATERIALS NO BUILDING MATERIALS INCLUDING STEELWORK SHOULD BE ORDERED OR PURCHASED BEFORE FULL BUILDING REGULATIONS / PLANNING PERMISSION HAVE BEEN APPROVED / GRANTED (RESPECTIVELY) FOR THE WORK SET OUT ON THIS PLAN FULL MEANS THAT ANY CONDITIONS HAVE BEEN SATISFIED

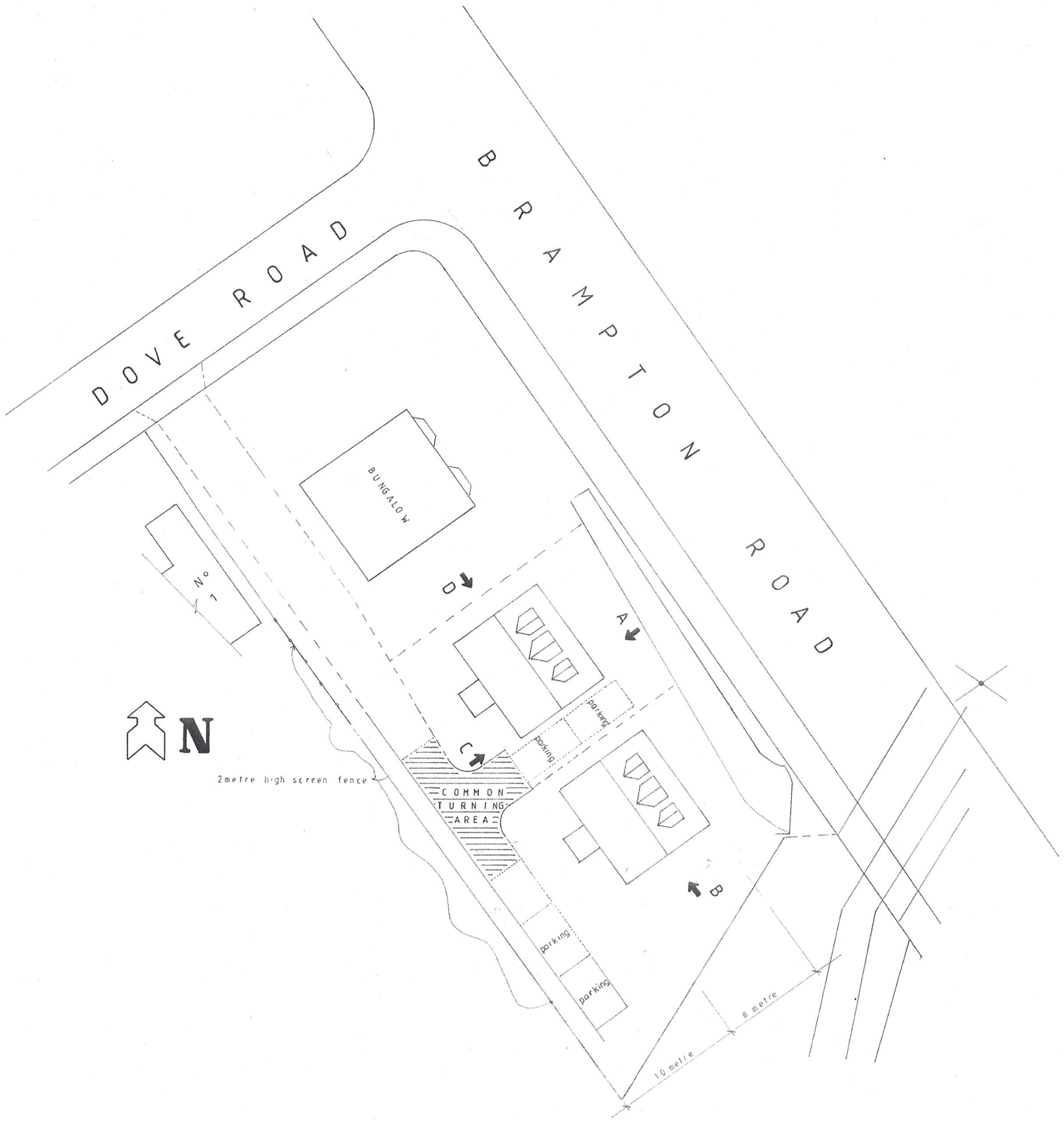
THE CONTRACTOR IT IS IMPERATIVE THAT ANY CONTRACTOR WHO UNDERTAKES ANY OF THE WORK SET OUT ON THIS PLAN IS QUALIFIED & COMPETENT TO DO SO. THE WORK DESCRIBED IN THE TITLE BLOCK ON THIS PLAN HAS BEEN SET OUT ON A SET OF ..... DRAWING SHEETS. IT IS IMPORTANT THAT THE CONTRACTOR IS IN POSSESSION OF THE COMPLETE SET OF "APPROVED COPY" PLANS TOGETHER WITH A COPY OF THE STRUCTURAL ENGINEERS REPORT / STRUCTURAL CALCULATIONS (IF ONE HAS BEEN REQUESTED). IT IS THE CONTRACTORS RESPONSIBILITY TO READ & UNDERSTAND THE "APPROVED COPY" PLANS & STRUCTURAL ENGINEERS REPORT / CALCULATIONS BEFORE ORDERING ANY MATERIALS OR UNDERTAKING ANY OF THE WORK DESCRIBED IN THESE PLANS / REPORT / STRUCTURAL CALCULATIONS

IF IN ANY DOUBT - ASK

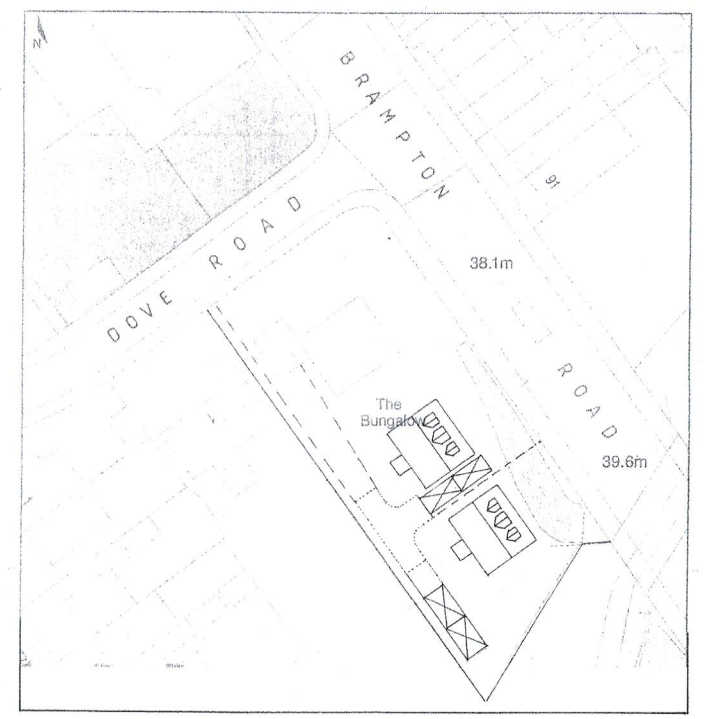
AMMENDMENTS REQUESTED BY LOCAL AUTHORITY

CERTAIN AMMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVALS / CONSENTS / PERMISSIONS BEING GIVEN OR CONDITIONS SATISFIED. THE "APPROVED COPY" PLANS WILL INCLUDE ANY AMMENDMENTS WHICH HAVE BEEN REQUESTED OR AGREED. EACH AMMENDMENT WILL BE MARKED ACCORDING TO THE LOCAL AUTHORITY DEPARTMENT WHICH REQUESTED IT. (AS SET OUT BELOW).

LEGEND STRUCTURAL ENGINEERS - PLANNING DEPARTMENT - BUILDING REGULATIONS -



PROPOSED SITE PLAN 1 : 200 Scale



SITE LOCATION PLAN 1 : 500 Scale

PROPOSED

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT :-
THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF "APPROVED COPY" DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT.

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND / OR BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

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TELEPHONE: 0114 2678959

TITLE PROPOSED ERECTION OF 2 Nº DWELLINGS with GARAGES / PARKING SPACES + CONSTRUCTION OF NEW VEHICULAR ACCESS off DOVE ROAD at:- WITHIN THE CURTILAGE of THE BUNGALOW. BRAMPTON ROAD, WOMBWELL, nr BARNSLEY. S73 0SR.

CLIENT	DATE
MR D. AWTY. esq	JULY 2022
SCALE 1 : 200 + 1 : 500	DRAWING No. HED/795/22 — DRAWN BY

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
NO WORK OF ANY KIND TO BE CARRIED OUT ON SITE ON THIS PROJECT UNTIL -
A FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.
B ANY CONDITIONS RELATING TO THE BUILDING REGULATIONS APPROVAL OF PLANS INCLUDING ANY NECESSARY DETAILS & SPECIFICATIONS OF WORK AND CALCULATIONS OF LOADING STRENGTH AND STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY.
C. FULL PLANNING PERMISSION HAS BEEN GRANTED.
D. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED - AN EXAMPLE OF THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY. EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES TO BE DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY PLANNING DEPARTMENT BEFORE WORK STARTS.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.

CONTRACTORS INFORMATION NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORISED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN AUTHORISED BY THE LOCAL AUTHORITY WILL BE STAMPED "APPROVED COPY" IN THE BOX MARKED "AUTHORISED" AND SIGNED BY THE PERSON WHO PREPARED THE PLAN.

DRAWINGS WHICH ARE NOT STAMPED "APPROVED COPY" AND WHICH DO NOT BEAR THE SIGNATURE SHOULD NOT BE USED FOR REFERENCE!

AUTHORISED

THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY - THEN HOUSE EXTENSION DESIGN LTD. MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT NO "RIGHTS OF WAY" OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN.

IMPORTANT INFORMATION ALL WORK TO BE CARRIED OUT TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY DISTRICT BUILDING SURVEYOR. DO NOT FORGET TO CONTACT THE LOCAL AUTHORITY DISTRICT SURVEYOR 2 "WORKING DAYS" BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.